

# Consultation Statement



## Frady Neighbourhood Plan 2017 - 2029



**April 2018**

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# 1 CONSULTATION PROCESS

## Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Fradley Neighbourhood Plan (FNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:
  - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - explain how they were consulted;
  - summarise the main issues and concerns raised by the persons consulted; and
  - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the FNP are as a result of considerable interaction and consultation with the community and businesses within the parish. Work has involved community groups over approximately four years, as well as surveys, public meetings and events. This has been overseen by Fradley Parish Council and the FNP Steering Group (an advisory committee to Fradley & Streethay Parish Council). During this process a Consultant (Navigus) was employed to put the Plan together, using the evidence we gathered from our consultations. Views and interactions from this entire process led to the Vision and Objectives in the FNP, and subsequently therefore form the basis for the key policies set out in the FNP.

## Organisational structure of the FNP

- 1.4 The FNP has been prepared after extensive community involvement and engagement. The FNP has reflected the views of the community and expressly for the need of more affordable housing, supporting the youngest and oldest members of the community. Traffic, loss of open spaces, lack of sports facilities and lack of amenities (principally a pub) were the principal issues for most people and the FNP has sought to address these in the policies of the Plan.
- 1.5 The structure put in place was a Steering Group comprised mainly of residents with a few Parish Councillors. The Steering Group also worked closely with Planning Aid who helped and advised on major points in the process. The Steering Group was, periodically, split into smaller task groups who looked at specific key areas such as communication, residential development, environment, open spaces, traffic and transport, sports facilities, etc.
- 1.6 The Steering Group changed somewhat over the period of time it took to complete the FNP but originally comprised of approximately 10 volunteers from the community and 2 members of the Parish Council. During the process of working on the Neighbourhood Plan the Steering Group met regularly once a month. All meetings are minuted and can be found on the Group's website: [www.fradleynp.org.uk/](http://www.fradleynp.org.uk/).

**Table of main events (from start of process to date)**

*Additional to the dates below regular monthly meetings (or more regularly as required) have been held by the Steering Group.*

Date	Action	Notes
January 2014	First public meeting in Fradley Church introducing the residents to neighbourhood planning	This was very well attended and generated a lot of interest with some residents showing an interest in participating
February 2014	First Steering Group committee meeting	
April 2014	SG meeting with developers, architects and Lichfield District Council representatives	Held at Lichfield Council offices to discuss Hay End Lane development with Wilson Bowden Developments
3 <sup>rd</sup> June 2014	Meeting with traffic consultant Mr Sam Grundy	This was for the purposes of gaining advice on the two Fradley Junctions onto A38 and traffic in general within Fradley village and its impact. (See Appendix C)
3 <sup>rd</sup> June 2014	SG had a table at developers' public meeting regarding Hay End Lane development	There was a low turnout of residents.
28 <sup>th</sup> June 2014	As above	A second meeting was called due to developers not giving residents enough notice for attendance on 3 <sup>rd</sup> June. This meeting was well attended.
July 2014	Notice of approval from Lichfield District Council for Fradley designated area in the Neighbourhood Plan	This followed a 6 week consultation process
September 2014	SG attendance at third developers' meeting	Questionnaires were handed out and members engaged with the public
October 2014	Attendance by Steering Group at a presentation given by Vice Chairman of Alrewas Neighbourhood Plan Committee.	This was held at our invitation so that members could gain advice and understanding of the neighbourhood planning process.
December 2014	Receipt of Designation Letter	
January 2015	FNP second public meeting held in Fradley Village Hall	Approx. 140 people attended
March 2015	SG members attend Seminar on Neighbourhood Planning	Lichfield Guild Hall
April 2015	First Parish Council grant received	
June 2015	Bank Account set up	Nat West Bank Community A/c
August 2015	Attendance at Lichfield District Council Planning Application for Brookfields development	Passed despite representation from the SG
October 2015	Website developed	
October 2015	Leaflets delivered and banners designed	Advertising second public meeting
October 2015	PC grant received by SG	
November 2015	Third public meeting	Approx. 50 people attended
December 2015	Questionnaires delivered to all residents of Fradley	

