

Yoxall Neighbourhood Plan

Consultation Monday February 16th 2015 – Monday March 30th 2015

Regulation 16 representations

Representation number	Person or organisation	Policy	Representation	Do they want to be informed of decision?
Y001	Sport England, Victoria Vernon	All	<p>Thank you for consulting Sport England on the above Neighbourhood Plan.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, ‘A Sporting Future for the Playing Fields of England – Planning Policy Statement’. http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p>	Not stated

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			<p>Sport England provides guidance on developing policy for sport and further information can be found following the link below: http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations. http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>If you need any further advice please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely Victoria Vernon Planning Administrator</p>	

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Y002	Environment Agency	All, especially RE1	<p>I refer to your email concerning the above which was received 16 February 2015. Having reviewed the information we have the following comments:</p> <p>We support the objectives of this plan, particularly RE1: this Flood Risk policy covers new development outside of the floodplain, flood mitigation and surface water management. We welcome recognition of Flood Zones 2 and 3 as a development constraint.</p> <p>We would welcome further comment on the river corridor which should be preserved with appropriate on-going management. Consideration could also be given to designating the natural public open spaces as Local Nature Reserve to strengthen its profile and funding potential for management. The river Swarbourne could be recognised for its valuable status as a last remaining location in the area for White Clawed Crayfish and be protected and managed accordingly.</p> <p>In regards to the screening opinion we consider that the above Neighbourhood Plan would not have significant environmental effects and, as a result, a Strategic Environmental Assessment of the Plan would not be required.</p> <p>Yours faithfully Mrs Sarah Dawson Planning Advisor (Sustainable Places Team)</p>	
Y003	ESBC	Various	ESBC applaud the work that has gone into the research,	-

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			<p>consultation and writing of the Yoxall Neighbourhood Plan. The plan is easy to read, well laid out with targeted policies focussing on delivering the community’s vision and objectives. Detailed comments on policies follow, in order to assist the clarity of them and ensure they meet the basic conditions. There are also a number of typos highlighted.</p> <p><u>Para 1.09</u> – First sentence – expand so that it mentions the ESBC Local Plan</p> <p><u>Para 2.13</u> – Not sure whether this is the right plan. The National Forest has a new strategy ‘The National Forest Strategy 2014-2024’ http://www.nationalforest.org/about_us/strategy/</p> <p><u>Para 2.27</u> – Woodmill Methodist Church</p> <p><u>Para 3.11</u> – First sentence “as an upper Tier 2 Local Service Village”</p> <ul style="list-style-type: none"> - Last sentence – perhaps more correctly should be: <p>“ The consultation undertaken for the Neighbourhood Plan showed that the Preferred Option was the development of the Leafields Farm site for around 40 homes (see section 4 below). Planning permission has now been granted for this site, so there is no need to allocate any housing sites in this Plan to meet the strategic needs of the Borough.”</p> <p><u>Para 3.13</u> – remove the ‘a’ before “historic rural</p>	

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			<p>character” in the Vision</p> <p><u>Para 5.03</u> – First line - replace “is introducing” with “ may be introducing”. Delete all of last sentence after “CIL Charging Schedule”.</p> <p>Para 5.04 – change ‘Exception’ to ‘Extension’ in second sentence.</p> <p><u>Policy H1</u> First sentence of second para, “a maximum of 3 new dwellings”.</p> <p>We would advise swapping the second two sentences in the policy around:</p> <p>“The Yoxall Settlement Boundary is shown in Illustration 5a.</p> <p>The total number of dwellings provided on <i>infill</i> sites inside the Yoxall Settlement Boundary is expected to be around 20 new dwellings over the plan period (to 2031). New housing development comprising a maximum of 3 new dwellings will be permitted on <i>suitable</i> infill or redevelopment sites inside the Settlement Boundary.”</p> <p>New/alternative text in italics.</p> <p>Whilst we understand infill/windfall within the settlement boundary has not been capped (‘around 20’) and therefore we believe in basic conformity with the NPPF, restricting the number on each site to a maximum of 3 is somewhat restrictive. It may be better again to say something like ‘around 3 dwellings’.</p> <p>Illustration 5a – it would be clearer to show the existing boundary in one colour and the proposed SB extension in</p>	

