

**NEIGHBOURHOOD  
PLAN  
CONSULTATION  
STATEMENT**

for

**ALREWAS PARISH**

DECEMBER 2017



Prepared by The Neighbourhood  
Plan Steering Group on behalf of  
Alrewas Parish Council

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## **STATEMENT OF PUBLIC CONSULTATION**

Consultation has been a key element in preparing the Plan and the process has involved a number of key steps:

### **Designation and Raising Awareness**

Alrewas Parish was designated a Neighbourhood Plan Area in January 2013. Following two public open meetings in November 2012 and January 2013, a Steering Group of volunteers was formed to prepare the Plan. Members of the Steering Group attended several village events throughout 2013 to inform residents, most notably the Parish Assembly and the Civic Society meetings.

### **Consultation and Evidence Gathering**

In 2011 Alrewas underwent a Rural Masterplanning exercise by Lichfield District Council and CABE (Commission for Architecture and the Built Environment). This exercise included two public meetings each of which was attended by around 100 local residents. The subsequent Rural Masterplan report included a range of recommendations and provided a starting point for the Neighbourhood Plan group.

In January and March 2013 over 100 people attended two Neighbourhood Plan open meetings where the process was outlined and volunteers were recruited.

Thereafter five task (or focus) groups were established to cover the key areas being considered by the Plan. These groups met at key points of the process and were instrumental in establishing the issues to be addressed. Over 50 individual community volunteers have taken part in these detailed discussions and review sessions.

The Steering Group had a stand at the Alrewas Canal Festival in July 2013 where 179 local residents gave their views on the emerging range of issues being identified by the Group. This helped define key concerns and was useful later in generating the formal Parish wide survey. The Trent and Mersey Canal is an integral part of the village providing business and tourism. A member of the Canal and River Trust Central Shires' Waterway Partnership sits on the Neighbourhood Plan Steering Group.



Although the Plan referendum is only open to adults of voting age, the Plan establishes policies for the long term. As such the Steering Group identified the positive impact of engaging with young people in the Parish and in June 2013 a Youth Forum was established which identified a range of issues of importance to young adults, established what they would like to see in the village and captured their views on current facilities for young people. Steering Group members also engaged with All Saints Primary School in Alrewas where pupils were invited to put forward their ideas for the future.

At the instigation of the Steering Group Lichfield District Council invited all landowners registered in its “Strategic Housing Land Availability Assessment” (SHLAA) to a meeting, at which they were encouraged to engage with the Group in preparing the Plan. Some local developers and landowners participated in a number of task groups sessions.

In late 2013 a Parish wide survey was undertaken to establish a clear mandate for the Plan’s direction. This achieved a response from 38% of households.

During February and March 2014 a representative of the Steering Group held meetings and shared experiences with other Neighbourhood Plan Groups in our vicinity – including Fradley NP, Wiggington & Hopwas NP, Whittington & Fisherwick NP, Branston NP, Horninglow and Stretton NP. Neighbouring Parishes of Wychnor, Yoxall, Edingale, Kings Bromley and Elford were also contacted and invited to consult with the Steering Group.

The National Memorial Arboretum is now a major element of the Parish and Steering Group members met the Chief Executive Officer and the Development Officer on two occasions to establish an important link and confirm mutual support. No detailed future development proposals have been established as part of the Neighbourhood Plan.

### **Detailed Consultation and Public Engagement**

Every effort has been made to engage with local residents throughout the planning process and a record was kept of each meeting and event. Comments which influenced the plan have been recorded. The details are at appendix (A)



## **The Pre-Submission Consultation**

In compliance with the Neighbourhood Planning regulations The Plan was the subject of a 6-week consultation before submission to the local authority for independent examination.

To engage local residents, access to the plan was publicised in the local newspaper, the parish magazine, facebook, the Parish Council website, the Neighbourhood Plan website and various community groups in the area such as the Women's Institute and The Civic Society who were given hard copies for the convenience of members. Copies were also placed in the doctors' surgery and local pubs and clubs. An event was held on 12<sup>th</sup> June 2014 to enable residents to give their comments to the steering group directly.

The following statutory consultation bodies were contacted:

1. Lichfield District Council, District Council House, Frog Lane, Lichfield WS13 6YZ
2. English Heritage, The Axis, 10 Holiday Street, Birmingham, B1 1TG
3. The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG
4. National Forest Company, Bath Yard, Moira, Swadlincote, Derbyshire, DE12 6BA
5. Natural England, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire CW1 6GJ
6. Environment Agency, Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield, WS13 8RR
7. Neighbouring parishes of Barton-under-Needwood, Fradley, Edingale, Elford, Kings Bromley, Wychnor, Yoxall

The responses shown at appendix (B) have been considered and the views taken into account in the revised plan.

## APPENDIX A

### Detailed Consultation Statement

	<b>Details of people and organisations consulted</b>	<b>Details of how they were consulted</b>	<b>Summary of main issues and concerns raised through the consultation process</b>	<b>Description of how these issues and concerns were considered and addressed in the plan</b>
13.11.2012	Public meeting (Methodist Hall) 73 local people attended	Presentation and Q&A session	Guest speakers from Lichfield District outlined the importance of a Neighbourhood Plan. "What is Neighbourhood Plan" – LDC presentation	Decision taken to proceed with a neighbourhood plan
28.01.2013	Public meeting (Village Hall) 60 people	Presentation and Q&A session	Launch event for Alrewas Neighbourhood Plan. 10 Volunteers recruited to form a steering group to take the plan forward	
04.02.13	First steering group meeting held	Group meeting	Chair, Vice Chair, Treasurer & Secretary appointed. Known local issues and constitution discussed	
14.02.13	Parish Council and steering group attended site meeting with Staffordshire County Highways in Main St.	Meeting	Traffic issues-parking, access to shops, enforcement	Section in plan on Traffic and Transport related issues and policies put forward
18.02.2013	Monthly update to Parish Council in Village Hall	Public meeting	Project plan and timescales presented	
19.02.2013	Briefing with Lichfield District Council NP team.	Meeting	Project plan and timescales presented. Guidance sought.	

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25.02.2013	Steering group meeting 2	Meeting	5 key areas identified for inclusion in the plan. Collation of data and existing evidence discussed	5 areas included in the plan: Development; Traffic & Transport; Environment & Conservation Area; Public Realm; Community Facilities
11.03.2013	Monthly update to Parish Council in Village Hall	Public meeting	The 5 key areas outlined to PC.	
13.03.2013	Steering Group Meeting 3 (British Legion)	Meeting	Next public meeting planned and publicity organised. Steering Group members appointed to chair Task Groups to ensure consistent approach	
15-18.03.2013	Everyone in the Parish	Leaflet drop to every household	Invitation to a public meeting on 24.03.2013 to "Get Involved" and recruit members of task groups	
24.03.2013	60 members of the public	Presentation, Q&A, workshop	5 key areas form topics for 5 task groups Establish local priorities.	5 areas included in the plan: Development; Traffic & Transport; Environment & Conservation Area; Public Realm; Community Facilities
08.04.2013	Steering Group Meeting 4 (British Legion)	Meeting	New task groups from 24.03.2013 workshops to review existing evidence base and identify gaps. Youth forum added to list.	Clear evidence is vital part of plan.

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15.04.2013	Monthly update to Parish Council in Village Hall	Public Meeting	The outcome of the public meeting of 24.03.2013; creation of task groups involving 50 people.	
17.04.2013	Meeting with Lichfield District Council.	Meeting	Guidance sought on interface with local developers	Development is a key part of the plan therefore developer engagement is vital
22.04.2013	Alrewas Parish Council Assembly attended by various community groups 50-60 people attended. NP team met the CEO of the National Memorial Arboretum.	Public meeting	Steering group had a stand to display NP activities and answer questions. Engagement with CEO of NMA, an important tourist attraction in the area.	Feedback gathered and informed policy formulation.
24.04.2013	First meeting of the Community task group 10 people attended.	Workshop	Evidence reviewed and youth issues identified	Many of the issues are included as project aspirations to be pursued in the future.
25.04.2013	First meeting of the Environment and Conservation Area task group 8 attendees	Workshop	Conservation area and Parish boundaries; EU directive in relation to Cannock Chase; Historic sites.	Environment & Conservation is a key section of the plan and there is a great deal of evidence incorporated.
29.04.2013	Steering Group chair addressed meeting of the Civic Society	Presentation and Q&A	The NP process and its link to the activities of the Civic Society	The Civic Society are key players in the 5 key areas of the plan



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30.04.2013	First meeting of Traffic & Transport task group 5 attendees	Workshop	Speeding; parking; A38; station closure.	Future development impacts heavily on these issues.
13.05.2013	Steering Group Meeting 5 (British Legion)	Meeting	Outputs from the task groups; allocation of sites; Strategic Environmental Assessment. The Environment Task Group to undertake the scoping exercise.	It was decided not to allocate sites for development.
13.06.2013	First meeting of Development task group 8 attendees	Meeting	Village priorities identified; "Building for Life 12"; housing targets; call for sites.	Appropriate housing development is important for village development and forms a large section of the plan and appendices.
17.06.2013	Steering Group Meeting 6 (British Legion)	Meeting	Formulation of the plan document; legal framework	
19.06.2013	First meeting of Public Realm task group 7 attendees	Meeting	Public rights of way; protected open spaces; high speed broadband provision	Protected open space and public rights of way are particularly important to the village
25.06.2013	Young peoples forum 13 attendees	Meeting	Facilities for young people	Policies 1.1, 1.2 cover community facilities and school provision
03.07.2013	Meeting with CEO of the National Memorial Arboretum	Meeting	Future NMA development as a visitor attraction	Policy 2.2 pedestrian access to the NMA

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08.07.2013	Monthly update to Parish Council in Village Hall	Public Meeting	Task groups; meeting with NMA	
10.07.2013	Steering Group Meeting 7 (British Legion)	Meeting	Meeting with NMA; Public Realm task group; Plan for stand at Canal Festival	The Trent Mersey Canal is an important historic asset bringing many visitors. Policy 3.2
16.07.2013	Meeting with Lichfield DC	Meeting	The scoping report for the SEA, LDC felt the process was moving away from "light touch" as originally stated and professional input may be needed. Call for Sites message to be published on the Parish Council website	
27-28.07.2013	Stand at the Alrewas Canal Festival 179 people attended	Display stand where visitors were invited to comment on the 5 areas identified and prioritise the ideas. Opportunity was there to speak to the steering group and task group members and contribute new ideas and comments	Development; Traffic; Local Facilities and services;	The collected information is summarised and included in the appendices. Some items informed the plan policies.
05.08.2013	Steering Group Meeting 8 (British Legion)	Meeting	Meeting with LDC; outputs from the Canal Festival	

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09.09.2013	Monthly update to Parish Council	Public meeting	LDC meeting; Outputs from Canal Festival	
12.09.2013	Steering Group Meeting 9	Meeting	Call for sites; Residents questionnaire; Developer/landowner engagement; contact with other institutions [e.g. doctors, school, churches]	
07.10.2013	Steering Group Meeting 10	Meeting	Format of residents questionnaire based on Rural Master Plan; SEA consultant; engagement with local businesses	
08.10.2013	All Saints Primary School Alrewas Steering group member met Acting Head and school governor	Meeting	NP process explained; concerns about school capacity in the event of major development expressed	
14.10.2013	Monthly update to Parish Council	Public Meeting	Call for sites; Residents questionnaire; Developer/landowner engagement; contact with other institutions [e.g. doctors, school, churches]	
04.11.2013	Steering Group Meeting 11	Meeting	Date fixed for meeting developers; prematurity; plan writing	
06.11.2013	Meeting of the Community Task Group 4 attendees	Meeting	Village Hall; youth club; Heritage Centre; school	Project aspirations app 1

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11.11.2013	Monthly update to Parish Council	Public Meeting	Date fixed for meeting developers; prematurity; plan writing	
18.11.2013	Primary school council 25 attendees	Meeting	NP explained; Safety; traffic; play areas; sports centres; youth groups	Road safety covered in section 8; play areas section 9
21.11.2013	Meeting of the Development Task Group 9 attendees	Meeting	Call for sites; policy writing	Section 11 Housing Development
02.12.2013	Steering Group Meeting 12	Meeting	Distribution of residents questionnaire; preparation of online questionnaire	
12.12.2013	Questionnaire out to residents delivered by volunteers and steering group	House to house delivery		
06.01.2014	Steering Group Meeting 13	Meeting	Collation of questionnaire responses; business questionnaire; consultation with NMA	Survey responses app viii
14.01.2014	Steering group	Plan writing meeting		
27.01.2014	Landowner/developer consultation 5 developers attended with steering group	Meeting	Insight into future developments	
03.02.2014	Residents meeting to present questionnaire results 105 attendees	Presentation and Q&A	Results inform plan	
10.02.2014	Steering group	Plan writing meeting		
12.02.2014	Questionnaire out to 51 businesses in the parish	By post with return addressed envelope	Their future needs/ expansion plans	Economic development section 12

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17.02.2014	Steering group to look at allocation of sites.	Meeting/workshop	Scoring matrix devised as a tool to assess suitability of sites	Plan does not allocate sites but scoring matrix adopted as a tool to assist potential developers and the PC
00.02.2014	5 Neighbouring parishes	Meetings	Alrewas NP; flooding	
24.02.2014	Steering Group Meeting 14	Meeting	Format of plan and supporting evidence; business questionnaire responses	New section added to the plan-Section 12 Economic Development
10.03.2014	Steering Group Meeting 15	Meeting	Plan writing progress	
00.03.2014	2 Neighbouring parishes	Meetings	Alrewas NP	
24.03.2014	Steering Group Meeting 16	Meeting	Proof reading of plans and format of appendices	
27.03.2014	7 Neighbouring parishes	Letters	Alrewas NP	
14.04.2014	Monthly update to Parish Council	Public Meeting	Plan writing; Contact with other parishes;	
29.04.2014	Alrewas Parish Council Assembly attended by various community groups 50 residents attended.	Public Meeting	NP team presented draft plan.	
29.04.2014	Extraordinary Parish Council Meeting	Public Meeting	NP policies approved in principle	
19.05.2014	Steering Group Meeting 17	Post/email	Finished draft to neighbours/statutory consultees	

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12.06.2014	Residents meeting [37 attendees] to listen to responses to plan	Public Meeting	Housing numbers; flooding; conservation area; scoring matrix gas pumping station; sand and gravel extraction	Plan amended
03.07.2014	Steering Group Meeting 18	Meeting	Consultation feedback from residents and statutory consultees.	Plan revised where agreed
24.07.2014	Steering Group Meeting 19	Meeting	Consultees feedback and how to respond; SEA;	
08.09.2014	Parish Council update	Public Meeting	Next Steps	
30.09.2014	Steering Group Meeting 20	Meeting	Updating/amending the plan	
11.12.2014	Steering Group Meeting 21	Meeting	Sub group formed to deal with feedback amendments	
9/15/17/19 01.2015	Sub- group meetings	Working group	Consultation responses and plan amendments	Plan revised
19.01.2015	Parish Council update	Public Meeting	Revised plan to be circulated to Parish Council	
09.02.2015	Parish Council update	Public Meeting	Plan referred to consultants for final comments then submitted to Lichfield DC	
09.03.2015	Parish Council update	Public Meeting	NP submitted to Lichfield DC. Second stage consultation due to be completed 17.04.2015	

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20.04.2015	Parish Council update	Public Meeting	Application made for an Independent Examiner to be appointed	
20.07.2015	Parish Council update	Public Meeting	NP sent to Independent Examiner.	
	<b>PLAN RETURNED BY EXAMINER WITH RECOMMENDATIONS FOR REVISION</b>			
08.09.2015	Steering Group Meeting 22	Meeting	Examiner's report discussed	
14.09.2015	Parish Council update	Public Meeting	Changes proposed by Examiner and lack of process by which they could be challenged.	
09.11.2015	Parish Council update	Public Meeting	NP withdrawn to be revised prior to a new Schedule 16 consultation. New consultant appointed.	
14.12.2015	Parish Council update	Public Meeting	Resubmitting the plan, consultant's report outlined	
05.01.2016	Steering Group Meeting 23	Meeting	New consultant appointed Way forward discussed	LDC contacted
18.01.2016	Parish Council update	Public Meeting	Housing numbers must be agreed through housing allocations and policies to be revised	



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25.01.2016	Meeting Lichfield District Council	Meeting	Advised current plan to be withdrawn, revised and resubmitted for regulation 16. Housing numbers and location.	
08.02.2016	Parish Council update	Public Meeting	Current plan to be withdrawn, revised and resubmitted	
14.03.2016	Parish Council update	Public Meeting	Advice received on how to reinforce the proposals drafted to protect green spaces from development	
18.04.2016	Local Green Space consultant	Meeting with LGS working group	Identifying sites; mapping, identifying heritage factors	Local Green Spaces(LGS)identified, supporting evidence gathered
18.04.2016	Parish Council update	Public Meeting	Progress report on Local Green Space	
16.05.2016	Parish Council update	Public Meeting	Advised of policy revisions meeting and information about Local Green Spaces	
20.05.2016	Steering Group Meeting 24	Meeting	Discussed policy revisions prepared by consultants	Revisions recommended by examiner adopted

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13.06.2016	Parish Council update	Public Meeting	Meeting arranged with Lichfield to consider revised policy proposals	
27.06.2016	Meeting Lichfield District Council	Meeting with working group members	Individual policy revisions, housing numbers and settlement boundaries discussed	
11.07.2016	Parish Council update	Public Meeting	Feedback given on outputs from meeting with LDC	
14.07.2016	Parish Forum	Public Meeting	Presentation of NP progress with Q&A session	
12.09.2016	Parish Council update	Public Meeting	Aims and objectives of NP, extending the development boundary	
15.09.2016	Working group meeting	Meeting	Revised wording, vision and objectives of the plan, development boundary	Vision and objectives clarified.
10.10.2016	Parish Council update	Public Meeting	Presentation by Steering Group vice chair on progress and extending the development boundary to accommodate housing numbers. Timetable is being prepared for completion of the process so revised plan can be presented.	

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17.10.2016	Meeting with Conservation Officer	Meeting	Clarification given of matters taken into account on planning applications in the village. Pre-planning meetings with developers encouraged	
14.11.2016	Parish Council Update	Public Meeting	The outcome of an appeal against a development and its impact on the development boundary changes	
12.12.2016	Meeting LDC	Meeting	Housing strategy, identifying new site for potential development	
12.12.2016	Parish Council Update	Public Meeting	The outputs from the meeting with LDC	
16.01.2017	Parish Council Update	Public Meeting	Settlement boundary, Local Green Space,	
13.02.2017	Parish Council Update	Public Meeting	Outcome of the appeal due and is impacting on timetable for final draft of NP	
08.03.2017	Working group meeting	Meeting	Discussed Local Green Space	
13.03.2017	Parish Council Update	Public Meeting	Village development boundary, Open Green Space	
10.04.2017	Parish Council Update	Public Meeting	Revision to development boundary presented	

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15.05.2017	Parish Council Update	Public Meeting	Boundary map prepared by LDC for Local Plan Allocations process	
12.06.2017	Parish Council Update	Public Meeting	Local Plan Allocations, settlement boundary, draft plan to LDC	Revised map incorporated into NP
03.07.2017	Meeting LDC	Meeting	Settlement boundary, Local Green Space, Housing allocations, preliminary feedback on revised plan	Housing allocations met within life of the plan.
10.07.2016	Parish Council Update	Public Meeting	Outputs from meeting with LDC.	
11.09.2017	Parish Council Update	Public Meeting	Feedback from LDC about draft plan, Local Green Space	NP amended in accordance with guidance from LDC and Consultant.
09.10.2017	Parish Council Update	Public Meeting	Updated plan, Local Green Space	Two LGS areas identified and incorporated into NP.
20.10.2017	Lichfield District Council	Email	Draft NP submitted for SEA/HRA screening	
13.11.2017	Parish Council Update	Public Meeting	SEA/HRA screening report	
07.12.2017	Meeting LDC	Meeting	Requirements and timescale for resubmission	
11/12.12.2017	Essington Park Ltd and Burns Mace Ltd	By letters	Letters to two landowners advising of Local Green Space proposals	
18.12.2017	Parish Council Update	Public Meeting	Plan to be submitted to LDC early January for Regulation 16 consultation.	
19.12.2017	Steering Group Meeting 25	Meeting	LGS, consultation statement, basic conditions statement, timescale for submission, date for public meeting.	

## **APPENDIX (B)**

### **Alrewas Neighbourhood Plan Pre-Submission Consultation**

This Appendix included the responders' comments from the Alrewas Neighbourhood Plan Pre-submission Consultation and the Alrewas Neighbourhood Plan Steering Committee's responses to those comments.