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Date	Action	Notes
January 2016	SG meeting with Chairman of Little Aston Neighbourhood Plan Steering Group	To gain information and advice
Jan/Feb 2016	First Questionnaire data analysed	
February 2016	SG meeting with Neighbourhood Plan Consultant (Navigus)	
March 2016	Attendance at Developers public meeting. This was held by Bellway Homes in relation to the Fradley South development	An exit poll was carried out with attendees (Appendix M)
June 2016	First Grant received from Locality	
June 2016	Skype meeting with Consultants (Navigus)	
July 2016	SG meeting with Fradley West Consortium, Landowners	This related to discussions regarding speculative development on land west of Gorse Lane
August 2016	Meeting with Lichfield District Council	Held at Lichfield District Council. This covered issues regarding communication, community transport issues and village amenities
August 2016	Receipt of Aecom Technical Report	
October 2016	Meeting with Wilson Bowden Developers	Regarding Hay End Lane potential sports facilities, pavilion and car parking
November 2016	Second Questionnaire prepared and delivered to all households	
November 2016	Meeting with Booth Associates	Pertaining to parcel of land on Fradley South
December 2016	Second Grant received from Locality	
January 2017	SG Meeting with developers	Discussion re sports provision for village
February 2017	SG members met with Evans Group and Bellway Homes	This was prior to a public open meeting regarding development of land at the Stirling Centre, Fradley South
February 2017	Second Questionnaire data analysed	Data uploaded onto Neighbourhood Plan Website
March 2017	Meeting with health professionals and Lichfield District Council	Re health provision in Fradley
April 2017	SG meeting with Booth Associates and CALA Homes	Pertaining to parcel of land on Fradley South
April 2017	SG meeting with Wilson Bowden Developers	Further update and discussions on potential sports facilities on Hay End Lane
May 2017	Meeting with health professionals and Lichfield District Council	Re health provision in Fradley
June 2017	Leavesley Group public exhibition	
September 2017	Draft NP submitted to Lichfield District Council for informal comments prior to formal submission	
October 2017	SEA Screening Report finalised	

Date	Action	Notes
November 2017	Formal submission of Fradley Draft Plan to Lichfield District Council & stakeholders	
January 2018	Consultation period ends	
January 2018	SG meeting with Wilson Bowden developers	Update on Hay End Lane development
February 2018	Meeting with Lichfield District Council, Everards Brewers and Legal & General	Update from all parties on existing and future plans for Fradley
February 2018	NP meeting to formalise comments on the representations and re-draft the current NP	Consultation Statement and Basic Conditions Statement work also started

1.7 Alongside the above events the following communications were included throughout this process:

- Regular reports and updates through the Fradley Facebook Page and entries in the Village News section of the Lichfield Mercury paper which is printed every week.
- The Fradley Parish Council were kept abreast of events at each of their monthly meetings. – Minutes published on line.
- Advertising Posters and Banners giving people notice of public open meetings displayed at various suitable locations around the village.
- Leaflets delivered to households
- Website running throughout process with regular updates
- Handouts / Displays at developers meetings

### **Public events and other consultation activities**

1.8 Following on from the timeline given above, these are the main surveys and consultation activities undertaken:

- A Neighbourhood Plan Open Meeting held at St Stephen’s Church, Fradley January 2014
- Second public open meeting held in Fradley Village Hall – January 2015 - approx. 140 people attended
- Third public open meeting held at St Stephen’s School – November 2015 – approx. 50 people attended
- First Questionnaire delivered to all households – December 2015
- Second Questionnaire delivered to all households – November 2016

1.9 The January 2014 Neighbourhood Plan Open Session was the first opportunity for the community to come together and give its views about the future development of the parish. The event was advertised by various posters at strategic locations around Fradley Village.

1.10 At this open meeting the purpose was to introduce the village residents to neighbourhood planning. A presentation was given by members of the Parish Council and as a whole this engendered a great deal of interest and some people left their names and email addresses for the purpose of joining a fledgling Steering Group.

- 1.11 In June 2014 members of the Steering Group manned a table at a Developer's exhibition (twice). The Steering Group produced their own survey, encouraged the public to fill in their comments and the steering group engaged with members of the public, only too happy to answer pertinent questions.
- 1.12 In January 2015 the Steering Group held the second public meeting at Fradley Village Hall. This was advertised by a campaign of various banners placed in strategic positions around the village, flyers delivered to every house (with the help of the scouts) and posts on the Fradley Facebook page. A competition was held for children aged 8 – 14, the prize being a day at Whitemoor Lakes Activity Centre.
- 1.13 In October 2015, leaflets and banners were designed in readiness for advertising a further public open meeting for residents which was to be held at St Stephen's Church, Fradley. It was not so well attended as previous meetings and approximately 50 people attended. The meeting was designed to update residents in person on our progress and also it acted as another advert for the questionnaires which were to be delivered in December 2015.
- 1.14 In November 2016 a second questionnaire was delivered to households and by February 2017 the working group completed the analysis which was posted on the website.