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			<p>a different colour.</p> <p>Paragraph 5.07 - This para does not effectively describe the policy, since the policy does not limit development outside the settlement boundary, it permits development within the settlement boundary. It would better read “The purpose of Policy H1 is to allow for the great majority of new residential development to be on sites inside the Settlement Boundary.”</p> <p><u>Policy H2</u> This policy as written could be interpreted as restrictive and we realise there is a current ‘policy vacuum’ whereby the saved policies of the 2006 LP are out of date and the emerging LP is not yet adopted. Recent appeal decisions have confirmed that NPs can be brought forward in the absence of an up to date Local Plan (as in this case) and ESBC welcome the NP coming forward, planning positively for the village, before the Local Plan is adopted. Therefore, taking out the word ‘only’ in the second sentence allows more flexibility. Point (e) needs some clarification, is there a size/scale that would be appropriate? There are currently a number of Green field application sites that could be considered appropriate (e.g. 8 dwellings at Bond End).</p> <p>Is this policy intended to apply only to residential development? If so this should be clarified.</p> <p><u>Para 5.14</u> – Last sentence - neighbouring and historic buildings</p> <p><u>Para 5.15</u> – Second sentence - quality and wellbeing of</p>	

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			<p>people's lives</p> <p><u>Policy D1</u> – Also should take account of the Yoxall Conservation Area Appraisal. The appraisal should be adopted by the time the plan is 'made'.</p> <p>Add to: (a) scale and form</p> <p><u>Para 5.22</u> - sentence needs finishing off.</p> <p><u>Para 5.23</u> – design = sustainable development in terms of the NPPF so this should be referenced and the Council's Design SPD should also be referenced.</p> <p><u>Policy D2</u> – urban grain – also take into account the existing archaeology of the settlement.</p> <p>There's no glossary, and urban grain is one term that needs explaining to a layperson.</p> <p>ESBC support this policy in principle but it might be too onerous for all applications to meet these criteria, for example a loft conversion or application for an advert or listed building consent. Possibly the phrase 'where appropriate' should be added to the beginning of the last explanatory sentence of the policy.</p> <p><u>Policy T1</u> – ESBC appreciate the amount of work that has gone into the development of this policy, including the work on traffic hazards along the A515, this should be applauded. The illustration 5b is very small and would be better being at least A4, with clearer text and arrows.</p> <p>Currently, national government guidance on the assessment of transport impacts is set out in a document called "Guidance on Transport Assessment" published in</p>	

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			<p>2007. We use the thresholds set out in this document when deciding whether an assessment is required for a particular planning application or not. The document sets out requirements for two types of assessment: the comprehensive Transport Assessment for large developments and the simpler Transport Statement for medium-size developments.</p> <p>Smaller developments, of the size likely to be allowed by the Yoxall NP, would not normally require any assessment. We recommend the Policy is renamed 'Transport Statement'.</p> <p>This policy has a threshold of 'more than 3 new dwellings', whereas currently policy H1 only allows up to 3 dwellings therefore developments are unlikely to need a traffic assessment/statement.</p> <p>'vicinity' should be clarified, using a larger copy of illustration 5b. i.e. transport statement required if new development is within Xm of a known traffic hazard, detailed in illustration 5b.</p> <p>Last sentence: take out 'increased'</p> <p><u>Para 5.35</u> – should form as part of an overall public realm strategy so as not to adversely impact upon the overall character and setting of the historic streetscape of the village</p> <p><u>Policy RE2</u>: No major comments but penultimate paragraph, 'he' should be 'the'.</p> <p><u>Policy CF1</u> – The Parish aspire to having a car park in an</p>	

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			<p>appropriate position therefore add 'with safe and direct pedestrian access' at the end of the sentence.</p> <p><u>Policy E1</u> – as written criteria (c) will only allow employment development when vacant or redundant buildings are developed first. This may not be viable. ESBC would suggest that criteria c is amended and moved to a statement after point (b) and before 'Development proposals for new employment...' 'proposals for the re-use of vacant or redundant historic buildings as part of the development will be encouraged.'</p> <p><u>SEA Screening</u> It is the responsibility of the LPA to produce a screening opinion on Neighbourhood Plans as they emerge. This was done and sent as required to the Statutory consultees. They replied and were in agreement that a full SEA was not necessary.</p>	
Y004	Michael Croft	Whole document	<p>I am writing to support The Yoxall Neighbourhood Plan</p> <p>It accurately reflects my views and has been developed with the backing of the local community.</p> <p>I wholeheartedly support the suggested Settlement Boundary and the policy to develop primarily inside it.</p> <p>I feel that the Yoxall Neighbourhood Plan provides a sensible approach to any future needs for a sustainable level of</p>	