*It should be noted that all references in this appendix (including page numbers and policy numbers) refer to the pre-submission version of the Neighbourhood Plan dated May 2014 unless they specifically refer to the "amended Neighbourhood Plan" where they refer to the version of the plan dated February 2015, submitted for examination July 2015.*

REF	Consultation Response	Neighbourhood Plan Reply
<p>1.0 Howard Jacobs</p>	<p>Both myself and my wife Merelyn are members of the Alrewas Conservation Group. We would like to express concern at any proposed development in the following areas: North of Pyford Brook, South of Pyford Brook, conservation area at Mill End Lane, North and South of Bagnall Lock.</p> <p>Our concerns are related to loss of agriculture land, spoiling of the canal side setting, reduction of the rural aspect of our village, and overdevelopment of the conservation area and flood risk.</p>	<p>It should be borne in mind that the Plan proposes a maximum development of 30 dwelling to the west of the village over the period of the Plan (16 years). The Parish Consultation indicated that the land to the west of the Village is a preferred option for development after infill and development to the east of the A38.</p> <p>The locations to the north and south of Bagnall's Lock are not adjacent to the canal but are separated by a track and the tow path respectively and any development will need to be sensitively designed to minimise the visual impact on the canal.</p> <p>Policy 5.2.5 refers directly to the area to the west of the village around Pyford Brook.</p> <p>Policies 4.2, 4.3 and 4.4 refer to the Conservation Area and its protection.</p> <p>Policy 5.3 (Flood Impact Mitigation) refers to the avoidance of areas which are indicated by the Environment Agency as having a 1 in 100 or greater annual probability of flooding.</p> <ul style="list-style-type: none"> <li>• Whilst development on Greenfield sites is regrettable, in order to comply with the local plan and housing allocations some expansion of the village boundary is highly likely. The plan seeks to ensure that such development is spread around the village with a small number of small or medium sized sites in accordance with consultation responses. All such development must comply with all aspects of the plan including conservation area considerations, sensitive design, etc. This provides a robust set of requirements which any development in these areas must achieve to be acceptable.</li> </ul> <p>It should be noted that the majority of the land west of the village (beyond the existing garden boundaries) is not within the conservation area, although it is recognised that the views into the conservation area are valuable and should be protected as far as possible.</p> <p>It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction with the flood plain of Pyford Brook, (Figure 2, page 11) would make these areas unavailable for development and thus protect this key view into the village.</p> <p>Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest</p>

REF	Consultation Response	Neighbourhood Plan Reply
		<p>risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.</p> <p>Local Plan – Page 31</p> <p>It is important that communities are able to shape the future of their own communities, planning positively to address local need and aspiration. The Local Plan will support plans produced locally, including Neighbourhood Plans which will form part of the Local Plan.</p> <p>NPPF Extract: Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by: applying the Sequential Test;</p> <ul style="list-style-type: none"> <li>● if necessary, applying the Exception Test;</li> <li>● safeguarding land from development that is required for current and future flood management;</li> </ul>

REF	Consultation Response	Neighbourhood Plan Reply
		<ul style="list-style-type: none"> <li>● using opportunities offered by new development to reduce the causes and impacts of flooding; and</li> <li>● where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.</li> </ul> <p>101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding. Also note Footnote on page 228</p> <p>20 A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.</p>
2.0 B.Gibbens	I think the concept of 90 houses spread around the village is sound.	The Plan proposes a maximum of 30 dwellings to be built in this location over the period of the Plan (16 years). Although, if this number were to be built, they would only utilise a small proportion of the land between the Village, the A513 and Overley. A significant proportion of the current agricultural land would remain. The design and layout of any development in this area must avoid the indicated EA flood area to comply with the plan, this is likely to restrict the nature of the development along the lines of a small development linking Overley to the village via the existing public footpath.
2.1	However on a technicality, to build to the west of Pyford brook, it is not the brook that floods, it is the back up from the Trent, when that floods, so land drainage solutions would not be possible.	Policy 5.3 (Flood Impact Mitigation) covers the avoidance of areas liable to flooding whether the flooding emanates from the River Trent or Pyford Brook itself.
2.2	Also if building took place, would there still be grazing available for the sheep and their lambs, which is part of the village culture and ambiance. I think we only want a few houses on this West site, and the rest on the East and North.	Consultation indicated a desire to develop the East, then the West with very little support for development to the North. In developing the Neighbourhood Plan we took the approach of spreading development across infill/ brownfield sites, the West, East and North and the hamlets of Overley and Orgreave. We also have to take into consideration the findings of the Rural Master Plan and the Conservation Area Plan. We believe that this approach will minimise the impact of development as a



REF	Consultation Response	Neighbourhood Plan Reply
		<p>whole and will not impact any one location unduly.</p> <p>It is anticipated that the grazing land and the vista into the village would be largely retained as this is partly on the floodplain. The plan includes policies designed to ensure the important views are retained. It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction with the flood plain of Pyford Brook, (Figure 2, page 11) would make these areas unavailable for development and thus protect this key view into the village</p>
3.0 Stephen Cox	We are generally supportive of the draft Neighbourhood Plan for housing if the new houses are dispersed evenly around the Parish.	<p>Overall support noted</p> <p>The principle of spreading the impact of new development around the parish is a fundamental tenet of the plan, on the basis that this helps to achieves the following:</p> <ul style="list-style-type: none"> <li>• Encourages a number of smaller developments over time by different developers creating a more organic growth pattern in terms of design, scale, etc.</li> <li>• Prevents a significant loss of any one area of open space to a very large development and hence 'urbanisation'</li> <li>• Development over time will be more able to respond to changing needs of the parish in the future</li> <li>• Traffic impact will be spread, and sites which can be accessed via the main road infrastructure rather than smaller village streets are being encouraged</li> </ul> <p>Growth spread over time enables village facilities, school, GP surgery, etc. to develop accordingly.</p>
3.1	We live at Orgreave and did not receive the original questionnaire about the Neighbourhood Plan.	<p>We endeavoured to deliver Questionnaires to every dwelling in the Parish and we are confident that we have done this. However we are checking on which dwellings in Orgreave received a Questionnaire and will rectify any error.</p> <p>We were not able to access the electoral roll so could only deliver to properties by hand. Best endeavours were used to ensure all properties received a questionnaire.</p>
3.2	We think it would be fairer if specific areas such as 'Overley, Orgreave, Deepmore Close etc.' were not mentioned by name in the Neighbourhood Plan as this pre supposes development would be acceptable in these areas, and we think a more general term of West of the Village is more acceptable.	<p>It has been necessary to identify certain areas to ensure clarity within the Plan. This does not mean that areas are marked out for development. When the Neighbourhood Plan is made it will be a statutory document and will be used by Planning Officers in the evaluation of any Planning Applications.</p> <p>It should be noted that the plan does not mention specific areas, but the appendices includes a review of sites as background to the creation of the policies and</p>
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		<p>by way of example to demonstrate:</p> <ol style="list-style-type: none"> <li>1. It is reasonable to assume that it is possible to achieve the allocation via a range of sites over the life of the plan rather than one single large development and hence the consultation preference is achievable.</li> <li>2. The scoring matrix is tested and is a workable tool for assessing sites at Parish Council level. It will not be the final arbiter in a Planning Application.</li> <li>3. Orgreave and Overlay are specifically mentioned as they are not within the Alrewas Village boundary and therefore it was felt that the NP needed to make clear its approach to these hamlets within the Parish.</li> </ol> <p>Note that the vast majority of these are already identified in the SHLAA, these sites exist as public record and their potential for development is recorded in this LDC document.</p>
3.3	<p>Our preferred area of new housing development would be EAST of the A38 with a good footbridge over the A38.</p>	<p>The issue of development to the East of the A38 and any accompanying footbridge is covered in Policy 5.2.5 (Expansion Locations).</p> <p>Although the public consultation preferred development to the East of the A38, the PC have to consider all evidence and previous work such as the Rural Masterplan and expert opinion, including LDC, has suggested that development to the East would lead to a 'split village'. Hence the requirement for development to include a footbridge.</p>
3.4	<p>Staffordshire is the 5 square kilometres between Alrewas and Kings Bromley with the additional wish of Cemex to build several hundred homes in this area following excavation. This we see as the greatest threat to the residents' lifestyle in the Parish of Alrewas, and consideration should be given in the Plan to the wider Parish of Alrewas which extends beyond simply the village of Alrewas.</p> <p>We think there should be proposals in the Plan to stop future extraction of Sand and Gravel WEST of the A38 corridor, the parish needs to maintain green field farmland, we cannot end up as an island in the middle of restored lakes, ponds, in addition to the river and the canals we already have. This corner of Staffordshire has given up a lot of fertile farmland to the mineral industry already and we think it is time other areas of Staffordshire should take its share of providing minerals and other areas outside the County who are part of the West Midlands region should provide their share as Mineral Planning authorities rather than constantly expecting Staffordshire to make up their shortfall in addition to Staffordshire's share.</p>	<p>Unfortunately Gravel Extraction falls outside the scope of a NP.</p> <p>NPPF: Neighbourhood Plans can't create policies that seek to influence National Infrastructure projects (HS2, highways) or County matters (e.g. mineral extraction, waste).</p> <p>NPPF: 144. When determining planning applications, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• give great weight to the benefits of the mineral extraction, including to the economy;</li> <li>• as far as is practical, provide for the maintenance of land banks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas;</li> <li>• ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in</li> </ul>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>So we see the threat of mineral extraction WEST of the A38 as a far greater long term threat to the community than providing 90 houses evenly distributed around the Parish.</p> <p>Extraction between Alrewas and Kings Bromley will cause noise and dust pollution into Alrewas from the prevailing winds and a dramatic increase in HGV's on the roads in our area.</p>	<p>a locality.</p>
<p>4.0 Janette Potter</p>	<p>Just to confirm that I have inspected Village Plan and I am in total agreement with the publication.</p>	<p>Support noted</p>
<p>5.0 Stuart Threfall</p>	<p>I did not receive any survey and I understand that this is a common complaint in Orgreave.</p>	<p>We endeavoured to deliver Questionnaires to every dwelling in the Parish and we are confident that we have done this. However we are checking on which dwellings in Orgreave received a Questionnaire and will rectify any error.</p> <p>We were not able to access the electoral roll so could only deliver to properties by hand. Best endeavours were used to ensure all properties received a questionnaire.</p>
<p>5.1</p>	<p>Looking through your draft quickly today it appears that you have plans for a housing estate in our area and therefore I feel we absolutely should have been consulted as it appears we are to be the ones most affected.</p>	<p>Policy 5.1.2 (Wider Parish Sites) specifically refers to Orgreave and Overlay and clearly indicates the scale and style of developments which would be supported by the Plan.</p> <p>There is no proposal in the plan to support a large scale development at Overlay or Orgreave</p>
<p>6.0 Peter Roberts</p>	<p>Policy 2.7 In respect of any expansion of the sand and gravel quarry workings to the South of the existing quarry, East of the A38 onto the former ancient common lands known as Spellow Field and Roditch Field, a planning obligation should be sought to provide a footbridge across the A38 to connect the ancient highway Salters Way which passes through the village to the National Memorial Arboretum and Salters Bridge (now known as Chetwynd Bridge), so achieving an important connection along the ancient highway between Alrewas Village and the NMA and to restore the open aspect of the former common land.</p>	<p>Suggestion of provision of footbridge over the A38 is included in policy 5.2.5 Rural Master Plan: 17.24 The village is geographically close to the National Memorial Arboretum (NMA), the National Forest and the Central Rivers Initiative although physical access is truncated by the presence of the A38. Pedestrian linkages need to be improved, particularly to the NMA: with a footbridge across the A38 to benefit residents and to encourage visitors to the NMA to visit the village.</p>
<p>6.1</p>	<p>Policy 3.4 All development adjoining the ancient highway Salters Way running through the village to Chetwynd Bridge must show due regard to the historic character of the ancient highway and its enclosure so as not to be detrimental to its character.</p>	<p>Policy 3.4 refers to street furniture.</p> <p>Noted, the plan seeks to do this via policies 5.2.3, 5.2.4, and all policies in section 4</p>

REF	Consultation Response	Neighbourhood Plan Reply
7.0 R Saunders	Site Ref: 230 Single infill plot. No details given??	The Neighbourhood Plan contains policies to direct the handling of future Planning Applications. The specific sites, which you refer to, have been deleted from the Appendix in the amended version of the Neighbourhood Plan although they are part of the SHLAA which is administered by Lichfield District Council. The Neighbourhood Plan does not refer to specific sites as being suitable for development.
7.1	<p>Site Ref: Rear of 18 Mill End Lane: This site has been the subject of building applications for over 14 years. All rejected by LDC. Finally a single dwelling was allowed, but I was given to understand that no further applications should be allowed.</p> <p>The main objections were over development effecting the conservation area. Flooding from Pyford Brook. Also dangerous access. Cars coming to a narrow bend in Mill End Lane with no public footpath.</p>	<p>Policy 5.3 (Flood Impact Mitigation) covers the avoidance of areas liable to flooding whether the flooding emanates from the River Trent or Pyford Brook itself.</p> <p>The Plan proposes a maximum of 30 dwelling to be built in this location over the period of the Plan (16 years). Although, if this number were to be built, they would only utilise a small proportion of the land between the Village, the A513 and Overley. A significant proportion of the current agricultural land would remain.</p>
7.2	<p>Site Ref: 891 Land of Overley Lane.</p> <p>I am objecting to this proposed site for the following reasons.</p> <p>The only land available at Overley is agricultural land and should not be built on.</p> <p>To say that this is a good site due to access to Alrewas via the footpath does not make sense as the only reason for anyone to come to the village is to use the shops. The Co-op is over a mile from Overley so rather than a 2 mile round walk people will use their cars.</p> <p>A further point is all the fields, and the footpath flood badly at times to quite a depth.</p>	<p>It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction with the flood plain of Pyford Brook, (Figure 2, page 11) would make these areas unavailable for development and thus protect this key view into the village.</p> <p>Consultation indicated a desire to develop the East, then the West with very little support for development to the North. In developing the Neighbourhood Plan we took the approach of spreading development across infill/ brownfield sites, the West, East and North and the hamlets of Overley and Orgreave. We believe that this approach will minimise the impact of development as a whole and will not impact any one location unduly.</p>
7.3	<p>Site Ref: Land off Main St, South of Pyford Bank. Ref is wrong as this is the Kings Bromley Road. This area has the best views of the village as you enter from the A513. More housing would spoil this and have visual impact on the conservation area. The site is partly within the conservation area.</p> <p>These fields are usually full of sheep and lambs. Also Pyford Brook floods in the wet season. Building on agricultural land, north of the brook would be far worse. These green fields and well used farm land. Building on this land would ruin the rural aspect of the village and I am totally opposed to the idea.</p>	<p>The SHLAA, incorrectly, refers to this area of land as being on Main Street and therefore, to retain consistency with the SHLAA we shall not make a change.</p> <p>To meet the LDC Housing Allocation it will be necessary to build outside of the current village boundary.</p> <p>The Plan proposes a maximum of 30 dwelling to be built in this location over the period of the Plan (16 years). Although, if this number were to be built, they would only utilise a small proportion of the land between the Village, the A513 and Overley. A significant proportion of the current agricultural land would remain. (See Local Green Space in 7.2)</p>

REF	Consultation Response	Neighbourhood Plan Reply
		Policies 5.2.4, 5.2.5 and 5.3 would ensure that any development in this area would be proportionate and in keeping with this area of the village.
7.4	<p>Site Ref: 28 Land North of Dark Lane.</p> <p>I do understand your problem as you have been forced to make a list of possible sites for housing. Your worst suggestions are Overley and land North of Pyford Brook.</p> <p>The fields North of Dark Lane are not farmed so small housing site (past the conservation area) may be more acceptable on farm land, west of the village.</p>	The fields north of Dark Lane have been farmed this year. The objective of the NP is to deliver the LDC housing allocation whilst spreading development around the village to ensure that the cumulative impact of developments is kept to a minimum. The NP proposes a maximum of 30 dwellings could be built on the land North of Dark Lane.
8.0 Jen Matthewman	<p>I fully support the items mentioned in Policies 1,2,3,6</p> <p>Whilst I agree that there should be preservation as described in Policy 4, I feel that there is some scope for individual property development to the north of Dark Lane, no more than one house wide and no more than ten houses in total.</p>	<p>All the possibilities included in your comment 8.0 and 8.1 are address within the Plan, including the potential for small scale development north of Dark Lane, the possible infill development of Deepmore Close and potential to develop a number of houses east of the A38.</p> <p>See "Housing Numbers for Alrewas Neighbourhood Plan" document.</p>
8.1	Policy 5 - there should be small infill developments e.g. Deepmore Close and a small development to the East of the village so long as there is pedestrian access across the A38 - no more than 30 properties.	<p>Policy 5.1.1 refers to small infill developments.</p> <p>Policy 5.2.5 refers to Expansion Locations.</p> <p>See "Housing Numbers for Alrewas Neighbourhood Plan" document.</p>
8.2	I therefore agree with the Development Plan.	Support noted.
9.0 D Garrett & E Dolman	<p>Policy Section 1: Community Facilities</p> <p>We support all of the policies in this section with the following exceptions:</p> <ol style="list-style-type: none"> <li>Given the changing landscape with regard to education provision, it may be prudent to expand the inclusivity of policy 1.2 and amend the word to '.... Staffordshire County Council and other relevant agencies....' or something similar.</li> <li>Unless covered elsewhere, should policy 1.2 be extended to cover healthcare provision as that, along with education is another service which has capacity issues that would be challenged through further village development.</li> </ol>	<p>NP Policy 1.2 reworded to read</p> <p>"Any medium or large scale development must incorporate a strategy, agreed with Staffordshire County Council and other relevant agencies, to provide for any necessary expansion and development of school capacity, healthcare provision and other facilities. (NPPF Para. 72)."</p>