### ***Stakeholder consultations***

- 1.15 Fradley NP Steering Group has engaged with Lichfield District Council (LDC) through this process. Various meetings were held through the NP planning process with officers from LDC, to understand how we could evolve our Plan and the forthcoming developments in the village.
- 1.16 FNP Steering group also engaged with local landowners, such as Booth Associates, RPA and Wilson Bowden, to discuss possible development opportunities on land in the village.
- 1.17 Other consultees that the FNP engaged with included:
  - Staffordshire County Council
  - Local landowners
  - Local businesses and retail stores
  - Local Neighbourhood Plan Steering Groups

### **Strategic Environmental Assessment**

- 1.18 FNP Steering Group published a SEA & HRA Screening Report in October 2017, undertaken by Lichfield District Council – see Appendix W.
- 1.19 Natural England, Historic England and the Environment Agency all concurred with the findings of the Report in that no SEA or HRA were required.



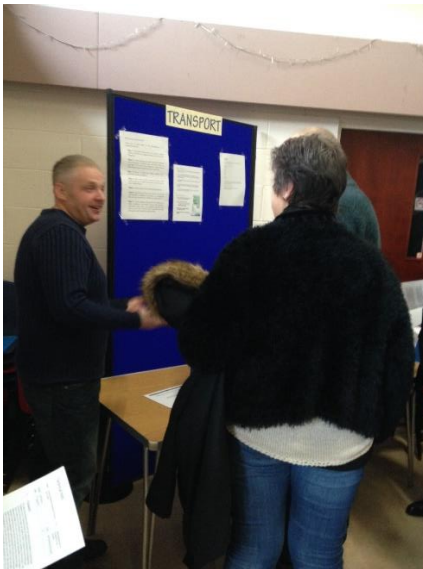
## 2 KEY RESPONSES FROM CONSULTATION

### First Public Meeting – Jan 2014

- 2.1 The First Public Meeting held in 2014 was an introductory meeting to explain the reasons for carrying out a Neighbourhood Plan and the due process. Over 100 people attended the event. A range of views were expressed and these were discussed at the initial NP meetings. The main points raised were:
- Concerns about the number of housing developments proposed for Fradley
  - Worries about the increased traffic flow following these developments
  - Construction traffic through the village
  - Very poor / dangerous A38 junctions (Fradley Lane & Hilliards Cross)
  - Poor parking provision in areas of Fradley South
  - Parking congestion around the school at drop-off & collection times
  - Garages not big enough to park cars in
  - Fradley's need for a pub
- 2.2 The interest generated from this first public meeting led to the formation of the initial Steering Group and subsequently to the main task groups identified, namely Transport, Facilities, Housing, Environment and Communication. One of the Steering Group's first goals was to set out the 'Vision and Objectives' of the Fradley NP, which the Group did after the first few months of forming the Group.

### Second Public Meeting – Jan 2015

- 2.3 The Second Public Meeting held in 2015 saw over 140 people attend. The residents were addressed to introduce the members of the Steering Group and the task group leaders, to summarise what the Steering Group had achieved over the last 12 months and to appeal for volunteers for the task groups. 'Stalls' were set up for each of the task groups (Transport, Environment, Housing, Facilities & Communication) to gather residents' comments on each of the sectors. A response sheet was produced for residents to leave their details and agree to help one of the task groups, etc. (See Appendix G) This is a summary of the response:
- 4 people volunteered to help out with the Housing task group
  - 4 people volunteered to help out with the Transport task group
  - 1 person volunteered to help out with the Environment task group
  - 2 people volunteered to help out with the Communications task group
  - 4 people volunteered to help out with the Facilities task group
  - 8 people showed an interest in joining the steering group
  - 48 people showed a general interest in helping in some way



- 2.4 This meeting was well attended, with the village hall full almost to capacity. A good cross-section of the community came to the event which was very encouraging. However, there are a large number of working families residing in Fradley and this group were possibly the most under-represented proportionately. The Steering Group recognised this and sought to communicate with these families mainly via Facebook. The village has a community Facebook page with a high proportion of young families regularly interacting through this media, so this was used to boost our communication links with the busy working families of Fradley. We also felt that this group would more regularly visit our website to view our latest updates, so this was also promoted.

### **Third Public Meeting – Nov 2015**

- 2.5 This meeting has deliberately held just before the first of the residents' questionnaires were due to be delivered in December 2015. The meeting sought to explain the need for residents to use the questionnaire to have their say on the future of the village, as well as to explain more about the Neighbourhood Plan, the planned developments coming to the village and our website as the main point of contact for updates - see Appendix I.