REF	Consultation Response	Neighbourhood Plan Reply
9.1	<p>Policy Section 2: Traffic&amp;Transport</p> <p>We agree with the intent of the policies, given the following exceptions:</p> <ol style="list-style-type: none"> <li>1. Policy 2.2 – whereas such a developer may be reasonable expected to contribute to the provision of a footbridge, we consider it is equally important to have involvement of the relevant authorities and other potential beneficiaries such as the NMA, not just for the initial provision but in particular with regards to its future maintenance.</li> <li>2. Policy 2.5 – We do not consider that any development could ‘actively deliver’ the described reduction in speed limits. We suspect they would only ever be in a position to negotiate a reduced speed limit on their own development, thus making a potential contribution if not the actual delivery.</li> <li>3. Policy 2.6 – we do not consider that any development could ‘actively deliver’ the described reduction in noise and pollution. As again they only be in a position to implement contributory activities within their own development area.</li> <li>4. With regards to public transport, we do not consider that the policies can make adequate contribution towards increasing the usage of the current bus service which in turn could lead to service improvement and thus further usage.</li> <li>5. Whilst being unable to articulate any detailed suggestions, the policies do not appear to approach the ‘problem’ of congestion through the promotion of cycling and walking for those journeys which are merely ‘within the village’</li> </ol>	<p>Point 1 – Policy 2.2 refers to obligations to large scale development and the NMA. If a footbridge were to be erected then the relevant statutory bodies would need to be involved and the ongoing maintenance would need to be addressed as part of the planning process for a footbridge.</p> <p>Point 2 - Same point raised in Ref 28.23, NP Policy 2.5 reworded to read:</p> <p>“Initiatives to improve pedestrian safety and reduce traffic speed within the village which are approved by Staffordshire County Highways will be supported”.</p> <p>Point 3 – Same point raised in Ref 28.24, NP Policy 2.6 reworded to read:</p> <p>“Initiatives to reduce noise and pollution from the A38 and A513 will be supported”.</p> <p>Point 4 – Agree that policies cannot increase the usage of the current bus service.</p> <p>Point 5 - It is very difficult to develop policies which encourage walking/ cycling for internal village journeys. A Policy covering the location of cycle racks may encourage more cycle journeys. A publicity campaign to encourage walking/ cycling may also help but is not within the scope of a Neighbourhood Plan.</p>
9.3	<p>Policy Section 5: Residential Development</p> <p>We consider these policies to be appropriately robust and will enable a proportionate development of our village given the following exceptions:</p> <ol style="list-style-type: none"> <li>1. The Parish Council within the planning approval process, should have a more substantial role in determining whether development proposals could be considered to be ‘sympathetic’ to the surroundings and the local community, whom they are elected to be the representatives for.</li> <li>2. Policy 5.2.5: West – whilst agreeing that the view into the Conservation Area is of</li> </ol>	<p>Point 1 - We understand that after a Neighbourhood Plan has been “made”, the Parish Council can determine whether a Planning Application is compliant with the policies within the Neighbourhood Plan and thereafter decide whether to support or oppose a Planning Application. The Parish Council will not have the right to approve or reject a Planning Application.</p> <p>Point 2 - Policy 5.2.5 West - This policy along with Policy 5.2.4 addresses your point.</p> <p>Point 3 - See “Housing Numbers for Alrewas Neighbourhood Plan” document. Policy 5.2.5 East - During the assessment of a Planning Application the scale of any development to the east of the A38 will need to be taken into account in determining the scale</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>importance, it should be noted that the on the majority of occasions (i.e. from the A513 and its junction) it is viewed at speed due to the limited pedestrian access in that area.</p> <ol style="list-style-type: none"> <li>3. Policy 5.2.5: East – we refer to our comment for policy 2.2 as the provisions and maintenance of a footbridge over the A38 may not reasonably be expected of the developer alone.</li> <li>4. Policy 5.2.5: North – we refer to our comment for policy 4.5 in that a ‘single depth’ development along the north side of Dark Lane would be appropriate and proportionate in the development of the village and identify a more appropriate extreme for its northern boundary.</li> </ol>	<p>of the contribution by the developer to the construction of a footbridge over the A38.</p> <p>Point 4 – Policy 5.2.5 North Policy 4.5 – A map showing the Local Green Space will be included in the NP. The NP also makes provision for small/ medium scale developments on the land north of Dark Lane.</p>
9.4	<p>Policy Section 6: Economic Development</p> <p>We support all of the policies in this section with the following exception:</p> <ol style="list-style-type: none"> <li>1. Policy 6.6 – to reiterate our comments on policies 2.2 and 5.2.5. We do not consider that approval of such development to the East of A38 should be dependent upon the provision and maintenance of a footbridge when this cannot lie within the gift of the developer alone.</li> </ol>	<p>Policy 2.2 refers to obligations to large scale development and the NMA. If a footbridge were to be erected then the relevant statutory bodies would need to be involved and the ongoing maintenance would need to be addressed as part of the planning process for a footbridge.</p>
10.0 Andrew & Mary Robinson	<p>We do not support any development of land north and south of Pyford Brook. As stated in the Rural Planning Project report, the land provides an important view into the village across to the Conservation Area. It is a valued landscape and provides Alrewas with a distinctive village appearance – indeed, it is the only remaining entry into the village which does so when approaching by road, as most people do. Any development on this land, however sensitive, would have a negative impact on this view. It is not just important to protect the historic buildings in the Conservation Area - the setting of the Conservation Area is also a “heritage asset” that should be protected. As Appendix (v) of the Neighbourhood Plan indicates development of this land would conflict with Policy Alr1 of the emerging Local Plan and Action 7a and Action 7b of the Conservation Area Management plan.</p>	<p>It will not be possible to meeting Lichfield District Council’s housing allocation without building some of the allocation outside the current village boundary.</p> <p>Policy 5.2.5 provides the rationale for expanding outside the village boundary in each possible direction. Policies 5.2.5 and 5.2.4 takes into account the impact on the views into the village from the west and proposes an approach to minimise the impact.</p> <p>It is not accepted that these policies conflict with Policy Alr1 in the emerging Local Plan.</p> <p>The Conservation Area Management Plan Actions 7a and 7b do not preclude any development in this area but aim to ensure that any development is not detrimental to the Conservation Area or the views into and out of the area. Policies 5.2.5 and 5.2.4 are compatible with these objectives.</p> <p>It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction</p>

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		with the flood plain of Pyford Brook, (Figure 2, page 11) would make these areas unavailable for development and thus protect this key view into the village.
10.1	<p>Development on land at Overlay Lane on site reference 891 is less damaging in terms of effect on views. However, it is isolated from the village and its facilities and this will not be properly addressed by improvements to the presumably unlit footpath. Appendix (iii), page 5, states it will be low impact in terms of traffic entering the village centre. This is not likely to be the case as residents will resort to the use of vehicles to access village facilities. This proposal is not in conformity with the emerging Local Plan as Policy Alr4 refers to “modest and proportionate level of village growth, whilst maintaining a self-contained community with clear physical boundaries and which complements the character of the existing settlement”. NPPF para 55 also states that Planning Authorities should avoid new isolated homes in the countryside except in limited circumstances e.g. re-use of redundant or disused buildings.</p>	<p>These issues affect all sites which are expanding the village boundary which is an inevitable consequence of the housing allocation.</p> <p>All new residents are likely to add traffic to the village centre in terms of daily use of amenities – especially those on village outskirts where expansion happens, but if a new site can be accessed without the need to go through the centre of the village then this will minimise commuter traffic associated with the site.</p> <p>The proposal is not for isolated houses, the site is considered close enough to the village to constitute an expansion of it rather than a separate standalone settlement. Effectively this would be treated as infill between the dwellings at Overlay and Alrewas.</p> <p>Alr4 requirement to maintain self-contained community conflicts with the expansion pressures driven by the housing allocation. However it is a factor in our assessment of the lower end of the allocation range being all that is achievable, AND in endeavouring that such expansion is limited to 30 maximum in any one direction.</p>
10.2	<p>A key issue in relation to the current planning application at Dark Lane is the adjacent flood plain. Whilst we share this concern, the same issue applies to land at the south of Pyford Brook. Reference to the Environment Agency Flood Map indicates in dark blue the area which could be flooded, (Flood Zone 3). The land referred to in the Neighbourhood Plan as suitable for development to the north side of Kings Bromley Road is immediately adjacent. Land close to the north side of Manor Fields has flooded on several occasions during the life of the development- as shown on the photograph below. The flooding shown is in an area where ground levels are below some of the surrounding ground but indicates the high level of the water table in this area. Neighbourhood Plan Policy 5.3 states that “flood mitigation which extensively artificially raises the existing ground levels will not be permitted as this has an unacceptable impact on the landscape and environment”. We consider</p>	<p>Policy 5.3 covers Flood Impact Mitigation and the Environment Agency Flood data would be required to assess the precise areas which would be deemed suitable for future development.</p> <p>This is a factor shared with the North side of the village. It is anticipated that any development west of Alrewas would be constrained by the requirements set out in the plan regarding flood risk and mitigation. In itself we anticipate that this will help ensure that development in this area would be modest and carefully laid out.</p>



REF	Consultation Response	Neighbourhood Plan Reply
	that raising ground levels would be required if development was proposed in this area.	
10.3	<p>We note that it is not proposed to allocate specific development sites. We consider this needs more consideration. Policy 5.2 proposes an allocation of 90 dwellings. If 34 dwellings have already been achieved, this leaves 56 to be provided. However, Appendix (iii) page 2 appears to suggest sites for 137. The emerging Local Plan Policy Alr4, proposes a range of between 90 and 180 dwellings. There may therefore be risks in identifying sites for more than 56 dwellings – if planning applications are submitted in respect of all sites identified, more weight may be given to the emerging Local Plan/Local Plan policy, than to the Neighbourhood Plan policy if the District Council are unable to demonstrate a 5 year housing supply. This may result in the approval of applications in excess of 56 dwellings on sites identified in the Neighbourhood Plan.</p>	<p>See “Housing Numbers for Alrewas Neighbourhood Plan” document.</p> <p>NPPF Para 185 includes  “Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. “</p>
10.4	<p>The text below Policy 5.7 on Page 47 of the Neighbourhood Plan referring to small scale exception sites requires clarification. Local Plan Policy H2 refers to rural exception sites for affordable housing. Is it intended that exceptions in the context of the Neighbourhood Plan are small scale developments outside the village development boundary, but not necessarily for affordable housing?</p>	<p>Small scale development within existing hamlets, outside the village boundary, and the re-use of redundant or disused buildings will be supported. (NPPF Para 55)</p>
11.0 Michael Dwyer	<p>The issues are not particularly with the derived policies although they are too woolly and nonspecific and subjective, but with specific detail in the Appendices which list individual sites, state that they have or could have NP support and in some cases specify the appropriate number of houses to build despite some of these sites being on the Pyford Brook flood plain and in the Conservation area.</p> <p>With this endorsement from the NP any planning application may not be as rigorously inspected as before because by definition it already has full support from the Parish by appearing in an accepted Neighbourhood Plan.</p>	<p>The policies are drafted to be as defined as possible without being too restrictive to positive development. They must also comply with the regulations and importantly cannot create new or additional powers to the Parish Council, etc. So if they are perceived as ‘woolly’ this is due to limits on what the Neighbourhood Plan can actually do.</p> <p>For the avoidance of doubt we have decided to modify the sections in the Appendix which deal with the Scoring Matrix.</p> <ul style="list-style-type: none"> <li>• The Scoring Matrix (Appendix ii) will be retained</li> <li>• Site Scoring, Results and Recommendations (Appendix iii) will be deleted.</li> <li>• The current SHLAA will be included. It should</li> </ul>

REF	Consultation Response	Neighbourhood Plan Reply
11.1	<p>You state “Alrewas is proud of its heritage and takes care of its historic assets - its Norman Church; a large number of listed buildings; timber framed and thatched cottages and what remains of its rural hinterland.” The majority of these buildings including the old school and the Mill itself are in the conservation area around the church but you have asked no survey questions about this area or suggested any special status for it. Many comments mention that the open space around the church be protected but your “objective” matrix is flawed because no questions were in the survey to give any weighting to proposed development.</p>	<p>be noted that this document is updated annually by Lichfield District Council.</p> <p>The area to which you refer is already designated as a Conservation Area. There were questions in the Questionnaire referring to the Conservation Area and there was a strong response in favour of protecting it. It is not possible or desirable to prevent any development in the Conservation Area but the Policies in the Neighbourhood Plan are there to ensure that any future development in this area is appropriate and proportionate for the area. The current planning requirements for the Conservation Area will continue after the Neighbourhood Plan is made.</p> <p>The questionnaire asked a number of questions relating to the conservation area and this has resulted in a number of policies which seek to support and enhance existing conservation area constraints in development terms. Particularly those in section 4.</p> <p>The scoring matrix includes a number of questions specifically about the conservation area and protection of this sensitive area, so this comment does not seem to reflect either the NP, the policies or the questionnaire.</p>
11.2	<p>1 Land to the rear of 18 Mill End Lane.</p> <p>Omission from Parish Survey.</p> <p>This site was not included in the survey document sent to every house in Alrewas and as such the residents have been denied the opportunity to provide community feedback. Deepmore with a yield of 4 was included but this site with a yield of 5 was not.</p>	<p>It was not practical to include every known potential development site in the Questionnaire. We endeavoured to include the major known potential sites within the Questionnaire and endeavoured to group some which fell within the Conservation Area together, etc. on the basis that their circumstances were similar.</p>
11.3	<p>This site is in the Conservation area.</p> <p>The survey had a question about development in the Conservation area round Essington Farm which 76%+ said unsuitable or not suitable at all. Yet no question about development in the conservation area round the Grade 1 listed church, an area which includes many of the oldest homes and building which are part of the history of Alrewas. What response do you think you would have received had you included this question and why was it not asked?</p>	<p>The specific area around Essington Farm was included in the Questionnaire because there is a significant area of land, within the Conservation Area and within the Village Boundary which has the potential for future development.</p> <p>It is not possible or desirable to prevent any development in the Conservation Area but the Policies in the Neighbourhood Plan are there to ensure that any future development in this area is appropriate and proportionate for the area. The current planning requirements for the Conservation Area will continue</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>We know that 76 % of respondents said it was important or very important that other sites were developed in preference to sites within the conservation area. Yet you suggest 5 houses would be appropriate for this site in the heart of the Conservation area.</p> <p>The open space in the conservation area around the church should be included in the Policy 4.5 to give “Local Open Space” status to Park road/Dark Lane/Essington area.</p>	<p>after the Neighbourhood Plan is made.</p> <p>The site around Essington Farm was included separately due to the current significant pressure on this site to be developed for large scale housing. These sites are also different to the rest of the conservation area in that they have significant open land within the conservation area boundary. The conservation area around the historic centre and the church, etc. are already fairly densely developed and it was felt questions about the conservation area generally would therefore cover this adequately.</p> <p>There are a large number of questions in the survey which address issues of development in the conservation area accordingly. The plan policies provide significant and enhanced protection the conservation area.</p>
11.4	<p>This site is in the Pyford Brook flood plain.</p> <p>81% Concerned about flood risk.</p> <p>We all know the massive flooding that occurs by the Trent out to Wychnor but does that actually threaten any existing houses? Respondent says “Pyford Brook floods nearly every year &amp; comes ½ way up daughter’s garden” These are existing properties that see the floodwater moving up their garden NOW.</p> <p>In our 15 + years bordering this site these are far from the worst floods we have witnessed. Do you really want the residents of 5 houses suitable for older people as you have supported looking out to this?</p>	<p>Policy 5.3 covers Flood Impact Mitigation and the Environment Agency Flood data would be required to assess the precise areas which would be deemed suitable for future development.</p> <p>This NP Policy has been changed – see Ref 24.0.</p> <p>It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction with the flood plain of Pyford Brook, (Figure 2, page 11) would make these areas unavailable for development and thus protect this key view into the village.</p>
11.5	<p>You have not engaged with the Parish on this site only with the landowner and accepted his word that the flooding will not be a problem. You should not repeat the landowners comment as fact without evidence.</p> <p>By not including the site in the Parish survey and by not asking for opinions on building in the conservation area near the church you have failed the entire principle of openness and representing the views of the parish. The only way to show concern about this development may be to vote against the entire NP which is unsatisfactory.</p> <p>For all the above reasons this land should not be included with an endorsement to build 5 houses</p>	<p>There is no agreement to allow any building on this land. Any landowner who wishes to build on his land will have to go through the Planning Process in place at the time. In the future this may include the Policies within the Neighbourhood Plan which are there to reflect the wishes of the majority of the electorate in the Parish.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>within the NP. It should be included with other potential windfall sites and judged on its merit by the normal planning process as it has many times before.</p>	
11.6	<p>3 Views into the village from A513.</p> <p>You use the response to this question to help justify the sites to the west of the village although 53 % considered the views to be Important or Very important. As the A513 runs alongside the village for nearly 2 miles we have :</p> <p>Views from the bridge over the A38 looking down to the British Legion</p> <p>Views looking down Fox Lane</p> <p>Views into Wakefield and the Cricket Club</p> <p>Views from the flyover over the canal and</p> <p>Views from the garage on the way to Kings Bromley</p> <p>As there was no specification in the question as to what viewing point the view was coming from it is very difficult to read too much into these numbers. This is the same for many of the questions concerning views. You do cite the LDC Rural Masterplan Alrewas C.A.B.E report as one of your reference source documents.</p>	<p>The question, of necessity, had to be brief and therefore did not specifically identify the precise location of the view. This question was there to validate or dispute the specific conclusion in the Rural Master Plan.</p> <p>The purpose of the question in the survey was not to attempt to demonstrate that these views are not important, but that they are no more important than views elsewhere in the village. This was reflecting opinion that the references to important views to the north of the village in the Conservation Management Plan were not reflected in the Rural Masterplan which seemed to suggest that the views into the Conservation Area to the west/south were the only ones of importance. In fact the survey clearly demonstrated that the views in and out of the north and the west/south were of generally equal importance, although the views across to Wychnor stood out as being more valuable.</p>
11.7	<p>Allow me to reproduce two paragraphs from there:</p> <p>A Conservation Area focal point.</p> <p>30. The Appraisal Document identifies the open fields outside the Conservation Area boundary as contributing to the setting of the Conservation Area. They provide views into and out of the Conservation Area and this is particularly relevant to the western approach to the village. The Conservation Area map identifies a panoramic view into the Conservation Area from the west and an important skyline encompassing the church and Mill End Lane area. It is important therefore that any options for development in this part of the village take full account of any impact upon such views.</p>	<p>Policies 5.2.4 and 5.2.5 cover these issues.</p> <p>Agreed and this is in our view reflected in the wording of the plan policies designed to protect views and conservation area as much as possible whilst still achieving the required allocation for new housing which remains the underlying issue.</p> <p>The point being that no site is completely protected from development by any existing constraint be it Conservation Area Management Plan, Local Plan, or Rural Masterplan. The plan has gathered opinion and considered the evidence base and concluded that the burden of new development should be spread around the village with the Conservation Area itself given top priority, including protected spaces, and the hierarchy of development preferences which is established by the policies would certainly give more protection to sites with views into the Conservation Area than those without.</p>

REF	Consultation Response	Neighbourhood Plan Reply
11.8	<p>Looking across land west of Alrewas towards the Conservation Area</p> <p>58. The open field to the west of the village containing Pyford Brook is a significant one visually in that it gives the panoramic view into the heart of the Conservation Area referred to in the Conservation Area Appraisal. This area is also a remnant of an historic landscape. It is considered that the Conservation advice on impact in this case is so strong as to strongly suggest there should be no development on this land.</p> <p>Also could you consider the assessment made by an independent planning inspector in March 2014 when he dismissed an application to build in the west of Alrewas at Mill End Lane.</p>	<p>The consensus of opinion based on the survey is that the conservation argument for protection to the north should be at least equally as strong, in fact more so, and this was not clearly stated in the Rural Masterplan, which we consider to be a shortcoming of that piece of work.</p> <p>If there were to be further planning applications for development at 18 Mill End Lane this would of course go through due process and this would include consideration of previous planning history on the site.</p>
11.9	<p>13. I find the proposed dwelling would intrude unacceptably into an important and sensitive part of the Conservation Area. In doing so, it would detract from its semi-rural characteristics which are a feature of the western edge of the settlement. Consequently, the scheme would not preserve or enhance the character and appearance of the Conservation Area. This would be contrary to policy C.2 of the Lichfield District Local Plan, 1998 (LP) which says that development should not prejudice the essential features of a conservation area.</p> <p>Amongst other things these include its historic form, setting and inward or outward views.</p>	<p>There are no proposals in the NP for any dwellings in any areas of the Parish, the objective of the NP is to put forwards a set of policies which take into account parishioners' views, the Conservation Area Plan, the Rural Master Plan and the Emerging Local Plan to enable Planning Officers to make informed decisions on Planning Applications.</p> <p>The consensus of opinion based on the survey is that the conservation argument for protection to the north should be at least equally as strong, in fact more so, and this was not clearly stated in the Rural Masterplan, which we consider to be a shortcoming of that piece of work.</p>
11.10	<p>14. I accept the LP is dated but the broad theme of conservation and enhancement of the historic environment is continued in emerging Core Policy 14 of the replacement Lichfield District Local Plan (DLP). Similarly, policy BE1 of the same document expects development to contribute positively to the historic environment. I appreciate the DLP has not yet been adopted but it has reached an advanced stage of preparation and I accord it significant weight as it is consistent with policy objectives on design and the historic environment contained in the National Planning Policy Framework (NPPF).</p>	<p>Conservation of the historic environment as set out in the Saved Policies of the 1998 Local Plan and Policy NR5 and Core Policy 14 within the Emerging Local Plan are supported.</p> <p>Policy BE1 and, in particular, the following bullets:</p> <p>“All development proposals should ensure that a high quality sustainable built environment can be achieved. Development will be permitted where it can be clearly and convincingly demonstrated that it will have a positive impact on:</p> <ul style="list-style-type: none"> <li>• 1. The significance of the historic environment, such as archaeological sites, sites of historic landscape value, listed buildings, conservation areas, locally listed buildings and skylines containing important historic, built and natural features (in conjunction with Policy NR5).</li> </ul>

REF	Consultation Response	Neighbourhood Plan Reply
		<ul style="list-style-type: none"> <li>• 3. The built vernacular. New development, including extensions and alterations to existing buildings, should carefully respect the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views.</li> <li>• 5. Amenity, by avoiding development which causes disturbance through unreasonable traffic generation, noise, light, dust, fumes or other disturbance.”</li> </ul> <p>We that the policies above are considered to be significantly enhanced by the Neighbourhood Plan policies in sections 4 and 5.</p>
11.11	<p>14. I accept the LP is dated but the broad theme of conservation and enhancement of the historic environment is continued in emerging Core Policy 14 of the replacement Lichfield District Local Plan (DLP). Similarly, policy BE1 of the same document expects development to contribute positively to the historic environment. I appreciate the DLP has not yet been adopted but it has reached an advanced stage of preparation and I accord it significant weight as</p> <p>it is consistent with policy objectives on design and the historic environment contained in the National Planning Policy Framework (NPPF).</p> <p>The NP view is a complete contrast to the preceding paragraphs and you risk supporting developments on sites that could be refused on appeal for the reasons given above. Perhaps you have underestimated the importance given to views in to and out of conservation areas.</p>	<p>The NP clearly includes not just protection to the Conservation Area, but also the surrounding area and policies are aimed at ensuring that sites adjacent to the Conservation Area are treated with equal care as they clearly have an impact upon it. This is clearly set out in policies in section 4. The NP in our view does consider views in and out of the Conservation Area – policy 5.2.4 is specifically about this issue so clearly the NP appreciates the importance of views in and out of the Conservation Area.</p>
12.0 Norah Dwyer	<p>My issues are not particularly concerned with the derived policies but with specific detail in the Appendices which list individual sites supported for potential development.</p> <p>I am particularly concerned with the identification of the five separate areas suggested for development to the west of the village. When these potential sites are read in conjunction with the stated policy on infill it is extremely hard to come to any other conclusion than that within the next ten years or so we will have the one thing the village didn't want namely a large scale</p>	<p>There is no agreement to allow any building on this land. Any landowner who wishes to build on his land will have to go through the Planning Process in place at the time. In the future this may include the Policies within the Neighbourhood Plan which are there to reflect the wishes of the majority of the electorate in the Parish.</p> <p>For the avoidance of doubt we have decided to modify the sections in the Appendix which deal with the Scoring Matrix.</p> <ul style="list-style-type: none"> <li>• The Scoring Matrix (Appendix ii) will be</li> </ul>

REF	Consultation Response	Neighbourhood Plan Reply
	development on the edge of the village.	<p>retained</p> <ul style="list-style-type: none"> <li>• Site Scoring, Results and Recommendations (Appendix iii) will be deleted.</li> <li>• The Feb 2014 version of the SHLAA will be included. It should be noted that this document is updated annually by Lichfield District Council.</li> </ul>
12.1	<p>My most significant challenge is to the recommendation that 5 houses be considered for development to the rear of 18 Mill End Lane This site was not included in the survey document distributed last year and as such we have been denied the opportunity to provide any comment This significantly contrasts with potential development on Deepmore where comment was allowed on the potential for 4 houses. What makes the position worse is that the views of the landlord with a vested economic interest were taken into consideration but no other members of the public or impacted individuals were allowed a voice. This is simply not equitable.</p> <p>You may or may not be aware that this site has been the subject of several planning applications over the last 20 years. In four separate occasions this has involved final appeal to the Department of Environment. Every single one of those appeals for development has been turned down. During each of these processes the residents most likely to be adversely impacted have followed due legal process and had our right to comment properly acknowledged. However where the NP survey was concerned we have not had this opportunity. This seems very unfortunate to say the least.</p>	<p>There is no agreement to allow any building on this land. Any landowner who wishes to build on his land will have to go through the Planning Process in place at the time. In the future this may include the Policies within the Neighbourhood Plan which are there to reflect the wishes of the majority of the electorate in the Parish.</p> <p>In this instance we spoke to the landowner, as we did with a number of other landowners, in order to collate a list of potential sites for future development. We did not select these landowners, they all came forward because they own land which they believe has the potential for development. This exercise was an essential element in the process of developing the NP in order to demonstrate that there are sufficient sites available to deliver the housing allocation given to us by Lichfield District Council.</p>
12.2	<p>The survey showed that 82% of the respondents were worried about flooding. However not all residents face the specific risk of those who live within the Pyford Brook flood plain where I would confidently suggest that the worry level would achieve 100%!</p> <p>I am extremely concerned that the flood risk raised by the development at the rear of 18 Mill End Lane has been dismissed simply on the basis of vague comments about “historic drainage “systems from the man who will be personally financially advantaged should the houses be built. Could you not have asked those residents who would be directly affected to give their views? We</p>	<p>This is covered by Policy 5.3. In addition, any Planning Application would need to go through the planning process which would look at issues relating to flooding and the Conservation Area.</p> <p>A Flood Plain Map has been added on Page 11 of the amended Neighbourhood Plan to clearly show the extent of the Flood Plains around Alrewas.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>all watched with horror the terrible scenes in Somerset this spring and some of us with slightly more empathy than the average person. As with my comments above given the potentially disastrous impact on our homes it would surely have been fairer for us to have been given the same opportunity you decided to afford to the developer alone.</p>	
12.3	<p>Unfortunately I must also make some negative comments re some structural defaults in the NP survey process.</p> <p>The survey had a question about development in the Conservation area round Essington Farm but there were no questions about development in the conservation area round the Grade 1 listed church, an area which includes many of the oldest homes and building which are the last representations of the historic Alrewas landscape.</p> <p>It seem just a little remiss to have asked many question about the protection of land within the conservation area around a derelict 19th Century farmhouse but not to have asked any about development within that part of the conservation area which includes an edifice mentioned in the Domesday Book.</p> <p>The lack of questions in this area has a further negative impact on the validity of the matrix. By definition if only certain areas have been included in survey questions then the conclusions drawn and then extrapolated across the whole village is not scientific or mathematically valid.</p>	<p>The specific area around Essington Farm was included in the Questionnaire because there is a significant area of land, within the Conservation Area and within the Village Boundary which has the potential for future development.</p> <p>It is not possible or desirable to prevent any development in the Conservation Area but the Policies in the Neighbourhood Plan are there to ensure that any future development in this area is appropriate and proportionate for the area. The current planning requirements for the Conservation Area will continue after the Neighbourhood Plan is made.</p> <p>The site around Essington Farm was included separately due to the current significant pressure on this site to be developed for large scale housing. These sites are also different to the rest of the Conservation Area in that they have significant open land within the conservation area boundary. The Conservation Area around the historic centre and the church, etc. are already fairly densely developed and it was felt questions about the Conservation Area generally would therefore cover this adequately.</p> <p>There are a large number of questions in the survey which address issues of development in the Conservation Area accordingly. The plan policies provide significant and enhanced protection the Conservation Area.</p>
12.4	<p>I also have concerns re undefined terms. This is OUR plan I should be very specific as to what is meant by “affordable houses” and “retirement homes” If not developers will use such fuzziness to walk all over the village wishes.</p>	<p>Affordable Housing is defined in the NPPF as “Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”</p> <p>Retirement Housing covers a wide range of housing but the essence is “to ensure that older residents have</p>



REF	Consultation Response	Neighbourhood Plan Reply
		a choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in high quality environments.”
13.0 Val Loggie	<p>I write in support of the proposed Neighbourhood Plan. I feel that this is thoroughly researched, well informed and accurately represents the views that I have seen expressed.</p> <p>The only comment I would make is that I feel a little more emphasis should be given to the fact that the village is already bisected by the A38 and during the time that I have been here this has resulted in one fatality. If more were done to address this the expansion of the village towards the arboretum could do more to bring this slightly desolate area back into the heart of the village.</p>	<p>This point is covered by Policies 2.2 and 5.2.5.</p> <p>Support noted.</p> <p>Note this wording/approach might be better reflected in our wording on the footbridge and the potential to develop on the East of the A38.</p> <p>Last sentence in NP 1st paragraph on Page 20 changed to read:  “The village was bisected when the A38 dual carriageway was developed. Access to a re-opened station and connection to any future development of the area east of the A38 would be achieved by the erection of a footbridge over the A38; this has been identified as a key community aspiration.”</p>
14.0 Bridget Haworth	<p>I oppose developments either to the North or to the West of the village and having studied the questionnaire results appended to the plan, it is evident to me that my many other residents share my wishes.</p> <p>Do not develop at all in the fields immediately adjoining the village either to the north or west (h, f, c, a:- map 1 LDC Alrewas Parish showing potential development sites 20/11/2013).</p>	<p>It will not be possible to meeting Lichfield District Council’s housing allocation without building some of the allocation outside the current village boundary.</p> <p>Policy 5.2.5 provides the rationale for expanding outside the village boundary in each possible direction.</p> <p>See “Housing Numbers for Alrewas Neighbourhood Plan” document.</p>
14.1	<p>Do not allow larger scale developments such as that proposed at b (map 1 LDC Alrewas Parish showing potential development sites 20/11/2013). I do not wish to see Fradley style estates abutted to the village, nor endure the consequent overload to our infrastructure.</p>	<p>Policies 5.1 and 5.2 cover this point.</p> <p>Policy 5.2.1 seeks to address these issues, along with other policies aimed at ensuring the rural nature of the village is maintained.</p>
14.2	<p>Do develop at g (map 1 LDC Alrewas Parish showing potential development sites 20/11/2013 This would reunite the eastern side of the village that was truncated by the A38, it would link the arboretum with the village and provide opportunity to develop new businesses (retail amenities, hotel/hostelry)(Ref’ Village Questionnaire:- Enhance local shops and businesses - 91% agreed).</p>	<p>Policy 5.2.5 covers development to the east of the village. However the draft Neighbourhood Plan proposes that future development should be spread around the Parish so, although there is a potential to develop east of the A38, it is not proposed that the bulk of future development should be located in this area.</p> <p>It is not deemed feasible to build a road bridge over the A38 to directly link the village to the NMA.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>In conjunction with development in this area, a road bridge over the A38 would be excellent both for the Arboretum, which is a high profile National site and for our village; the benefits would be mutual. Re-opening of the railway station would also be good for the Arboretum, for the village and in particular for the new homes which would benefit from excellent commuter links. Homes in this area would also have easy driving access onto the A513 &amp; A38 without disturbing the small, historic village lanes. Additionally, area g is not within the conservation area.</p>	<p>However Policies 2.2 and 5.2.5 refer to a footbridge over the A38.</p> <p>Policy 2.3 refers to the re-opening of the Alrewas Railway Station.</p>
14.3	<p>Do develop at d (map 1 LDC Alrewas Parish showing potential development sites 20/11/2013)– behind Ivy garage – This is a brown field site therefore preferable to green fields, it is large enough to provide a significant number of dwellings (your estimate is 20), it has easy driving access in and out of the village that doesn't disturb the small historic village lanes, it is not within the conservation area.</p>	<p>Future development will only take place if a landowner puts in a Planning Application to Lichfield District Council. The Neighbourhood Plan will be there to ensure that only "appropriate" developments proceed to comply with the policies in the Neighbourhood Plan. The Neighbourhood Plan cannot promote and progress specific developments.</p>
14.4	<p>Do consider developing at e (map 1 LDC Alrewas Parish showing potential development sites 20/11/2013) - Deepmore close. This has reasonable access onto Wellfield road and the A38 without disturbing small historic village lanes and is not within the conservation area.</p>	<p>Future development will only take place if a landowner puts in a Planning Application to Lichfield District Council. The Neighbourhood Plan will be there to ensure that only "appropriate" developments proceed to comply with the policies in the Neighbourhood Plan. The Neighbourhood Plan cannot promote and progress specific developments.</p>
14.5	<p>Do consider developing at J (map 1 LDC Alrewas Parish showing potential development sites 20/11/2013) Orgreave. This is outside the conservation area, it has excellent road access (A513) without disturbing small historic village lanes and there is plenty of space for a small or moderate cluster of homes without impacting upon the tone of the Parish environment.</p>	<p>Future development will only take place if a landowner puts in a Planning Application to Lichfield District Council. The Neighbourhood Plan will be there to ensure that only "appropriate" developments proceed to comply with the policies in the Neighbourhood Plan. The Neighbourhood Plan cannot promote and progress specific developments. This area is covered by Policy 5.5.</p>
14.6	<p>Do consider developing at i (map 1 LDC Alrewas Parish showing potential development sites 20/11/2013) Overley farm. This is outside the conservation area, it has direct road access to the A513 without disturbing small historic village lanes. A footpath to the village already exists and could be improved very simply with minimal impact to the environment. To preserve views and retain the discreet integrity of the conservation area, the size of this development should be kept small, as already recommended in the proposed</p>	<p>Future development will only take place if a landowner puts in a Planning Application to Lichfield District Council. The Neighbourhood Plan will be there to ensure that only "appropriate" developments proceed to comply with the policies in the Neighbourhood Plan. The Neighbourhood Plan cannot promote and progress specific developments.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>village plan (i.e. no more than 10)</p> <p>None of these sites impact upon the village's green fields, views and open access enjoyed by all. None congest ancient lanes &amp; narrow streets.</p>	
14.7	<p>The only development that I might support within or close to the conservation area is a very small number of infill homes behind Mill End Lane for elderly downsizers (with appropriate internal fit out / mobility consideration etc.)</p>	<p>Future development will only take place if a landowner puts in a Planning Application to Lichfield District Council. The Neighbourhood Plan will be there to ensure that only "appropriate" developments proceed to comply with the policies in the Neighbourhood Plan. The Neighbourhood Plan cannot promote and progress specific developments.</p>
14.8	<p>I disagree with the comment on page 36 point 5 that views to the West are valued more highly than views to the East; many people walk and sail along the canal right through the village – at both ends. A walk from Alrewas to Fradley junction is just as popular as a walk to Wychnor, if not more so because of the refreshments available there and wheelchair/ cycle access all the way along the towpath.</p>	<p>NP bullet 5 on page 36 changed to read:</p> <p>“Views into and out of the village to the north (which is predominantly used by boaters and walkers) are valued highly as are those in from the west. The latter are predominantly seen only from passing cars traveling along the A513. This point is overlooked by the Rural Master Plan.”</p>
14.9	<p>Pg 36 point 7 –The north of the village is adjacent to the canal which is highly valued as amenity space enjoyed by walkers, boaters and visitors and is accessible by the public via public and permissive footpaths. This comment is equally valid to the area to the West; please amend the wording.</p>	<p>The canal does not pass through the fields to the west of the village and the only frequently used access is by a single footpath from the end of Mill End Lane. The area to the West is valued for its views but is used less as an amenity than the area to the north of the village.</p>
14.10	<p>The village survey resulted in the following:-  Retain the size and rural atmosphere of the village - 96% agreed  Easy access to the countryside - 93% agreed  Developing either North or South of Bagnall lock or North or South of Pyford Brook would contradict these wishes.</p>	<p>The Neighbourhood Plan must meet the Housing Allocation given to us by Lichfield District Council. It is not possible to meet these numbers without having some future development outside the Village Boundary.</p> <p>Although there was a very strong response, from the Questionnaire, to keep development to a minimum this will not be feasible if the LDC housing numbers are to be met.</p> <p>Whilst the Village Questionnaire provided some very important evidence for the Neighbourhood Plan, other sources of information must be taken into account in the development of the Neighbourhood Plan.</p> <p>Development of these two relatively small sites would not in our opinion have a significant effect on these two points in comparison to much larger developments to the north or west of the village.</p>

REF	Consultation Response	Neighbourhood Plan Reply
14.11	<p>The village plan reports; Staffordshire's Ecological Study (2009) identifies areas of habitat that support species that are either protected and or identified in the Staffordshire Biodiversity Action Plan, in particular fields to the north and west, resulting in a strong recommendation against development in these areas (Rural Masterplan page 8). Lichfield's Greens and Open Spaces Strategy (2008) identifies Alrewas as having a very high priority for additional parkland"</p> <p>Developing either North or South of Bagnall lock or North or South of Pyford Brook would contradict this policy. Another reason to avoid development at the immediate west of the village is that there is flooding in the fields around Pyford Brook.</p>	<p>This comment is covered by Section 10 within the Neighbourhood Plan which covers Environment and Conservation Area.</p> <p>The Area (Compartment 4a) referred to in the Lichfield District Local Development Framework - An Ecological Study refers to a roughly triangular area, on Page 8 of the report, which comprises boundaries of the A38, the A523 and the Trent Mersey Canal/ River Trent; described as:</p> <p>"Biodiversity Alert Site: Alrewas, River Trent and Mill Stream - The site comprises of a small area of marshy grassland, tall ruderals, a stretch of the River Trent and a small tributary called the Mill Stream."</p> <p>The summary for this section of the report is as follows:</p> <p>"2.4a Summary recommendations for compartment</p> <p>It is strongly recommended that all areas of habitat, including the designated sites, are protected against development. These habitats form the greater part of the compartment outside existing urban land, and the compartment would be best left without any further development.</p> <p>Development would also have the potential to affect the key bird sites outside the compartment, or the land adjoining them, and is a further reason for development to be avoided if possible."</p> <p>Whilst there is a desire to maintain/ enhance within the village and surrounding areas, it will be necessary to use some of this land for development if the LDC housing allocation is to be met.</p> <p>Lichfield's Greens and Open Spaces Strategy identifies that Alrewas should have a Neighbourhood Park, suggesting a location at Chaseview Road. The current recreational facilities at Walkfield have been placed in the Queen Elizabeth Fields in Trust scheme.</p>
14.12	<p>The plan states:-</p> <p>On balance therefore, the Neighbourhood Plan proposes expansion to the west as being preferable to the east, with the north being the least acceptable option.</p> <p>I disagree with this proposal and request that the wording is altered. Put the effort into the areas that I have identified which, excluding Orgreave and Deepmore, are estimated to yield 56 homes (Appendix (iii) pg 1 of 7).</p> <p>I quote: "Based on the above considerations, this</p>	<p>See "Housing Numbers for Alrewas Neighbourhood Plan" document.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>Plan has established that a reasonable allocation for new houses over the life of the Local Plan, is 90 new dwellings. This represents an increase in the size of the village of 7.3%. This allocation is within the range identified in the Local Plan and therefore complies with the National Planning Policy Framework requirement (as stated in paragraph 184 of the NPPF 2012). At the time of going to print 34 properties have so far been delivered or received full planning permission. “ Since 34 properties have already delivered, there remains a shortfall of just 56 (exactly the number that I have counted from your potential yield column in Appendix (iii) pg 1 of 7).</p> <p>My count takes the number for Overley as 10 (rather than forty, which is too large and would have a detrimental impact on the tone of the village).</p> <p>Considering that Deepmore Close and Orgreave have not been counted here and could provide additional yield and considering that there are 14 years (to 2028 ) to fulfil the housing target, I see no reason whatsoever to compromise the beauty, views, wildlife and fresh air enjoyed by all of us both to the North AND to the West of the village. Questionnaire results clearly indicate that I am voicing here the views of many:</p> <p>Out of 11 development options, the highest scoring was behind Ivy Garage; this is very obviously the first place to start since it is an unused brownfield with good road access.</p> <p>1st : behind Ivy Garage 71%</p> <p>2nd: small development at Orgreave” ( 64.7 % )</p> <p>3rd: small development at Overly 62.1%</p> <p>4th: various ‘infill’ 53.7%</p> <p>5th: East of the A38 51.8%</p> <p>Fields around Pyford Brook and Bagnall lock were very low ranking at 7th and 8th.</p> <p>I quote, “Development on the edge of the Conservation Area within the development boundary will result in a loss of open space and impact on views into and out of the village. “</p>	
15.0 Hilary Ranford	Having read the Plan and attending various meetings I fully support the current draft Plan which I think reflects the wishes of the local residents.	Support noted

REF	Consultation Response	Neighbourhood Plan Reply
16.0 Lesley Mycroft	I wholeheartedly support there being a Neighbourhood Plan and consider the current document appropriate to local needs.	Support noted
17.0 Adrian Stuart	<p>Firstly, few people will have had the time or inclination to read a detailed document and by failing to prepare a summary, this report is destined to be read by only the smallest minority of stakeholders.</p> <p>Secondly, I have found that awareness of the plans publication and consultation has been low; an independent letter drop in the west of the village highlighted this and raised awareness a good deal. Personally, I finally found out about NP from a neighbour who had stumbled upon it when talking to LDC yet even after being made aware of the existence of the NP, I found it impossible to find the link on line.</p> <p>A notice on a message board and a listing in a newspaper that is no longer distributed in the Alrewas area is not good enough in the 21st century and fails to include a significant parish demographic.</p> <p>At the very least, a permanent link to the consultation should have been on the front page of the parish website. A letterbox drop of a summary document written in plain English with legible maps clearly showing the ramifications of the plan would have ensured a much higher awareness and involvement. It would be interesting to see an audit of the consultation process including the number of individual downloads of the NP and the number of printed documents accessed by the public.</p>	<p>The Neighbourhood Plan (NP) does include a summary (page 6). There is no way to summarise the policies themselves and these are designed to be concise, readable and the layout, colour, and use of fonts etc. is designed to make reasonably easy reading. Lengthy explanation and evidence is confined to the appendices to help make the Plan itself more readable.</p> <p>It should be remembered that the NP is primarily written for the Planning Officers at Lichfield District Council and Developers so that they can use the NP to make informed decisions on Planning Applications.</p> <p>The NP has been well publicised in the village appearing frequently in the Lichfield Mercury, Parish News, on the notice boards around the village and there have been a number of public meetings which were also publicised by these means as well as on the Parish Council website. The Parish Council website has a link to the NP and the site is easily found (the top hit) via Google with the words 'Alrewas neighbourhood plan'</p> <p>In addition every household in the village received a leaflet drop for the first main public meeting, delivered door to door.</p> <p>In addition, LDC have carried out formal public consultation in establishing the NP area. Typing 'Alrewas' into the search bar on the LDC website leads to a link to this process</p> <p>We have complied with our statutory requirement and have gone well beyond that requirement, every endeavour has been used to publicise the plan and its process.</p>
17.1	POLICY 5.7 – Site Suitability Scoring Matrix	<p>For the avoidance of doubt we have decided to modify the sections in the Appendix which deal with the Scoring Matrix.</p> <ul style="list-style-type: none"> <li>• The Scoring Matrix (Appendix ii) will be retained</li> <li>• Site Scoring, Results and Recommendations (Appendix iii) will be deleted.</li> <li>• The Feb 2014 SHLAA will be included. It</li> </ul>