- 2.6 It was very important that the questionnaires were delivered by hand to every address in Fradley to ensure every resident could fairly have their say. The purpose of the questionnaire was to understand more about residents' views and aspirations for the village and to gauge the most important issues they felt should be addressed. Approximately 50 people attended this meeting.

### **First Questionnaire – Dec 2015**

- 2.7 309 questionnaires were returned - a 25% response from all households delivered to in Fradley. The detailed summary of the responses to the questionnaire are shown in Appendices K & L. Our main findings were:
- 53% of respondents said that 'living in a rural location' was a very important aspect to living in Fradley
  - 48% of respondents said that 'living in a small community' was a very important aspect to living in Fradley
  - 63% of respondents were very concerned about future loss of fields, trees and hedgerows
- 2.8 It seemed clear to us that residents felt quite passionate about living in a rural, small community and that the local environment should be respected and preserved.
- 43% of respondents said they supported small cluster housing developments spaced through the village, but were against further development in general and the need for industrial units or office units
  - 66% of respondents answered 'need a few more' and 'need a lot more' to the need for bungalows
  - 62% of respondents answered 'need a few more' and 'need a lot more' to the need for retirement housing
  - 58% of respondents answered 'need a few more' and 'need a lot more' to the need for 3-4 bed housing
- 2.9 These results seem to indicate that residents wanted to stay in their village but felt that there were not enough opportunities to either down-size on retirement or up-size after owning a smaller family home.
- 83% of respondents said that it was very desirable or essential to have improved internet access
  - 63% of respondents said that it was very desirable or essential to have improved health services / Doctors surgery
  - 37% of respondents said that it was very desirable or essential to have a public house developed in Fradley South, 26% favouring a more central location for the pub
  - 33% of respondents said it would be very desirable or essential to have swimming pool facilities
  - 31% of respondents said it would be very desirable or essential to have a sports hall
- 2.10 These results were quite clear on residents' priorities. The Steering Group used this information and held meetings with LDC and CCG's to promote the development of a doctors' surgery, a public house and further sports facilities in Fradley.
- Over 50% of respondents were very concerned about the access on and off the A38 at Fradley Lane and Hilliards Cross and the school drop-off and collection congestion

- 65% of respondents said it was very important to have better signage for lorry drivers on Fradley Park
  - 75% of respondents said that 'future houses having adequate parking provision' was very important to them, backed by a further 16% of people responding 'Important'
  - 71% of respondents said that 'parking of your drive' was very important to them, backed by a further 19% of people responding 'Important'
  - 52% of respondents said that owning a garage was 'very important' to them
- 2.11 Our transport questions gave us an insight to residents' views in this area and in general their concerns were around adequate parking provision, access from the A38 and parking congestion around school drop-off and collection times. These were addressed by discussing issues with the Headteacher of the local school, discussions with LDC and pin-pointing inadequate off-street parking and have dangerous levels of street parking.
- 2.12 This first questionnaire was very general and sought to collect a lot of information on a broad range of subjects. Once we had analysed and summarised the data, we felt that a second questionnaire (that we called a 'Focus Survey') would be needed to drill down on the specific areas of interest. This second questionnaire sought to focus on these issues.

### **Second Questionnaire – Nov 2016**

- 2.13 264 questionnaires were returned - a 21% response from all households delivered to in Fradley. The detailed summary of the responses to the questionnaire are shown in Appendix Q. A summary of the questionnaire is shown in Appendix R. Our main findings were:
- 67% of respondents said they are likely to stay in their house over the next 15 years
  - 21% & 24% of respondents said that a retirement village and bungalows are the most needed type of housing they will want over the next 15 years
- 2.14 These results confirmed our findings from the first questionnaire, that a large proportion of residents would like to remain in the village long-term and that the main group of housing that seems to be missing from the village is retirement housing and bungalows. We have sought to promote this with our discussions with landowners and developers.
- 30% of kids would use a football pitch at least weekly, with a further 17% at least monthly
  - 17% of kids would use a tennis court at least weekly, with a further 26% at least monthly
  - 69% of respondents said that they walk/run around Fradley at least weekly
- 2.15 These results indicate the need for a designated football pitch, which the village currently lacks. And the possibility for tennis provision. Through the Facilities task group, we have explored potential land suitable for the location of further sports facilities and have promoted the villages need for further sports provision to landowners and developers. Pedestrian routes are also a very important feature that residents expressed a need for us to support and further develop.
- 79% of respondents would like a pub
  - 47% of respondents said they would use the pub at least weekly, with a further 48% saying they would use it at least monthly
  - 23% of respondents said they would be interested in running a community pub (47 people) and 25% said they didn't know
- 2.16 We focussed on this amenity as we believed that the response from the first questionnaire showed that it was an emotive and much-discussed issue. Having spoken with developers, they were not

confident that they would find a brewery to take on the pub, so the Steering Group considered the merits of a community-run pub. The response from this second survey reinforced the residents' views of having a pub whether it was run by a brewery or by the community.