REF	Consultation Response	Neighbourhood Plan Reply
17.2	<p>POLICY 5.1.1 – states that Brownfield sites will be prioritised.</p> <p>Your survey suggests that brownfield sites are the most popular development location.</p> <p>Yet there appears to be NO specific weighting for brownfield sites in the matrix that I can see.</p> <p>The Steering and Development Task Groups highlighted the following issues:</p> <p>“New development should be avoided in areas adjacent to the existing flood plain boundary in order to mitigate additional risk of flooding in the village.”</p> <p>Additionally, at the public meeting it was stated that the plan would be respecting areas adjacent to flood plains</p> <p>This does not appear to be reflected in the matrix. The matrix has NO specific weighting to deter development of sites adjacent to flood plains that I can see.</p> <p>It is inevitable that a matrix based on very specific questions will be skewed by the choice and interpretation of the question. A point in mind is view from the village westerly towards Cannock Chase; the opinion of residents has not been taken into account yet the view from the village towards Wychnor has. In fact the question was “Views from the Village towards Wychnor” but it seems to appear in the analysis appendix (ii) as “Low Impact on views into village to/from Wychnor” and in other areas it is stated “Views in and out of the conservation area to Wychnor in the north are the most important –74% agreed”</p> <p>There are clearly inconsistencies here which have skewed the matrix.</p>	<p>should be noted that this document is updated annually by Lichfield District Council.</p> <p>Our survey does not specifically mention brownfield sites. Partly because there are very few in the parish and partly because we considered them as infill sites.</p> <p>The most popular site for development identified from the SHLAA is a brownfield site, (the garage site) and this reflects the unstated assumption that brownfields sites which might be brought back in to use would be preferred. The NP makes this statement in policy 5.1.1 not from the survey (although the ivy garage response supports the premise), but from the NPPF which in this case is our evidence base for the policy and which clearly states that brownfield sites will be prioritised (para 111 as referred to in the plan). This is a good example of where the NP is not just using the survey to generate policy, but looking at the wider evidence base which is a requirement of the process.</p> <p>It is important for the community to appreciate that the survey is only one part of the evidence base for the Plan.</p> <p>It is our view that the matrix does reflect the preference to deliver brownfield development although not specifically in those terms, by setting criteria which brownfield sites will implicitly achieve much more strongly.</p> <p>Flooding – the scoring matrix includes the following: ‘Does this site avoid potential flood risk issues’ so clearly reflects this issue. Notwithstanding the scoring matrix, this is only one aspect to the consideration of applications, the applicant will be required to comply with policy 5.3</p> <p>We need to make it clearer that the matrix is only a small part of the Plan and is a tool to support the PC in analysing how well a site complies with the NP overall. It is not a tool that will be used by Lichfield Planning Department. Whether the application is supported by the PC is only one consideration of local planners. The matrix is not some automatic way to achieve planning by hitting a score.</p> <p>For the avoidance of doubt we have decided to modify the sections in the Appendix which deal with the Scoring Matrix.</p> <ul style="list-style-type: none"> <li>• The Scoring Matrix (Appendix ii) will be retained</li> <li>• Site Scoring, Results and Recommendations</li> </ul>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>I can only conclude that this matrix has flaws and as such it's robustness as a decision making tool, in its present form, has to be questioned.</p>	<p>(Appendix iii) will be deleted.</p> <ul style="list-style-type: none"> <li>The current SHLAA will be included. It should be noted that this document is updated annually by Lichfield District Council.</li> </ul>
17.3	<p>Land behind 18 Mill End Lane</p> <p>I was shocked to see the NP group would support a development of 5 houses on this site only weeks after the last planning application had yet again been declined on appeal.</p> <p>This is an extract of the 2013 application refusal</p> <p>“The concerns that the Local Planning Authority has over the "principle" of development on this site relate to the impact that the scheme would have on the Conservation Area. The applicant was aware of the Local Planning Authority's stance following pre-application discussions relating to this scheme and also the decisions of historic applications and appeals for residential development at the site. It is considered that this concern cannot be addressed through alternative design or siting of the proposals. It is considered that this decision and the actions taken by the Local Planning Authority during the consideration of this application are in accordance with the provisions of paragraphs 186-187 of the NPPF”</p> <p>The site is adjacent to Pyford Brook flood plain. Again, The Steering and Development Task Groups highlighted the following issues:</p> <p>“New development should be avoided in areas adjacent to the existing flood plain boundary in order to mitigate additional risk of flooding in the village.”</p> <p>Comments such as “The site is adjacent to Pyford Brook flood plain but is naturally higher and the owner advises that reinstating historic land drainage in the area would address this problem” I believe unsubstantiated sound bites such as this should not form part of a NP.</p> <p>To describe this site as infill is misleading. It is agricultural land on the boundary of a flood plain and open fields.</p> <p>The Questionnaire found that “Develop other sites in preference to development in the Conservation</p>	<p>The Neighbourhood Plan Steering Committee will not be making any decisions on where and when houses are built in the Parish. Its role is to develop a Neighbourhood Plan which has policies which can be utilised by Planning Officers to decide whether to recommend or reject a Planning Application.</p> <p>The Scoring Matrix does take into account whether a site is in or adjacent to the Conservation Area and also whether it is adjacent to the Flood Plain.</p> <p>The point is that the community's view of which sites are suitable is not necessarily the same as the planning officers and one of the key points of the NP is that it gives the community the right to influence this; either positively by supporting difficult sites or by suggesting alternative sites so that so that development of more sensitive sites can be avoided.</p> <p>Changes to the presentation of the Scoring Matrix have been included in the previous point.</p> <p>NPPF: 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.</p> <p>NPPF: Decision-taking</p> <p>186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.</p>



REF	Consultation Response	Neighbourhood Plan Reply
	<p>Area - 84% stated as important"</p> <p>The NP states "However, the consultation has demonstrated that this is less sensitive than other sites and that development to the west is an appropriate choice for expansion"</p> <p>Again, In contrast to proposed developments to the north of the village, views into and out of the conservation area have not been sought here. As already demonstrated, the choice of question on the consultation has skewed results and the above NP conclusion cannot be drawn safely.</p> <p>The NP states that the site scored above the minimum required and would be supported by the NP group" The minimum required for what?</p> <p>POLICY 5.7 states that "Planning applications scoring over 30,000 will generally be supported subject to consideration of other plan policies "You have stated your support for this despite the site being below the 30,000 threshold.</p> <p>I cannot find a more granular breakdown of the matrix scores for each site. Only the total score appears to have been published. I request publication of full site matrix data.</p>	<p>187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.</p>
17.4	<p>Land to the west of the village</p> <p>Page 36 of the NP states "Although fields to the west do suffer some flooding, this is from the brook and not the River Trent and is more self-contained and manageable with land drainage solutions"</p> <p>This sounds like conjecture. Is this based on firm evidence? A report from the EA? If not this statement has no place in a potentially legal binding document and should not influence the decision making process. I am led to believe that drainage will not help this land and the Trent is equally as responsible for flooding as Pyford Brook. Additionally, why are we considering building here when there are alternatives with lower flood risk?</p> <p>The view into the village from Kings Bromley Road is currently a protected View, arguably one of the best of the views when entering the village and enjoyed by much higher numbers than the</p>	<p>Any Planning Application to build in this area would need to satisfy the Environment Agency that it is not at risk from flooding. If necessary a number of flood mitigation options could also be considered.</p> <p>The view into the village is not protected but was highlighted in the Rural Master Plan.</p> <p>NP bullet 5 on page 36 changed to read:</p> <p>"Views into and out of the village to the north (which is predominantly used by boaters and walkers) are valued highly as are those in from the west. The latter are predominantly seen only from passing cars traveling along the A513. This point is overlooked by the Rural Master Plan."</p> <p>It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction with the flood plain of Pyford Brook, (Figure 2, page</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>views from Wychnor.</p> <p>The NP States “Views in and out of the village to the north (which is predominantly used by boaters and walkers) are valued significantly more highly than those to the west, which are only seen from passing cars travelling along the A513” Again this is based on the flawed questionnaire. This statement and subsequent decisions need revising to reflect the loading of the questions. Further, views from the west are not only seen by passing cars on the A513 but also by the public entering the village on the Kings Bromley Road additionally, more people have the opportunity of views from the West than from the north. The NP statement also seems to suggest that a view from a car is somehow less significant than a view by boat. The view from the west is also experienced by walkers, on footpaths, fields and the towpath.</p> <p>Land north &amp; south of Bagnall lock have achieved very low matrix scores yet comments in the NP suggest that, in principle, development here could still be supported. How can you justify this statement? Development here is contrary to so many proposed policies. Are you suggesting that developments that do not reach the matrix thresholds may still be supported?</p>	<p>11) would make these areas unavailable for development and thus protect this key view into the village.</p>
17.5	<p>Land allocation in general</p> <p>As mentioned in the public meeting, it is not a requirement of the NP to identify individual plots for development and in doing so, if the Dark Lane proposal is approved, we may be opening the door to a higher allocation of housing than already suggested. Members of the NP steering group need to think carefully about this. I am in favour of excluding the specifics of plot allocation from the NP.</p>	<p>In order to exclude specific plots from the NP we require evidence. The NP Plan is a set of policies which will direct the Planning Officers in their decision making process. These principles are shown in Policy Section 5 and are designed to prevent development in areas, or of a scale, which are not appropriate for the Parish.</p>
17.6	<p>Highways</p> <p>The NP is mostly focussed on development. I would like to see grander thinking in other areas.</p> <p>The page 20 statement from the police that the roads are too busy and congested (to be safe?) for local school children to use should be a wake-up call.</p> <p>I am aware that in the past the police have measured speed of motorists along Main Street</p>	<p>NP Policies relate to Planning Issues. Traffic speed does not come within the scope of a NP. Changes to speed limits need to be channelled through the Parish Council to Staffordshire County Council. Although the NP identifies a number of traffic issues which are or concern to the residents it cannot include policies which directly address the issues in this area. However it does have policies which link future development to the resolution of these issues.</p> <p>We do not agree that the NP is mostly focused on</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>and speeding was not found to be an issue. However, 30MPH is too fast for our tiny roads. Let's stop tinkering with keeping people at 30MPH. We should reduce the speed limit throughout the village to 20MPH. Make the roads safer and quieter and improve the village environment.</p> <p>Avoid traffic calming, it increases noise and pollution. Use effective signage and enforcement if necessary.</p> <p>The junctions to the west of the village onto the A513 have seen a number of incidents. They could be made safer and noise pollution into the village would be reduced if the limit on the A513 was reduced at least in the areas approaching the village.</p> <p>The stretch of the A38 near to us is particularly dangerous. Reducing the speed limit with the use of average speed cameras would improve safety, noise and air pollution.</p>	<p>development, it covers a wide range of issues but obviously development is a key aspect of the NP.</p> <p>Agreed - The page 20 statement is a wakeup call, that's why it's included.</p> <p>The Plan is a planning policy not a cure all for all village issues. Appendix 1 however, aims to capture these kinds of issues for the benefit of the Parish Council and other decision and policy makers in the future.</p> <p>Policy 2.5 and 5.6 include provision to encourage reduced speed on the roads. Policy 2.6 actively seeks to deliver less noise and atmospheric pollution.</p>
18.0 Philip Metcalfe  National Forest	<p>The National Forest Company (NFC) leads the creation of The National Forest, a new multipurpose Forest spanning 200 square miles of the Midlands. Over the last 20 years this has seen the planting of in excess of 8 million trees and the creation of almost 7,000ha of new forest. The most visible aspect of this within the Parish is the National Memorial Arboretum, though we have also funded smaller woodlands and have been approached to support further woodland creation within the Parish this year. The southern boundary of The National Forest is formed by the A513 at this point and therefore the village forms a gateway to the Forest.</p>	
18.1	<p>The NFC notes that the current draft plan does not make reference to the village being within The National Forest or holding this gateway position. The NFC considers that there is scope within the Local Context chapter for this to be mentioned.</p>	<p>"Alrewas is proud to be a Gateway into the National Forest. The village and a significant portion of the parish lie within the National Forest and the recently opened National Forest Way starts at the National Memorial Arboretum and passes through the village and onwards across the parish towards Yoxall."</p>
18.2	<p>The NFC is pleased to note that a tree planting programme is specifically referred to as a potential project at point 13 of Appendix (i) of the Plan following public consultation. The NFC</p>	<p>Comments noted. We believe that the Neighbourhood Plan covers these areas in principle but the details of any projects will be picked up by the Parish Council in the future. The offer of help from NFC is noted and</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>considers that such a project would fit well with the strong emphasis evident in the Plan to protect open spaces and connecting the village with the surrounding countryside. Such a programme may also be relatively easier and quicker to deliver than some other long term aspirations within the Plan such as reopening the train station and a pedestrian bridge across the A38. The NFC has funding available to support urban tree planting projects which may be of interest, this could fund up to 50% of costs of designing and implementing a tree planting scheme within the village. This could incorporate planting Alder in reference to the historic origins of the village. Please let me know if that is of interest and I will provide further details.</p>	<p>much appreciated and the Parish Council will contact them in due course.</p>
18.3	<p>The NFC considers that a further Policy should be added to the Public Realm section of the Plan to support tree planting, this could be worded as: The Council will support further tree planting within Alrewas to retain this aspect of the character of the village and to reflect the village's position as a gateway to The National Forest. The Parish Council will also expect new development to incorporate tree planting.</p>	<p>Good suggestion. A new NP Policy 3.5 has been added in Public Realm:  "The Council will support further tree planting within Alrewas to retain and enhance this aspect of the character of the village and to reflect the village's position as a gateway to The National Forest. The Parish Council will also expect new development to incorporate an appropriate level of tree planting."</p>
18.4	<p>The NFC also welcomes the support given within the plan to a footbridge over the A38. The recently opened National Forest Way, a 75 mile long distance trail across The National Forest starts or finishes at the NMA and passes through the village. A pedestrian bridge would make this section of the walk safer and much more pleasant.</p>	<p>A reference to the National Forest Way has been added in the Local Context Chapter.  A new NP Para 6 on Page 8 has been inserted to read: "The recently opened National Forest Way, a 75 mile long distance trail across the National Forest, starts or finishes at the National Memorial Arboretum (NMA) and passes through the village. Pedestrian access between the village and the NMA is hazardous. A pedestrian bridge would make this section of the walk safer and much more pleasant."</p>
19.0 Rachael Bust  The Coal Authority	<p>As you will be aware the Alrewas parish area is outside of the current 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 Alrewas Parish Council to provide The Coal Authority with any future drafts or updates to the</p>	<p>Noted</p>

REF	Consultation Response	Neighbourhood Plan Reply										
	emerging Neighbourhood Plan.											
20.0 Pete Boland  English Heritage	We have no substantive objection to much of the content of the document in that it does seem to represent a thorough sounding out of the community's views on how potential future housing development might be accommodated. In itself this is commendable and could provide a solid information base upon which to base further work. I am afraid, however, that in the context of the Neighbourhood Planning Regulations it is the view of English Heritage that the document as a whole could not currently be considered to be a "sound" Neighbourhood Plan.	Comment noted. Following this consultation, amendments to the NP will be made.										
20.1	Neighbourhood Plans should be underpinned by an evidence base rooted in the compilation of robust information about and analysis of the local area. In respect of our particular area of concern, cultural heritage, we believe the historic environment context of Alrewas, that underpins its' locally distinctive character, has been insufficiently addressed. Whilst evidence such as the conservation area appraisal and Staffordshire County Council Historic Environment Character Assessment are cited it appears that no use has been made of their content in order to elucidate the Neighbourhood Plan. It is also not clear that the Staffordshire County Council Historic Environment Record (HER) has been consulted. As a result there is no listing or mapping of designated and undesignated Heritage Assets in Alrewas or any consideration of above or below ground archaeological remains.	<p>Appendix 3: Historic Environment Character Zone Assessments: Lichfield states:</p> <p>"Medium or large scale developments are likely to have a considerable impact upon the historic environment assets of the zone. Any development which may be planned for the zone would need to address impacts upon and potential mitigation strategies for:</p> <ul style="list-style-type: none"> <li>· the designated sites listed below, both within and adjacent to the zone</li> <li>· the surviving plan form of the medieval town</li> <li>· the potential for below ground archaeological deposits</li> </ul> <p>In this survey Alrewas (HECA 13e) was broken down into four sections, three of which had reasonably high Historic Assets scores:</p> <table border="1" data-bbox="866 1469 1506 1648"> <thead> <tr> <th data-bbox="866 1469 1386 1507">Areas</th> <th data-bbox="1386 1469 1506 1507">Score</th> </tr> </thead> <tbody> <tr> <td data-bbox="866 1507 1386 1541">Alrewas Historic Core</td> <td data-bbox="1386 1507 1506 1541">17</td> </tr> <tr> <td data-bbox="866 1541 1386 1574">Alrewas 20<sup>th</sup> Century Suburbs</td> <td data-bbox="1386 1541 1506 1574">7</td> </tr> <tr> <td data-bbox="866 1574 1386 1608">Trent Valley Flood Plain north of Alrewas</td> <td data-bbox="1386 1574 1506 1608">19</td> </tr> <tr> <td data-bbox="866 1608 1386 1648">Field System west of Alrewas</td> <td data-bbox="1386 1608 1506 1648">13</td> </tr> </tbody> </table> <p>These scores illustrate the sensitive nature of the Conservation Area of the village as well as the fields to the north of the village. These sensitivities are reflected in the NP where future development is focussed on infill and brownfield sites along with controlled development around the development boundary. The sensitive nature of the Conservation</p>	Areas	Score	Alrewas Historic Core	17	Alrewas 20 <sup>th</sup> Century Suburbs	7	Trent Valley Flood Plain north of Alrewas	19	Field System west of Alrewas	13
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REF	Consultation Response	Neighbourhood Plan Reply
		<p>Area and the land to the north of the village is reflected by the questionnaire responses and by Policy Sections 3, 4 &amp; 5.</p> <p><b>N.B. The only area which scored higher than the Trent Valley Flood Plain north of Alrewas was “Lichfield Historic Core” which scored 20.</b></p>
20.2	<p>National Policy (National Planning Policy Framework Paragraph 58) requires Neighbourhood Plans to develop robust and comprehensive policies setting out the quality of development that will be expected in an area based upon an understanding and evaluation of its’ defining characteristics. The aim is to ensure that developments (inter alia) “respond to local character and history, and reflect the identity of local surroundings and materials.....” In this respect we believe the Evidence Base for the plan to also be very weak such that real opportunities to provide detailed locally responsive policy and design guidance for new development are regrettably being missed. A direct consequence of this is that the conservation policies currently contained in the plan are generic and very weak, appearing to offer little more protection for the locally distinctive attributes of Alrewas than that already conferred by the National Planning Policy Framework itself and Local Plan Policies</p>	<p>The Neighbourhood Plan sets out policies to be applied across the parish, it also incorporates Building for Life.</p> <p>Policy Section 4 relates to Environment &amp; Conservation and covers design, the Conservation Area. Reference is also made to Staffordshire Historic Environmental Assessment and the Alrewas Conservation Management Plan.</p> <p>All of these are designed to ensure that future development in and around the Conservation Area is of a high standard and in keeping with the style, ambiance and grain of the village.</p>
20.3	<p>The lack of a credible historic environment evidence base also seems to English Heritage to completely undermine the Neighbourhood Plans approach to site allocations for new housing. It is clearly not possible to determine the impact of development on individual sites without robust information as to the likely sensitivity of the site to change. As an obvious example the desire of an apparently large section of the community to focus new development in the vicinity of Orgreave Hall apparently pays no cognizance to the fact that is a grade II listed “small country house” clearly set in a formal landscape with an associated “home farm” and keeper’s cottage and a high potential for archaeological remains. Simply on the face of it the potential for new housing development here within or near to what is clearly a highly sensitive historic estate complex would seem very likely to be extremely limited.</p>	<p>Policy 5.1.2 covers this point. Any development in Orgreave would involve the development of farm buildings, barn conversions or very limited development which would need to comply with any restrictions relating to a grade II “small country house”.</p>
20.4	<p>We consider that the neighbourhood planning and conservation teams at Lichfield Council are best</p>	<p>Section 10 Environment and Conservation Area within the Neighbourhood Plan addresses these issues and</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>placed to assist you further in the development of your Neighbourhood Plan and, in particular, how the strategy might better address the area's heritage assets. The Staffordshire County Council Historic Environment Record should also be consulted as it holds details of the full range of heritage assets in your area. It is already clear that the neighbourhood plan area contains a varied range of heritage assets including a large number of listed buildings, doubtless also there will be many other undesignated heritage assets including archaeological remains that are valued by local people and that positively contribute to local character and distinctiveness. Due account should be taken of the conservation of all of these assets and their settings in formulating the final neighbourhood plan proposals and assessing the potential impact of new development.</p>	<p>makes reference to the high quality historic buildings (53 of which are listed), the Conservation Area and the historic landscape surrounding the village. It also refers to the Alrewas Conservation Area Management Plan and the Staffordshire Historic Environment Assessment and the detailed assessment of the Alrewas Conservation Management Plan 2008 is included in Appendix (v).</p> <p>Any future planning applications would have to be assessed in relation to the Neighbourhood Plan policies, Local Plan policies, Alrewas Conservation Area Management Plan and also take into account Staffordshire Historic Environmental Assessment.</p>
21.0 CT Planning	<p>The representation is made on behalf of Dr R Horton with regards to Land South of Kings Bromley Road, Alrewas (SHLAA Reference 751). The lane comprises of 0.5 hectares and is located to the west of the former Old Boat Public House and north of the Trent and Mersey Canal. This site could be brought forward to provide some 10 dwellings in a highly attractive location within walking and cycling distance of Alrewas Village Centre.</p>	<p>The Neighbourhood Plan cannot consider individual sites, it is there to provide a series of policies which can be applied by the Planning Officers to evaluate each Planning Application.</p>
21.1	<p>It is proposed that the development would comprise 2 and 3 bedroom properties to cater for the housing needs identified by both the Local Authority and Alrewas Parish Council for an increasing supply of smaller scale properties suitable as starter homes and for those that wish to downsize; any housing on the site could include a provision for lifetime homes.</p>	<p>The Neighbourhood Plan cannot consider individual sites, it is there to provide a series of policies which can be applied by the Planning Officers to evaluate each Planning Application.</p>
21.2	<p>Initial design work has commenced on the site demonstrating how the site layout can be accommodated taking into consideration the Conservation Area, the Trent and Mersey Canal and nearby properties. Ecology, access and conservation appraisals have also been carried out. There are no fundamental constraints that have been identified which would prevent development of the site, indeed it is anticipated that the scheme will be designed of a high architectural order that will deliver an attractive</p>	<p>It is for LDC planning to comment on the appropriateness of the application not the NP group as part of this consultation.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>“gateway development” into Alrewas when approaching from the west. It is intended that the draft scheme will be shared with the Steering Group for their comments prior to a planning application being submitted.</p>	
21.3	<p>With regards to Policy 5.7 (Site Suitability Scoring Matrix) it is unclear in the Neighbourhood Plan how the site scoring criteria has been devised. Concern is raised that the criteria weighting may relate to the opinions gathered from public consultation then expressed as a percentage. This would not represent a robust and scientific approach to the analysis of sites either proposed through the Neighbourhood Plan system or as Policy 5.7 proposes when planning applications are submitted in future years. It should not be the case that good applications which could deliver a high quality residential scheme for the benefit of local residents be “dismissed” by the Neighbourhood Plan due to the application of an inappropriate and subjective site suitability scoring system. Each planning application should be judged on merits.</p>	<p>Each Planning Application will be decided on its merits by Lichfield District Council Planning Officers. The Site Suitability Scoring Matrix is a valid method of considering a wide array of factors to determine the suitability of a site for future development. However it would not be the only tool used to evaluate a Planning Application, the Planning Officer would also need to consider other aspects as they currently do.</p> <p>The Scoring Matrix is an objective methodology, taking criteria from the Rural Master Plan, Conservation Area Plan and the Parish NP Questionnaire, to assist Developers and the Parish Council in assessing a Planning Application in terms of the policies within the Neighbourhood Plan.</p>
21.4	<p>It is submitted that Policy 5.2.3 is too prescriptive; the requirements of the criteria set out within the policy may be inappropriate in particular locations. With regards to Criteria 4 which states that any expansion outside of the Development Boundary “will reflect fully the nature of neighbouring properties in design, style and materials and density”; it may not actually be appropriate to follow the immediate vernacular to the site and that an alternative design style may prove a more appropriate design solution.</p>	<p>We disagree, the policy is worded to enable some interpretation and ‘appropriateness’ and the requirement to respect neighbouring properties whilst possibly not the wish of the architect on a particular scheme, is there to reflect the views of the community in this respect and also the very high importance of the conservation area, the historic nature of the village and to ensure that new development respects this fully. Development design which does not reflect that around it would be contrary to the NP which is based on the evidence base set out.</p>
21.5	<p>It is submitted that the Neighbourhood Plan as presently drafted seeks to restrict rather than embrace the level of housing growth proposed for Alrewas in Lichfield District’s emerging Local Plan. Neighbourhood Plans must have regard to National Planning Policy and must be in general conformity with Strategic Plans and the Development Plan for the local area. A Neighbourhood Plan is about showing the development of the local area in a positive manner. A Neighbourhood Plan is not at all to stop new development proposals from happening but should reflect local and national planning policies.</p>	<p>The NP is proactive in setting how and where development should take place and to ensure that it is appropriate for the location. It is a mandatory requirement for a NP that it meets the Local Planning Authority’s housing allocation.</p> <p>Currently the allocation for new housing set out in the Emerging Local Plan is not fixed and is subject to an allocation process which has not been carried out by LDC. LDC have confirmed that the NP can establish the allocation via its process and we have done so on the basis of the evidence gathered, local knowledge, and site availability within the local constraints. We have proposed an allocation which is within the range proposed by the Local Plan and as such is, in our</p>

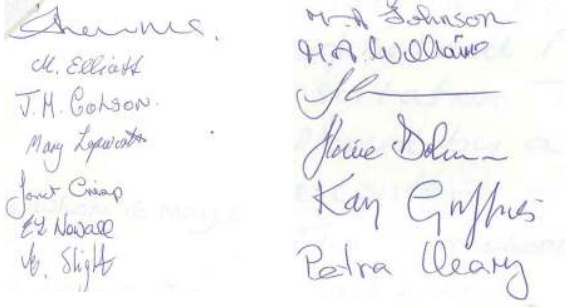


REF	Consultation Response	Neighbourhood Plan Reply
		view, fully compliant.
21.6	The figure of 90 dwellings proposed for Alrewas in the Neighbourhood Plan should be defined as a minimum figure. Furthermore, those sites outside the village boundary should not be included in the housing figure for Alrewas. Lichfield Council's emerging Local Plan proposes 90-180 dwellings for the settlement of Alrewas, and not as a housing figure for Alrewas Parish.	<p>We contend that in establishing only a 'minimum' figure, the establishment of an allocation is in fact meaningless. The allocation process is intended to establish a reasonable level of new housing that an area can accommodate, having established this figure it is by its nature a maximum.</p> <p>The Neighbourhood Plan Area is for the Parish and there are very limited opportunities for development outside of the village settlement itself. If expansion is required to deliver the allocation, then this expansion outside of the current settlement boundary must by definition be included in the total allocation.</p>
22.0 Jane & Peter Curran	We have read the proposed Neighbourhood Plan for Alrewas and wish to state our support of the plan for adoption.	Support noted
23.0 Natural England	Natural England generally welcomes the Neighbourhood Plan and considers that it will provide a valuable framework to guide the future sustainable development of the community.	Support noted
23.1	We are particularly supportive of policy 3.1 which aims to protect and enhance public open space and improve local footpaths which will encourage access to rural areas and the canal side environment. We also welcome policy 3.4 which aims to limit the impact of light pollution which can have a negative impact on nature conservation especially bats and invertebrates.	<p>Support noted.</p> <p>The current description of the area allocated as Local Green Space has been clarified within the Neighbourhood Plan by including a map showing this designated area.</p>
23.2	In addition we welcome Section 4: Environment & Conservation, as we consider that this will provide protection for the natural environment of the Parish.	Noted as above.
23.3	We note that Section 5 explains the reasoning behind the housing allocation for 90 dwellings though no specific development sites have been finalised in the neighbourhood plan. This level of development may require Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA). We have written to Lichfield District Council separately advising that a HRA and SEA screening exercise is undertaken (copy	<p>NP Policy 5.2.3 changed to read:</p> <p>"2. protect and enhance the Conservation Area and the natural environment."</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>of letter attached for information).</p> <p>We also recommend that policy 5.2.3 is strengthened by replacing the words “respect” with “protect”.</p>	
23.4	<p>We suggest that maps identifying the key housing sites which have been discussed in the plan could be included in the appendices.</p>	<p>A map showing areas outside the village which have potential for development has been included in the revised NP. The SHLAA which is included in Appendix (xi) shows registered potential sites within the village.</p>
23.5	<p>Protected species</p> <p>You should consider whether your plan has any impacts on legally protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.</p>	<p>This aspect is covered by the Emerging Local Plan and will be referred to in the revised NP, the NP is in full compliance with the Emerging Local Plan.</p> <p>The impact of any future planning applications on protected or Biodiversity Action Plan species would be assessed. The process outlined in Natural England’s comment would then be followed.</p>
23.6	<p>Opportunities for enhancing the natural environment</p> <p>Neighbourhood plans may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>If, as you develop your plan, you consider that it will significantly impact on designated nature conservation sites or protected species or has other significant impacts on the natural environment then you should consult Natural England again.</p>	<p>Your comments are noted and future planning applications will be assessed on their provision of green space and also building design.</p> <p>We will encourage future developments to incorporate features which are beneficial to wildlife.</p> <p>If any planning application is considered to have a significant impact on designated nature conservation sites or protected species or has other significant impacts on the natural environment then we would consult with Natural England.</p>
24.0 Environme	<p>Flood risk</p> <p>We have no objections on flood risk grounds as</p>	<p>NP Policy 5.3 has been reworded to read:</p>

REF	Consultation Response	Neighbourhood Plan Reply
<p>ntal Agency</p>	<p>the plan seeks to preserve the floodplain.</p> <p>We consider policy 5.3 may be unenforceable and does not reflect how the Agency's would respond to a planning application nor would we be in a position to object under our own policies, guidance and National Planning Policy Framework (NPPF).</p> <p>The policy refers to no development in Flood Zone 3. We are not sure how this would be supported by the Council as development in Flood Zone 3 is allowed under the NPPF as long as the Sequential &amp; Exception Tests are passed.</p> <p>The policy also precludes flood plain compensation for raised areas within the floodplain, this is allowed under the NPPF as long the mitigation is level for level.</p> <p>We consider the inclusion of SuDS and Climate Change in new development is repeating national Policy and sufficient references in the NPPF.</p>	<p>"All developments should undergo a Sequential Test and, if required, an Exception Test in relation to flood risk. Only where there are no reasonably available sites in the Flood Zone 1 or 2 should the suitability of sites in Flood Zone 3 be considered. New developments should be planned to avoid increased vulnerability to the range of impacts arising from climate change, particularly with respect to Peak Rainfall Intensity and Peak River Flow.</p> <p>Flood mitigation which relies on extensively raising the existing ground levels will not be permitted as this has an unacceptable impact on the landscape and environment and potentially a significantly adverse visual impact on the village. Additionally this relocates flood water creating an enhanced risk to existing properties located within areas which are within Flood Zones 2 and 3. (NPPF Para 99 – 103, Technical Guidance on NPPF Para 5 &amp; 13)."</p>
<p>24.1</p>	<p>Groundwater</p> <p>The Neighbourhood Plan boundary is in an area located on Triassic Mercia Mudstone and designated as a 'Secondary (B) Aquifer' by the Environment Agency. There are also Superficial River Terrace Alluvium deposits which are designated as 'Secondary (A) Aquifers'. Secondary aquifers are capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers. Also the River Trent and Pyford Brook are located within the area. We have no concerns with regards to risks to 'Controlled Waters' receptors relating to this neighbourhood area.</p>	<p>Noted no groundwater risks from the NP</p>
<p>24.2</p>	<p>Biodiversity</p> <p>Whilst there is a clear objective in the plan to protect the floodplain from development, we consider that there is little reference to biodiversity or the rural environment in the document, apart from the final bullet point on page 32 where there are references to wildlife and ecology.</p> <p>This aspect of the plan could be improved to include more general aims to enhance the biodiversity within Plan area. There are good</p>	<p>We will change the reference to National Rivers Authority) on Page 25 to Environmental Agency.</p> <p>Two new paragraphs on NP page 8 have been inserted below the penultimate paragraph relating to the NMA (Local; Context and History):</p> <p>"Alrewas is proud to be a Gateway into the National Forest. The village and a significant portion of the</p>

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	<p>examples in the Appendix of potential projects which have been suggested such as tree planting and protection of Cannock Chase SAC by improving local flora and fauna and providing open spaces to relieve visitor pressures and using the river weir to generate energy.</p> <p>We would also like to highlight that no links have been made between the Neighbourhood Plan and the Central Rivers Initiative which Alrewas within lies and which has some overlapping objectives such as the footbridge over the A38 and the reopening of the railway station and improving public access to the countryside and coordinated restoration of gravel extraction areas and improved tourism. The Neighbourhood Plan refers to the 'National Rivers Authority' (page 25), which no longer exists. Its role has been taken over by the Environment Agency.</p>	<p>parish lie within the National Forest and the recently opened National Forest Way starts at the National Memorial Arboretum and passes through the village and onwards across the parish towards Yoxall.</p> <p>Part of the parish also lies in the area covered by the Central Rivers Initiative which has taken on the role of restoring former gravel workings as places for tourism, employment, recreation and wildlife. The vision of CRI is to carefully restore these sites to create beautiful places where people can explore and enjoy water, landscape and wildlife, and to form a sustainable network of wildlife habitats, public amenities and agricultural land.”</p>
25.0 Paul and Kathy Strickland	<p>Land at Pyford Brook</p> <p>We do not support any development at the land North and South of Pyford Brook. This land enhances what is a very special Conservation area. The views from the A513 into the village are to be carefully protected. This view is the only entrance into Alrewas with a distinctive village appearance.</p> <p>The views across the fields to Alrewas Parish Church and the other major buildings is invaluable and identifies the village has a place of beauty. The building of dwellings on the fields North of Main Street (Kings Bromley Road) would be a disaster and would change a rural aspect to the village to one of urban sprawl.</p>	<p>Covered by Policies 5.2.4, 5.2.5 and 5.3</p> <p>The views into the Conservation Area from the A513 and Kings Bromley Road are important and need to be preserved. However, as illustrated by the development of Manor Fields, it is possible to allow developments which are sympathetic to these views.</p> <p>It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction with the flood plain of Pyford Brook, (Figure 2, page 11) would make these areas unavailable for development and thus protect this key view into the village.</p>
25.1	<p>The view into the village contains a wonderful aspect of the last farm to retain its character i.e. Manor Farm. The retention of the land around this farm and its Grade II Barns will be to the benefit of generations of villagers.</p>	<p>Covered by Policies 5.2.4, 5.2.5 and 5.3</p> <p>The views into the Conservation Area from the A513 and Kings Bromley Road are important and need to be preserved. However, as illustrated by the development of Manor Fields, it is possible to allow developments which are sympathetic to these views.</p>
25.2	<p>Its vitally important to retain a rural aspect to the village. The land in question frames what is the best aspect of Alrewas. These fields are liable to flooding as has happened on several occasions</p>	<p>Covered by Policies 5.2.4, 5.2.5 and 5.3</p> <p>A Flood Map has been added to page 11 of the amended Neighbourhood plan to show the extent of the Pyford Brook flood plain. Policy 5.3 prevents</p>

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	<p>over the last fifteen years once Manor Fields was built.</p> <p>We note that neighbourhood plan policy 5.3 states that, 'flood mitigation which extensively artificially raises the existing ground levels will not be permitted as this has an unacceptable impact on the landscape and environment'</p> <p>We consider that raising ground levels would be required if development was proposed on the fields leading into Alrewas from A513.</p>	<p>artificial raising of existing ground levels which would severely curtail the ability to develop parts of the area around Pyford Brook.</p>
25.3	<p>The use of sites within the village boundary is still a favourite option in smalls groups of housing 3-6 properties.</p>	<p>Covered by Policy 5.1.1 The use of small scale and infill/ brownfield sites within the village boundary is the preferred option within the NP. However this will not meet the housing allocation and a level of development out with the Village Boundary will be required.</p>
26.0 Alrewas Womens Institue	<p>The following names endorse the neighbourhood plan in its entirety, all names are residents in the village of Alrewas and strongly feel that the plan will help create and maintain the village.</p>  <p>The image shows two columns of handwritten signatures. The left column includes: 'Cherrie', 'Cl. Elliott', 'J.H. Gokson', 'Mary Lovelace', 'Janet Crisp', 'E. Nourse', and 'V. Slight'. The right column includes: 'Mr. Johnson', 'H.A. Williams', 'J.', 'Joie D...', 'Kay Giffus', and 'Patra Cleary'.</p>	<p>Noted support here from key village group and 13 individual members.</p>
27.0 M Jacobs	<p>Site ref land off Main street South of Pyford Brook</p> <p>This is actually Kings Bromley Road. Part of this land is in the conservation area and building would have a detriment effect on it.</p>	<p>This is correct, the road west of Kent's Bridge is Kings Bromley Road.</p> <p>The NP Plan itself is not intended to evaluate each individual site but to develop policies which will guide developers and Planning Officers to develop and/ or assess Planning Applications in line with requirements of the NPPF, the Local Plan, the Conservation Area Plan and the aspirations of the majority of residents.</p>
27.1	<p>Site ref 811 land North of Pyford Brook and Overley</p>	<p>Policy 5.3 covers flooding, not all of the area west of the village is designated as flood plain and some could</p>

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	<p>Land Overlay Lane, I used to want to walk the footpath from Alrewas but so frequently had to turn back because of flooding or/and a soggy path that I no longer attempt it. People would certainly have to use their cars from the above area to go into Alrewas.</p>	<p>be considered for future development.</p> <p>Drainage works have taken place in this area which may reduce the number of occasions when the footpath floods but in the longer term we would support an initiative to raise the level of the small section of this footpath which floods, as a precursor to any development here.</p>
27.2	<p>Site Ref Rear of 18 Mill End Lane</p> <p>Very dangerous access – a double bend where folk have to push wheelchairs and prams with no pavement.</p>	<p>The Neighbourhood Plan sets out a series of policies to guide the Planning Offices in their evaluation of a Planning Application. During this assessment all issues such as traffic implications would be addressed.</p>
27.3	<p>Site Ref 868 and 869 4 Park Road</p> <p>A right of way was moved closely to 4, Park Road but vehicles would be a big danger if they have to cross the path of new dwellings.</p> <p>Whatever happens, Alrewas would find it difficult to accommodate more traffic on its roads.</p>	<p>The Neighbourhood Plan sets out a series of policies to guide the Planning Offices in their evaluation of a Planning Application. During this assessment all issues such as traffic implications would be addressed.</p> <p>Alrewas will have to build houses to comply with Lichfield District Council' allocation and this will inevitably lead to more traffic in the village,</p> <p>This right of way is (and always has been) in the carriageway of this shared driveway, but would be given consideration by LDC planning officers and County footpath officers should these sites be bought forward.</p>
28.0 Lichfield District Council	<p>The Range and Housing Numbers</p> <p>The housing number discussed in the Neighbourhood Plan is 90. The District Council considers that the figure should be presented as a "minimum of 90" throughout the neighbourhood plan. The Local Strategy provides the village of Alrewas with a range of 90-180 homes within the Plan period. The inspector confirms within his Initial Neighbourhood Plans cannot be used to limit development, the use of the word minimum will ensure that the plan is positive and does not appear to seek artificially constrain development. This would ensure consistency with the Local Plan and National Planning Policy which seeks to be positive about development.</p>	<p>See "Housing Numbers for Alrewas Neighbourhood Plan" document.</p>
28.1	<p>The plan makes reference to development within smaller settlements within the Parish. Where this development is supported by National and Local</p>	<p>See "Housing Numbers for Alrewas Neighbourhood Plan" document.</p>