- 55% of respondents said that they would like a library/book share facility in Fradley with 22% saying they would use it at least weekly and 71% saying that they would use it at least monthly

2.17 This evidence highlighted another important facility that residents would like to see set up in the village and would be of great benefit to all sectors of the community.

- 63% of people said that they either agreed or strongly agreed that residential parking provision was adequate in their street
- 70% of people said that they either disagreed or strongly disagreed that parking provision was adequate for HGV's

2.18 This evidence shows that the parking issues experienced in Fradley are localised to a number of streets only and are not universally a problem throughout the village. However, parking provision for HGV's on Fradley Park does seem to be an issue that concerns a large number of residents.

### 3 REGULATION 14 PRE-SUBMISSION CONSULTATION

- 3.1 Fradley NP Steering Group finalised the Draft FNP in November 2017. The Regulation 14 Pre-Submission Consultation ran for a six-week period from 20<sup>th</sup> November 2017 to 15<sup>th</sup> January 2018, an extended period to reflect the Christmas holiday period. Paper copies of the draft FNP were made available at the Parish Office and the document was displayed on the FNP website.

#### Distribution to statutory and non-statutory consultees

- 3.2 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan but were advised that hard copies could be issued on request.
- 3.3 The full list of statutory consultees that were written to is as follows:

Consultees
<b>Statutory</b>
Lichfield District Council
Staffordshire County Council
East Staffordshire Borough Council
South Derbyshire District Council
North West Leicestershire District
North Warwickshire Borough Council
Tamworth Borough Council
Birmingham City Council
Walsall Council
Cannock Chase District
Stafford Borough Council
Parish Councils (see list below)
The Environment Agency
The Coal Authority
The Homes & Communities Agency
Natural England
English Heritage
Network Rail
The Highways Agency
South East Staffs & Seisdon Peninsula CCG
East Staffordshire CCG
Cannock Chase CCG
National Grid
Western Power
Severn Trent Water
South Staffordshire Water
<b>Councillors</b>
Cllr. Ben Rayner
Cllr. Margaret Stanhope
Cllr. Mike Wilcox
Cllr. Richard Cox
Cllr. Thomas Marshall
Cllr. Martyn Tittley
Cllr. Janet England
Cllr. Mark Warfield

<b>Consultees</b>
Cllr. Jeanette Allsopp
Cllr. Norma Bacon
Cllr. Ian Pritchard
Cllr. Colin Greatorex
Cllr. Jon O'Hagan
Cllr. David Smedley
Cllr. David Leytham
Cllr. Rob Strachan
Cllr. Alan White
<b>Local Organisations</b>
Fradley Park Forum
St Stephens Church
Fradley Heritage Group
Little Aston Neighbourhood Plan Steering Group
Alrewas Neighbourhood Plan Steering Group
Stonnall Neighbourhood Plan Steering Group
Alrewas Health Centre
Whittington Cricket Club
Lichfield Sports Club
Booth Associates
RPS Planning & Development
Everards
<b>Landowners/Developers</b>
Evans Property Group
Legal & General Property
J T Leavesley Ltd
Bellway Homes
Redrow Homes
Wilson Bowden Developments
<b>Parish Councils</b>
Alrewas
Armitage with Handsacre
Burntwood
Clifton Campville
Colton
Curborough & Elmhurst
Drayton Bassett
Edingale
Elford
Farewell & Chorley
Fazeley
Fisherwick
Fradley & Streethay
Hammerwich
Hamstall Ridware
Harlaston
Hints & Canwell
King's Bromley
Lichfield
Longdon
Mavesyn Ridware
Shenstone

<b>Consultees</b>
Swinfen & Packington
Thorpe Constantine
Wall
Weeford
Whittington
Wiggington & Hopwas

- 3.4 In addition, all local businesses that had been identified throughout the process were written to, as were landowners that had been engaged in respect of potential allocations.

### **Responses**

- 3.5 In total there were 13 representations:
- 9 letters
  - 4 emails
- 3.6 The representations are shown in Appendix X.
- 3.7 The responses of the Steering Group to the points raised by each representation are shown in a spreadsheet (see Appendix Y). This identifies where amendments have been made to the FNP in the Regulation 16 Submission version.