REF	Consultation Response	Neighbourhood Plan Reply																																																																						
	<p>Planning Policy it can be considered acceptable. However development within these locations is not considered to form part of the allocated range for Alrewas village. The Spatial Strategy within the Local Plan Strategy has been endorsed by a planning inspector, any development in these smaller settlements would be considered as part of the “Other Rural” element of the Spatial Strategy.</p>																																																																							
28.2	<p>It is considered that the housing development section is silent on the housing need in Alrewas, there is little information on the demographics of the Parish, this will have an impact on the types of houses people need in the Parish. For example homes to downsize to, more affordable properties for young people to remain in the village. Whilst it is not necessary for the Parish to produce a housing needs assessment, greater reference should be made to the District’s technical evidence which has been used to determine the housing need across the District.</p>	<p>The following 2011 Census Data will be included in the Neighbourhood Plan.</p> <p>This data from the 2011 Census also shows that Alrewas has a significantly higher percentage of residents over 60 than Lichfield and England.</p> <table data-bbox="866 779 1225 936"> <tr> <td>Alrewas 60+</td> <td>31.7%</td> </tr> <tr> <td>Lichfield 60+</td> <td>27.6%</td> </tr> <tr> <td>England 60+</td> <td>22.3%</td> </tr> </table> <p>These differences are significant and therefore support the policy to ensure that there will be an adequate number of suitable homes available for elderly persons in the future. The Neighbourhood Plan takes this data into consideration within its housing policies and future development.</p> <p>We do not believe that the evidence which has been used to determine the housing needs across the District, which is of essence at a higher level, can be readily applied to Alrewas and feel that the census data provides a clearer indication, at a local level, of what is required.</p> <table data-bbox="866 1451 1513 1944"> <thead> <tr> <th rowspan="2">Age Range</th> <th colspan="2">Alrewas</th> <th>Lichfield</th> <th>England</th> </tr> <tr> <th>Population</th> <th>Percentage</th> <th>Percentage</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>0 - 9</td> <td>303</td> <td>10.6</td> <td>10.6</td> <td>11.9</td> </tr> <tr> <td>10 - 19</td> <td>369</td> <td>12.9</td> <td>11.6</td> <td>12.1</td> </tr> <tr> <td>20 - 29</td> <td>169</td> <td>5.9</td> <td>10.2</td> <td>13.7</td> </tr> <tr> <td>30 - 39</td> <td>226</td> <td>7.9</td> <td>11.6</td> <td>13.3</td> </tr> <tr> <td>40 - 49</td> <td>501</td> <td>17.6</td> <td>15.4</td> <td>14.6</td> </tr> <tr> <td>50 - 59</td> <td>379</td> <td>13.3</td> <td>13.2</td> <td>12.1</td> </tr> <tr> <td>60 - 69</td> <td>441</td> <td>15.5</td> <td>14.3</td> <td>10.7</td> </tr> <tr> <td>70 - 79</td> <td>311</td> <td>10.9</td> <td>8.6</td> <td>7.0</td> </tr> <tr> <td>80 - 89</td> <td>140</td> <td>4.9</td> <td>3.9</td> <td>3.8</td> </tr> <tr> <td>90 +</td> <td>13</td> <td>0.5</td> <td>0.8</td> <td>0.8</td> </tr> <tr> <td>Total</td> <td>2852</td> <td>100</td> <td>100</td> <td>100</td> </tr> </tbody> </table>	Alrewas 60+	31.7%	Lichfield 60+	27.6%	England 60+	22.3%	Age Range	Alrewas		Lichfield	England	Population	Percentage	Percentage	Percentage	0 - 9	303	10.6	10.6	11.9	10 - 19	369	12.9	11.6	12.1	20 - 29	169	5.9	10.2	13.7	30 - 39	226	7.9	11.6	13.3	40 - 49	501	17.6	15.4	14.6	50 - 59	379	13.3	13.2	12.1	60 - 69	441	15.5	14.3	10.7	70 - 79	311	10.9	8.6	7.0	80 - 89	140	4.9	3.9	3.8	90 +	13	0.5	0.8	0.8	Total	2852	100	100	100
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		<p>Southern Staffordshire Districts Housing Needs Study (Page 6) states:</p> <p>“Based on the quantitative need modelling against residents’ aspirations, viability and the characteristics of the existing stock, the following market housing sizes are required in Lichfield:</p> <p>5% 1 bed flat;</p> <p>42% 2 bed flat/house/bungalow</p> <p>41% 3 bed house/bungalow</p> <p>12% 4 bed house”</p> <p>These figures can be used as a guide for futures developments within Alrewas and are supported by the responses to the Village Questionnaire</p>
28.3	<p>Parish Council Involvement in Decision Making</p> <p>A number of policies (specifically Policy 2.1, 2.4, 3.2, 3.4, 5.4) appear to seek to give Parish Council statutory decision making powers on certain elements of planning decisions. The neighbourhood plan policies will be material considerations in decision making, and the Parish Council will be consulted on planning applications. However the Parish does not have decision making powers and policy cannot be written to them such powers. These policies could be reworded to express where the Parish will support certain types of development.</p>	<p>The Policies within the NP will be reworded to remove “approve” and replace with “support”.</p>
28.4	<p>Deliverability</p> <p>It is not demonstrated how a number of the policies will be delivered. Particularly the designation of the Local Green Space, nor the plan’s Spatial Strategy of delivering the allocated housing range on sites of no more than 30 homes. Regarding directions of growth – what evidence is there that options in these areas are deliverable. The Alrewas SHLAA update (Feb 14) provided to the Parish Council does not identify sufficient deliverable sites to the east or west of the village. Whilst these may be preferable options for the community, how are they deliverable? The NPPF requires plans to be deliverable (paragraph 173). Clear evidence should be referenced to show how</p>	<p>In our view we’ve had landowners clearly state they will bring sites forward to both the east and west if they can be supported so they are clearly deliverable in that respect.</p> <p>NPPF Para 173 states:</p> <p>Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure</p>



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	<p>these elements of the plan can be considered as deliverable.</p>	<p>viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.</p> <p>The Alrewas Neighbourhood Plan Housing Allocation Document, which forms Appendix iii in the revised Neighbourhood Plan, outlines the conditions which would make areas to the east and west of the village sustainable.</p>
28.5	<p>Evidence</p> <p>Show clearer links to all elements of the evidence used, policy needs to be supported by technical evidence alongside the Parish survey. There is a large body of evidence supporting the Local Plan which has direct relevance to the Parish and could have been referenced more extensively (for example the Open Space Assessment, Historic Environment Character Assessment). A list of the Local Plan Evidence and how each document related to Alrewas was provided to the Parish at the initial stages of the process. It may be helpful to provide information on the evidence used in the explanations for each policy. It is vital to make sure there is a clear trail showing how the evidence has been used to formulate policy. It is recommended that you ensure that all elements of evidence are referred to, including technical evidence and the community consultation.</p>	<p>We believe that we have provided sufficient link to numerous supporting documents throughout the Neighbourhood Plan.</p>
28.6	<p>Include a map of the neighbourhood area, with settlements clearly labelled etc. in the introduction. Such a map could incorporate details of the proposed area of green space. A clear map is important so that someone using the plan can clearly see areas the policies are referring to.</p>	<p>A map for has been included in the amended NP.</p>
28.7	<p>Paragraph numbers within the document may make it easier to reference and to consult upon at future consultation stages.</p>	<p>A good suggestion, but to add these has been deemed too onerous due to the formatting used in the preparation of the NP.</p>
28.8	<p>Page 5 – Statement regarding the plan as being a material consideration in decision making in advance of being ‘made’ is not supported by national planning guidance. The national Planning</p>	<p>The last sentence in NP 1st paragraph on Page 5 has been removed:</p> <p>In advance of the Plan being adopted or ‘made’</p>

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	Practice Guidance (PPG) (Paragraph: 007 Reference ID: 41-007-20140306 and Paragraph: 014 Reference ID: 21b-014-2014006) set out the weight which can be attributed to emerging Neighbourhood Plans. Decisions will be made in accordance with the national guidance as such this statement may not be needed within the plan.	..... NP 2nd paragraph on Page 5:  Remove the word “draft” and replace it with “Neighbourhood”
28.9	Page 5 – You will need to submit a basic conditions statement with the plan when submitting to the Local Authority as required by the regulations. Statement here states that the Parish believe that the plan meets the basic conditions, this will need to be expanded on within the Basic Conditions Statement which should be a separate document submitted.	A Basic Conditions Statement will be submitted to Lichfield District Council as a separate document.
28.10	Page 6 Penultimate paragraph – plan must be based on proportionate evidence. Recommend adding “and proportionate evidence” to the end of this sentence to be clear that all types of evidence has been considered.	Agree. This has been done.
28.11	Page 6 Final Paragraph and Page 11 Penultimate Paragraph – it is noted that the neighbourhood plan seeks to establish an appropriate allocation for the Local Plan Allocations document. The Local Plan Strategy establishes the range of 90 – 180 dwellings for the village with allocations to be made through the Local Plan Allocations or through a neighbourhood plan. As the plan does not allocate sites then these allocations will be considered through the second part of the Local Plan in consistency with the Local Plan Strategy range and the neighbourhood plan. There is no technical evidence or justification presented to further define the range through the neighbourhood plan. As discussed above the figure of 90 homes should be referred to as a minimum.	See “Housing Numbers for Alrewas Neighbourhood Plan” document.
28.12	Section 4 – Local Context & History – provides a good introduction and picture of the Parish. This is a very well written and structured section of the plan which provides a detailed portrait of the Parish. This section could be expanded to include latest demographic and census data for the Parish to provide a detailed picture of the Parish at present. This section could reference the Historic Environments Character Assessment (HECA) which could be used to inform this section.	Demographic and Census data will be included in this section of the NP, See Ref 28.2.  “The area to the north of the village contains a mix of field systems of different dates from later medieval to modern, historically water meadows were important within the area, some of which survive. The Staffordshire Historic Environment Assessments also note the high archaeological potential of both prehistoric and Roman remains as well as later

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		<p>archaeology associated with the settlement.”</p> <p>References:</p> <ul style="list-style-type: none"> <li>• Staffordshire Historic Environmental Assessment (2009) Lichfield District HEA – Final Report and Appendix 1</li> <li>• Staffordshire Historic Environmental Assessment (2009) Lichfield District HEA – Appendix 3</li> </ul>
28.13	<p>Section 6 Consultation Statement – A Consultation Statement is required (including information on this consultation) to be submitted alongside the plan. It is recommended that this would be a separate document rather than a section of the neighbourhood plan itself. This document should contain all information on how you have consulted different stakeholders and their responses throughout the process of producing the neighbourhood plan.</p>	<p>The Consultation Statement will be formatted as a separate document and will be expanded to list the different elements of consultation along with some commentary on each element.</p>
28.14	<p>Page 13, Third Paragraph – should refer to ‘late 2013’ and not ‘late 2014’</p>	<p>NP has been amended.</p>
28.15	<p>Page 14 Penultimate Paragraph – Reference to the Rural Planning Project (Rural Masterplan) drawing conclusions that were not subsequently able to be endorsed by the Parish. The Rural Planning project is part of the evidence base supporting the Local Plan. The process consisted of a number of consultation events, including feedback events held in the village when the draft reports which included the conclusions have been produced and were available for comment. The Rural Planning Report sets out the process that was undertaken and results of the various consultation stages. This has been discussed with members of the Parish Council on several occasions. The Parish has also been consulted on the Local Plan Strategy at all stages as is required.</p>	<p>The Rural Master Plan included two public consultation meetings in the Village Hall. At the second meeting a radically revised version of the Rural Master Plan was presented which included a suggested area for development north of Dark Lane. It also included a potential increase in housing numbers from those previously presented (70 – 88). There were vociferous objections to these new proposals at the second meeting. There was no further public discussion/ consultation after that meeting on the increased housing numbers and therefore LDC have not followed their own policy on consultation and therefore the numbers have no validity.</p> <p>Parish Councillors subsequently met with LDC and expressed their concern at the increased housing numbers and the lack of consultation. They were assured that the housing numbers were only indicative and would be finalised through the Allocations Process which would include the requisite consultation.</p>
28.16	<p>Policy 1.4 – This is perhaps too restrictive, people can submit change of use applications. Policy could be changed to say ‘unnecessary loss’ as this is the language used in the NPPF (para. 70). Also not consistent with paragraph 51 of the NPPF which states that Local Planning Authority’s should normally approve change of use to residential from commercial buildings (in the B</p>	<p>NP policy 1.4 has been changed to read:</p> <p>“Developments which lead to an unnecessary reduction of local services and community facilities will not be supported (NPPF para. 28 and 70).</p>

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	use classes) where there is an identified need for housing in the area, provided there are no strong economic reasons as to why such development would be inappropriate.	
28.17	Policy 2.1 – not necessary or reasonable that traffic impact (the transport assessment) needs to be approved by the Parish Council – in addition to the District Council and Staffs CC Highways. The LPA and SCC are the reasonable decision makers. Neighbourhood Plan does not give the Parish statutory decision making powers. This could be reworded to provide support to applications where the transport impacts have been mitigated.	The NP will be amended as suggested.
28.18	Page 21 – (and throughout document) – define what you mean by medium or large scale development? Is it Minor/Major planning applications which us 10+ as major?	<p>We will modify the NP to include the following definitions:</p> <p>Small Development &lt;6</p> <p>Medium Development 6 – 30</p> <p>Large Development &gt;30</p> <p>The rationale for these numbers is:</p> <p>&lt;6 will cover most garden infill sites</p> <p>6 – 30 will cover brownfield and directional development</p> <p>&gt;30 is too large to be considered for a single development</p>
28.19	Policy 2.2 – Policy should not require development to deliver a footbridge as for certain types/scales of development this may not be viable.	Policy 2.2 has been re-written and is supportive of Local Plan policy Alr1.
28.20	Policy 2.3 – This policy should be reworded slightly to focus on support for the reopening of the railway line, rather than focusing on development to deliver this. Rewording will ensure the policy is flexible to give broad support for the reopening of the line. Delete 'Development which supports' from the start of the policy. Then the end of the policy should say "...will be supported where these are in conformity with other policies within the neighbourhood and local plans"	<p>NP Policy 2.3 reworded to read:</p> <p>"The re-opening of Alrewas Railway Station and the railway line connecting Lichfield and Burton upon Trent is a key objective of this Plan. Organisations and developments which contribute towards this objective will be supported where these are in conformity with other policies within the neighbourhood and local plans". (NPPF para.30)"</p>
28.21	Policy 2.4 – The principle of requesting provision of public parking is supported, however as stated	<p>NP Policy 2.4 reworded to read:</p> <p>"The Parish would support proposals within the village</p>

REF	Consultation Response	Neighbourhood Plan Reply
	<p>earlier Parish Council is not the decision maker on planning applications as such reference to the Parish requiring provision as part of any redevelopment should be rewritten to state the Parish would support proposals to improve public parking. The LPA could not refuse planning permission on the basis that the Parish Council does not agree with the level of public parking provision.</p>	<p>centre (Main Street between William IV Road and Wellfield Road) which would lead to an improvement to public parking. NPPF para. 39 and 40)"</p>
28.22	<p>Policy 2.4 – refers to paragraphs 39 of the NPPF which refers to setting local parking standards which have yet to be set. Local Plan Strategy Policy ST2 states that maximum parking standards will be set out in the Sustainable Design SPD (draft due later in 2014). Furthermore, policy ST2 of the LP Strategy states that parking provision should relate to the needs of the development and not to any wider/existing parking needs or problems. It may be unreasonable to insist that any development makes provision for parking for others including general public parking. Paragraph 40 of the NPPF refers to town centre parking and parking charges and enforcement this reference doesn't seem to specifically relate to policy 2.4</p>	<p>Parking availability has been identified as a major issue within the centre of the village. Policy 2.4 refers to the future provision of parking within this area. It would be the intention of the Parish Council to provide suitable additional parking facilities in the village centre if suitable land became available and sufficient funding became available to purchase and develop it for parking.</p>
28.23	<p>Policy 2.5 – Note – in order to deliver reduced traffic speeds in the village, this would require a Road Traffic Order – therefore the ability to deliver this would not lie in the hands of the developer. Policy could be reworded to state that initiatives to improve pedestrian safety and traffic calming measures will be supported.</p>	<p>NP Policy 2.5 reworded to read:  "Initiatives to improve pedestrian safety and reduce traffic speed within the village which are approved by Staffordshire County Highways will be supported".</p>
28.24	<p>Policy 2.6 – To be noted that it is not the responsibility of County Highways to gain a reduction in noise and pollution. There is District Council (Environmental Health) involvement and also the Highways Agency (in relation to issues regarding the A38/strategic highway network). Policy could be reworded to state that initiatives to mitigate for noise and pollution from the A513 and A38 will be supported.</p>	<p>NP Policy 2.6 reworded to read:  "Initiatives to reduce noise and pollution from the A38/A513 will be supported".</p>
28.25	<p>Policy 3.2 – Policy requires approval from other bodies including the Parish Council and Canal and Rivers Trust, as discussed previously, the plan cannot give bodies decision making powers. It would be better for the policy say 'in consultation with' or state what development would be supported rather than require specific</p>	<p>NP Policy 3.2 reworded to read:  "The importance of the canal as a key historic element of the village, a tourist attraction and important public amenity must be recognised in any development proposal. Developments which impact directly on the</p>

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	approval from other bodies, as the determining authority is the LPA. Additionally the NPPF paragraph referenced within this policy refers to supporting prosperous rural economy, not sure how this relates to this policy.	canal physically or visually should support the provision of additional tourist and visitor facilities such as additional moorings, tourist information and boat facilities. Such developments, which are developed in consultation with the Canal and Rivers Trust, would be supported by Alrewas Parish Council. (NPPF Para.28)”
28.26	Policy 3.4 – Requires agreement from Parish for street furniture. As discussed previously this should be reworded to remove the requirement of the Parish to have a role in the decision making process on applications, it could be reworded to state that the Parish will be consulted or to provide guidance of what would be supported by the policy. Street furniture needs to meet SCC standards if it is to be adopted by them to maintain, therefore there could be issues with being able to meet the requirements of this policy.	NP Policy 3.4 reworded to read:  “All developments will provide a consistent approach to public realm design, street furniture, material specifications, lighting, etc. appropriate to the historic nature of the village and the Conservation Area. The Parish Council and, where appropriate the local Conservation Officer, will provide guidance to Staffordshire County Council on what would be acceptable in this area. This must include limiting the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation. (NPPF Para. 57, 125, and 126)”
28.27	Page 28 second paragraph – Be wary of wording which says limiting development as this would not be consistent with the NPPF. Rewording to say something like “protecting the Conservation Area in terms of ensuring development is appropriate design and scale”. Also this statement seems at odds with the preferred directions of growth, particularly given appeal decisions made by Planning Inspectors which have found the west of the village to be particularly sensitive.	NP Page 28, Para 2 changed to read:  ...protecting the Conservation Area in terms of ensuring development is appropriate design and scale, visual impact is minimal.....
28.28	Policy 4.3 – Do not feel there is correct reference being made to the TCP (GPD) Order 1995. Also as this is a legislative requirement and therefore it is not necessary to include as a policy in the NP as this is a statutory part of the decision making process. As such the policy simply repeats part of the process which is carried out on any application.	Keep in unless advised otherwise. I feel it is a key element, with a local emphasis, and there is no harm keeping it in even if does repeat part of the process.
28.29	Policy 4.5 – is designating a land use, as such should be defined on a proposals map. Need to show how options relating to this have been scoped out, what alternatives are there? Is this policy deliverable when the land is in private ownership. NPPF requires plans to be deliverable, specifically referencing the need for a willing land owner (paragraph 173). By default this designation will push development to other locations. Whilst the NPPF does allow for	The current description of the area allocated as Local Green Space has been clarified within the amended Neighbourhood Plan by including a map showing these designated areas.  Our proposed area of Open Green Space complies with the NPPF and the NPPF Guidance as shown below.

REF	Consultation Response	Neighbourhood Plan Reply
	<p>neighbourhood plans designate local green space, this needs to be consistent with sustainable development and complement investment in sufficient homes, jobs and other services. May need to demonstrate what impact this could have on the sustainable growth of the village. Without a map showing the proposed Local Green Space it is difficult to make a judgement on the scale of the issue.</p>	<p>NPPF Para 77 states:</p> <p>The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> <li>● where the green space is in reasonably close proximity to the community it serves;</li> <li>● where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>● where the green area concerned is local in character and is not an extensive tract of land.</li> </ul> <p>Under the NPPF Planning Practice Guidance:</p> <p>Planning Practice Guidance Open space, sports and recreation facilities, public rights of way and Local Green Space designation.</p> <p>The NP shows the area which has been designated as an Open Green Space which complies with the Planning Practice Guidance in the following areas:</p> <ol style="list-style-type: none"> <li>1. Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.</li> <li>2. Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.</li> <li>3. Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.</li> <li>4. Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.</li> </ol>

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		<p>5. The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.</p> <p>6. Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.</p> <p>7. A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.</p> <p>Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.</p>
28.30	<p>Add the wording from Policy NR7: Cannock Chase Special Area of Conservation to the Alrewas Neighbourhood Plan in this section as a new policy. The latest version of the policy is within the main modifications to the local plan strategy which have been published. Addition of this policy should assist in meeting Habitat Regulations with regard to the Cannock Chase SAC. Wording of the modified policy is as follows;</p> <p><i>Before development is permitted it must be</i></p>	<p>This is repeating a Local Plan policy. However it is considered to be an important issue for the Parish and so a new Policy 4.6 has been included in the Neighbourhood Plan which contains the following:</p> <p>“Before development is permitted it must be demonstrated that alone or in combination with other development it will not have an adverse effect whether direct or indirect upon the integrity of the Cannock Chase Special Area of Conservation (SAC) having</p>



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	<p><i>demonstrated that alone or in combination with other development it will not have effect whether direct or indirect upon the integrity of the Cannock Chase Special Area of Conservation (SAC) having regard to avoidance or mitigation measures.</i></p> <p><i>In particular, any development that results in a net increase in-dwellings within a 15km radius of any boundary of Cannock Chase SAC unless or until satisfactory avoidance and/or mitigation measures have been secured.</i></p> <p><i>The on-going work by relevant partner authorities will develop a Mitigation and Implementation Strategy. This may include contributions to habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of additional recreational space within development sites where they can be accommodated and contributions towards off-site alternative recreational space where they cannot; and measures to encourage sustainable travel.</i></p>	<p>regard to avoidance or mitigation measures.”</p> <p>Reference has also been made to Policy NR7.</p>
28.31	<p>Page 33 Third Paragraph – Needs to reference the Local Plan’s SHMA, this is the tested technical evidence which supports the housing need within the District. The Southern Staffordshire Districts Housing Needs Study and SHMA</p>	<p>Page 33 Third Paragraph has been amended to read:</p> <p>Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Alrewas this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish, particularly in light of the community’s increasingly ageing population. Evidence from the Rural Masterplan, village survey and the Southern Staffordshire Districts Housing Needs Study and SHMA which indicate demand for a range of property sizes and types in the Alrewas area, with more starter homes and properties to downsize to being made available. These housing requirements are driven by demographic changes and the current imbalances between housing size requirement and current housing size availability.</p>
28.32	<p>Page 34 Third Paragraph – The allocation of 90 – 180 homes is established through the Local Plan Strategy which is at an advanced stage. The inspector in his findings finds the spatial strategy of focussing development in the rural areas to the key rural settlements as sound and states that the ranges should be considered as a minimum (as should all housing numbers within the plan). As</p>	<p>See “Housing Numbers for Alrewas Neighbourhood Plan” document.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	discussed above the plan should refer to a minimum of 90 homes to ensure general conformity. The District Council disagrees that the allocation of housing conflicts with the 1998 saved policies, these are considerably out of date policies which predate the NPPF as such, less weight should be attributed to them.	
28.33	Page 34 Fourth Paragraph – The District Council disagrees with the statement that there has been a lack of consultation on the allocated range for Alrewas village. This range is based on evidence within the Rural Planning project which was subject to a number of rounds of community consultation and feedback which was provided in conjunction with the independent Commission for Architecture and the Built Environment (CABE) through the government funded Rural Master planning programme (all of which is detailed within the report). Additionally the role of Alrewas as a key rural settlement to take growth has been within the emerging Local Plan (formally known as the Core Strategy) for a number of documents, each of which was subject to consultation. The submitted Local Plan which includes policies relating to Alrewas, including the allocated housing range, was subject to pre-submission consultation. The District Council has met with the Parish on several occasions to discuss this.	See 28.15 above.
28.34	Page 35 First Paragraph – Note that neighbourhood plan is able to allocate sites, not challenge the range allocated by the Local Plan.	LDC advised that the NP can establish the final allocations in lieu of the Local Plan Allocations process, this is repeated in their own letter to us – include quotation. I don't think LDC's comment is correct here. We are not challenging the allocation range, we are finalising the actual number proposed within that range in accordance with Alr4
28.35	Page 35 Third Paragraph – The Rural Planning Project identifies potential housing growth of 73-88 homes within the settlement boundary and further growth capable of being delivered outside of the current village boundary subject to need. This is clearly stated within the Rural Planning Report, not referencing the full findings of the report could be misleading. These findings lead to the formulation of the range within the Local Plan Strategy.	See "Housing Numbers for Alrewas Neighbourhood Plan" document.
28.36	Page 35 Final Paragraph – This should be referred to as a minimum of 90 to conform with local and national planning policy which must	See "Housing Numbers for Alrewas Neighbourhood Plan" document.

REF	Consultation Response	Neighbourhood Plan Reply
	<p>seek to be positive about growth. The 90-180 range was to give flexibility in the plan moving forward to the Allocations stage, and being looked at in conjunction with the ranges from the other Key Rural Settlements should there be an established need for housing. The hearing sessions on the Local Plan have established that there is a pressing need for homes within the District. There is no technical evidence provided to demonstrate that this range should be restricted to 90 dwellings. Therefore the neighbourhood plan should refer to a minimum of 90 homes. The Inspectors Initial Findings (paragraph 138) confirms that the ranges are expressed as a minimum.</p>	
28.37	<p>Page 36 Second Paragraph – Should be noted that community consultation is only one aspect of determining in which direction growth should go. Other evidence should be used in this process.</p>	<p>In the NP Page 36, second paragraph the following has been inserted:</p> <p>.....least popular was expansion to the north. The Rural Master Plan did not consider expansion to the east to be sustainable and proposed protecting the views into the village from the west. These conclusions are at odds to the far more recent and comprehensive survey carried out in the village consultation. Taking the consultation and the Rural Master Plan into consideration, it is believed that the east and west options are preferred for the following reasons:</p>
28.38	<p>Page 36 Second Paragraph – Development to the east would be segregated from the village by the A38 with few opportunities to cross this significant barrier. This is not considered to be part of Alrewas Village as development here would not have easy access to the services and facilities within the village. The District Council does not consider that development to this direction would be sustainable.</p>	<p>The village was effectively divided when the A38 was made into a dual carriageway. An objective of the NP is to deliver infrastructure which re-unites both sectors of the village.</p>
28.39	<p>Page 36 Second Bullet – Sites to the east of the village would be adjacent to areas of flood risk as identified within the Strategic Flood Risk Assessment (SFRA). Therefore statement that these are not in flood plain is not supported by the technical evidence.</p>	<p>A Flood Plain map for the Parish will be included in the amended Neighbourhood Plan.</p>
28.40	<p>Page 36 – When talking about sites to the east, where exactly is this? The SHLAA update provided to the Parish shows two sites to the east of the village, both of which are considered to be 'Not Developable' given their unsustainable</p>	<p>See "Housing Numbers for Alrewas Neighbourhood Plan" document.</p>

REF	Consultation Response	Neighbourhood Plan Reply
	location.	
28.41	<p>Page 36 - The preference to have housing expansion to west of the village does not appear to note that there have been several planning appeals noting the inappropriateness of development in this area (rear of properties in Mill End Lane) - due to impact on the Conservation Area. The important views into the Conservation Area from this direction are also considered within the Rural Planning Report which concludes for these reasons growth in this direction would be less favourable than other options. It is also worth noting that development to the west would be contrary to the adopted Conservation Area Appraisal and Management Plan.</p>	<p>Manor Fields was built to the west of the village and did not adversely affect the views into the conservation area. Medium scale developments could be built in a similar style without adversely impacting views into the village.</p> <p>It is proposed that an area of land, shown on page 35 of the amended Neighbourhood Plan, should be designated as Local Green Space. This, in conjunction with the flood plain of Pyford Brook, (Figure 2, page 11) would make these areas unavailable for development and thus protect this key view into the village.</p>
28.42	<p>Page 36 Final Bullet – Overlay is not part of Alrewas village, and as such any development here would fall within the ‘Other Rural’ element of the local plan and not count towards the range allocated to the village of Alrewas. Unless this section is describing an extension of the village towards Overlay. If this is the case then clarification should be provided within the Plan to explain the approach.</p>	<p>Our argument that expansion to the west toward Overlay is the point, this is not the same as a separate distinct development at Overlay and we contend that given we are forced to expand, it is reasonable to consider Overlay an extension of the village.</p>
28.43	<p>Page 37 Fourth Paragraph – Need to clarify and evidence exactly why expansion to the north is the least preferred option, especially as a large part of this area is outside the Conservation Area which is noted as being the area where development should not occur. Whilst the public consultation suggests development to the north is the least preferred option, technical evidence and the Conservation Area appraisals suggest that other directions are potentially more sensitive.</p>	<p>Expansion to the North is the least preferred option to the residents of the village. It is also adjacent to a major flood plain and a significant proportion of the area to the North is liable to flooding and therefore should be avoided for development (NPPF Para 100).</p> <p>A Flood Map for the Parish has been added to the Neighbourhood Plan.</p> <p>Vehicular access to the North is limited to two roads which were built to service small/ medium size estates which are in effect cul-de-sacs. These roads were not sized to take additional traffic from additional sizeable developments.</p> <p>In addition these two access roads feed into restricted roads within the Conservation Area and any sizeable development would have an adverse impact on the Conservation Area.</p> <p>The area to the North also scores very highly in the Lichfield District HEA which is a further reason for limiting development in this area.</p>
28.44	<p>Page 37 Fifth Paragraph – Is there evidence to support the approach of small to medium sized</p>	<p>The proposal for small to medium sized developments is supported by LDC Emerging Local Plan Policy</p>

REF	Consultation Response	Neighbourhood Plan Reply
	developments? Need to reference the evidence which supports this approach. Such an approach may be too restrictive and not assist in delivery of the allocated range within the Local Plan Strategy.	ALR4 and by the conclusions in the Rural Master Plan
28.45	Page 37 Final Paragraph – The range within the local plan relates to the village of Alrewas as identified within the spatial strategy as being one of the key rural settlements. Development at other hamlets within the Parish may be appropriate where it conforms with national and local planning policy, however any such development would be considered as part of the ‘other rural’ element of the Spatial Strategy. The Spatial Strategy seeks to deliver sustainable development at key settlements, as such to be in conformity with this the plan must recognise the importance of the village of Alrewas in achieving this. Accept that to achieve the higher end of the allocated range development outside the current village boundaries would be required this was discussed through the Local Plan examination. However, there is a difference between development adjacent to the existing village boundary and development which is segregated or remote from the village. Be aware that the NPPF does not support the construction of new isolated homes within the country; as such focusing development to unsustainable rural locations would also conflict with national planning policy.	See “Housing Numbers for Alrewas Neighbourhood Plan” document.
28.46	Page 38 First Bullet – the allocated range relates to the village of Alrewas as one of the Key Rural Settlements identified within the Local Plan’s spatial strategy.	Suggest leave wording as is.  See “Housing Numbers for Alrewas Neighbourhood Plan” document.
28.47	Policy 5.1- It is recommended that certain developments should not be prioritised over others- it depends who/when an application is submitted and the applications then have to be determined on the basis of their individual merits. It is the developers/land owners’ choice as to whether they submit an application or not. Policy could encourage the use of brownfield sites and sites within the current village boundary but it can’t phase them and hold back other appropriate sites. The policy could be reworded to provide support for small infill developments and medium sized developments.	The term prioritised is used in the Emerging Local Plan Policy ALR4, so why is it not admissible in NP Policy 5.1.1?
28.48	Policy 5.1.2 – Local plan allows for appropriate development of this type, however this would not	See “Housing Numbers for Alrewas Neighbourhood

REF	Consultation Response	Neighbourhood Plan Reply
	be considered as part of the range within the Local Plan allocated to the village of Alrewas.	Plan” document.
28.49	Policy 5.2.1- Expansion of village to be limited to ‘at most 30 dwellings in a single development’- be clear on the evidence used to justify this approach. Evidence for how this can deliver the growth required.	<p>The Village Survey indicated that only 6.7% of respondents thought that &gt;100 houses should be built in the next 15 years. i.e. The vast majority believe the number should be well below 100 dwellings.</p> <p>The Housing Numbers for Alrewas Neighbourhood Plan document provides the rationale for setting a target of 90 houses over the period of the Plan. In broad terms it is only feasible to build in the following areas:</p> <ul style="list-style-type: none"> <li>• Infill</li> <li>• East</li> <li>• West</li> <li>• North</li> </ul> <p>There are 3 geographical directions for development, if the housing target is split evenly across these it results in a maximum number of houses in any one area of 30.</p> <p>This is compatible with ALR4 and with ensuring that there is no large concentration of development in any one area of the village which would have a negative impact on traffic congestion and safety.</p>
28.50	Policy 5.2.1 – The allocation of 90 dwellings should be referred to as a minimum of 90 dwellings, as previously discussed.	See “Housing Numbers for Alrewas Neighbourhood Plan” document.
28.51	<p>Policy 5.2.5 - What opportunities are left/what development would be allowed if development cannot meet all the constraints mentioned? For example the policy states that medium scale development east of A38 will only be supported if pedestrian footbridge across A38 is provided as discussed earlier this may not be viable, particularly with the levels of development proposed</p> <p>for Alrewas. Policy states that development to north of village would only be allowed in exceptional circumstances, what are these circumstances?</p>	See “Housing Numbers for Alrewas Neighbourhood Plan” document.
28.52	Policy 5.2.5 – Provide greater clarity in this policy, is it trying to allocate directions of growth, or is the policy providing criteria on which future allocations can be made. Whilst the policy does not rule out development in any particular direction, it does rank them. Ensure that the justification for this is	See “Housing Numbers for Alrewas Neighbourhood Plan” document.

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	<p>clear within the explanation to the policy. Need to see how options have been appraised (certainly the appendix should include the detailed scoring for each site, rather than the overall scoring and a copy of the matrix). Need to provide evidence and justification for this policy and its choices, as the Local Plan evidence directly contradicts this and suggests growth to the north of the village is potentially the most sustainable option in the Rural Planning Project. This would be explored in depth at the allocations stage of the Local Plan.</p>	
28.53	<p>Also note that there are very few sites with the SHLAA to the West and East of Alrewas. Even if these directions were considered as appropriate, there is no evidence that sites to meeting the required allocation are available and/or deliverable in these locations.</p>	<p>See “Housing Numbers for Alrewas Neighbourhood Plan” document.</p>
28.54	<p>Policy 5.3 – This policy is not required as this is covered by the NPPF and the Local Plan.</p>	<p>This is a key local concern and needs the additional emphasis from being in the NP.</p>
28.55	<p>Policy 5.4.1 – This policy is not required, the Local Plan policies will secure the appropriate level of affordable housing on any given site. The District Council has an adopted allocations policy in line with which affordable properties are allocated.</p>	<p>Retain this policy as Affordable Housing is a key concern within the village and Affordable Housing needs to be designated at the level required by the village and not at the level allocated to the whole of Lichfield District.</p>
28.56	<p>Policy 5.5 – NPPF (Paragraph 54) is clear that isolated homes in the countryside are not sustainable. The NPPF and Local Plan allow for appropriate development in these locations however this is not development within the range allocated to the village of Alrewas which is one of the Key Rural Settlements within the Spatial Strategy.</p>	<p>We are not proposing to develop isolated homes, we are advocating small scale developments within existing hamlets. However, the re-use of redundant or disused buildings, with certain provisions, is also admissible. (NPPF Para 55)</p>
28.57	<p>Policy 5.6 – Please note Building for Life Assessments are not mandatory- it is a design checklist/best practice guidance used predominately at the pre-application stage. The LPA does not/cannot insist that this is undertaken. The policy would be better to refer to principles in policy BE1 of the Local Plan Strategy. BFL is not mandatory and the government is due to consult on changes shortly to incorporate programmes such as BFL, code for sustainable homes into building regulations as part of the governments housing standards review. As such this policy should be removed or reworded to provide support for the principles of Policy BE1.</p>	<p>Local Plan Policy BE1 has been added to the policy documents supporting Policy Section 5 (Residential Development) and would be reference by Lichfield District Council in assessing and Planning Application. However it is felt that Building for Life covers more detailed aspects of future development and would be useful to the Parish Council in assessing future planning applications.</p>

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28.58	Policy 5.7 – Show the scoring for each site referenced at appendix iii) need to show a clear audit of why sites have been given certain scores.	<p>For the avoidance of doubt we have decided to modify the sections in the Appendix which deal with the Scoring Matrix.</p> <ul style="list-style-type: none"> <li>• The Scoring Matrix (Appendix ii) will be retained</li> <li>• Site Scoring, Results and Recommendations (Appendix iii) will be deleted.</li> <li>• The 2014 SHLAA will be included. It should be noted that this document is updated annually by Lichfield District Council.</li> </ul>						
28.59	Policy Section 6 – Generally supportive of this section. Policies are positive and reflect national and local planning policy.	Comment noted.						
28.60	Some clarity may be required on the area to the east of the A38 which is discussed as the commercial development zone. What area is this referring to? This may be best defined on a map. It should be noted that this area is within the Tame and Trent Valley (saved policy EA.14 of the 1998 Lichfield District Local Plan).	<p>A map has been developed which shows this area. Consider whether it is impacted by Saved Policy EA.14 from the 1998 Lichfield District Local Plan.</p> <table border="1" data-bbox="874 891 1501 1137"> <tr> <td data-bbox="874 891 943 1137">EA14</td> <td data-bbox="943 891 1011 1137">The Tame and Trent Valley</td> <td data-bbox="1011 891 1166 1137">The policy is consistent with the adopted Local Plan Central Strategy. It has regard to the Community Strategy in terms of achieving sustainable development.</td> <td data-bbox="1166 891 1278 1137">The policy supports economic development and regeneration and safeguards water resources.</td> <td data-bbox="1278 891 1347 1137">Save</td> <td data-bbox="1347 891 1501 1137">Policy is fundamental to the implementation of the Central Rivers Initiative involving multi agency partnerships and is consistent with the regeneration strategy for the valley as a whole.</td> </tr> </table>	EA14	The Tame and Trent Valley	The policy is consistent with the adopted Local Plan Central Strategy. It has regard to the Community Strategy in terms of achieving sustainable development.	The policy supports economic development and regeneration and safeguards water resources.	Save	Policy is fundamental to the implementation of the Central Rivers Initiative involving multi agency partnerships and is consistent with the regeneration strategy for the valley as a whole.
EA14	The Tame and Trent Valley	The policy is consistent with the adopted Local Plan Central Strategy. It has regard to the Community Strategy in terms of achieving sustainable development.	The policy supports economic development and regeneration and safeguards water resources.	Save	Policy is fundamental to the implementation of the Central Rivers Initiative involving multi agency partnerships and is consistent with the regeneration strategy for the valley as a whole.			
28.61	Policy 6.2 - it should be noted that certain conversions of retail/commercial development may be 'permitted development' now under fairly recent amendments to the General Permitted Development Order. Therefore it would be better to re-phrase the policy to something like 'loss of existing retail/commercial premises will not be supported where it would affect vital facilities within the Parish'.	Already covered in this document in Para 28.15 but LDC's wording seems fine.						
28.62	Policy 6.6- Concerned that this supports 'new' commercial development on the east side of the A38 in the rural area where it would not be sustainable. Does not conform with the spatial strategy of the Local Plan.	<p>NP Policy 6.6 reworded to read:</p> <p>"Further commercial development to the east of the A38, including the re-opening of Alrewas Railway Station, will be supported where the development provides an appropriate contribution to a pedestrian footbridge across the A38 and where this is in accordance with other Plan policies (NPPF Para. 28)</p>						
28.63	Page 54 - Do not agree that the neighbourhood plan can rely on 'windfall sites' as part of the allocation for a minimum of 90 dwellings, as it does not demonstrate deliverability of the units. The NPPF allows Local Authorities to use a	Further sites with a potential for development have been brought to the attention of the Steering Group and these are expected to be brought forwards during the life of the Plan. It would not be unreasonable to expect further sites to become available during the life						



REF	Consultation Response	Neighbourhood Plan Reply
	windfall allowance within their five year supply calculations. The Local Plan includes a windfall allowance which is based on evidence, this allowance covers the whole District, the housing allocations would be on top of any windfall allowance.	of the Plan.
28.64	Page 54 Second Paragraph – Definition of the 90 homes should be given, is this a minimum or maximum? As discussed if the figure of 90 homes is being used it should be presented as a minimum.	See “Housing Numbers for Alrewas Neighbourhood Plan” document.
28.65	Page 55 Second Paragraph – How does this score assess the appropriateness of each site? Need explanation of this and evidence supporting it. If the matrix is weighted on public opinion rather than technical evidence then it is no surprise that the findings are generally in line with the Parish survey results.	See comment in Para 21.3  The Scoring Matrix is an objective methodology, taking criteria from the Rural Master Plan, Conservation Area Plan and the Parish NP Questionnaire, to assist Developers and the Parish Council in assessing a Planning Application in terms of the policies within the Neighbourhood Plan.