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			development in the village.	
Y005	Margaret Croft	Whole document	<p>I am writing to express my support for the Yoxall Neighbourhood Plan.</p> <p>It has been developed with the backing of the local community and accurately reflects our views. I particularly support the suggested revised Settlement Boundary and the policy to develop primarily in this Settlement Boundary. I understand the need for additional housing in Yoxall and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development.</p>	
Y006	Sarah Gardner	Whole document	<p>My comments are as follows:</p> <p>I very strongly support the Neighbourhood Plan for Yoxall. Like many people living in Yoxall, I have been involved in its development as intended by the Government's policy on community driven planning. It has benefited from a great deal of input from the whole community and delivers a dynamic, exciting vision for Yoxall in future. It delivers additional housing in a way which recognises the key role Yoxall can play in delivering additional housing across East Staffordshire.</p> <p>The plan takes full account of the wider picture across East Staffordshire, the East Staffordshire 'village hierarchy' established as part of the evidence base and provides for sustainable development of Yoxall. This includes provision for further housing in line with regional requirements.</p>	

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			Sarah Gardner	
Y007	Mrs Alex Mackenzie	Whole document	<p>I would like to express my support of Yoxall's Neighbourhood plan, which is currently in Public consultation. The plan has been developed by the people of Yoxall and therefore reflects the views of the people who live in Yoxall.</p> <p>Having had time to research and develop this plan, I am confident that the need for additional housing within Yoxall should be in line with the proposed Neighbourhood plan as it takes into consideration the level of increase for the School, Health Centre and services to the village which is reasonable and will not have an adverse effect on them.</p> <p>I full support the suggested revised Settlement Boundary and the policy to develop primarily within this settlement boundary.</p> <p>Yours Sincerely Alex Mackenzie (Mrs)</p>	
Y008	Natural England – Susie Murray		<p>Planning consultation: Yoxall Neighbourhood Development Plan 2012-2031 (NDP) Location: East Staffordshire Borough</p> <p>Thank you for your consultation on the above was received by Natural England on 16 February 2015.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present</p>	

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			<p>and future generations, thereby contributing to sustainable development.</p> <p>Natural England (NE) has reviewed the following documents:</p> <ul style="list-style-type: none"> ☐ Yoxall Neighbourhood Development Plan 2014-2031 Submission Draft (November 2014) ☐ Basic Conditions Statement (February 2015) ☐ Consultation Statement and Appendix ☐ SEA and HRA Screening Report (November 2014) <p>Following our previous advice issued 10 December 2015 I can confirm that we have no further comments to make with regard to HRA and SEA screening. We also have no comments to make in respect of the Consultation Statement and Appendix or Basic Conditions Statement.</p> <p>With regard to the Yoxall Neighbourhood Development Plan 2014-2031 Submission Draft (YNDP), we consider that it generally addresses the natural environment well. NE offer's the following additional comments:</p> <ol style="list-style-type: none"> 1. We support the inclusion of Yoxall Strategic Aim 7 which specifically seeks to both preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall. Clearly, improved connectivity between green infrastructure will provide benefits for both people and wildlife. 2. We commend the authority for the inclusion of a specific policy (RE2) for the conservation and enhancement of multi-functional green infrastructure within the plan area. We welcome the inclusion of wildlife protection, enhancement and 	

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			<p>diversity as part of the rationale for GI policy development (paragraph 5.43) as well as providing for people. Natural England would add that multi-functional GI can involve habitats and green spaces resulting from a need to mitigate or compensate for unavoidable losses or impacts, in addition to spaces which may not be priority habitat but which provide a wide range of functions of benefit to the development and community. Such functions include improved flood risk management, provision of accessible green spaces, climate change adaptation, biodiversity and landscape enhancement (including better functionality of local ecological networks) as well as quality of life benefits for the local community (including health and economic well being and access to wildlife).The provision of GI is supported by the National Planning Policy Framework (NPPF, DCLG March 2012).</p> <p>We remind the council that GI also includes blue infrastructure such as the corridors of the River’s Swarbourn and Trent.</p> <p>3. It is clear that Policy RE2 has been further expanded following comments from Staffordshire’s Environment Team and we support these changes.</p> <p>4. Paragraph 5.45 makes reference to Yoxall Strategic Aim 3 – this should read Yoxall Strategic Aim 7.</p> <p>5. Natural England would add that the YNDP should seek out 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. This should also be considered as part of any new development proposal, and this could be written into policy in the YNDP, potentially to be included as part of Policy D2.</p>	

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			<p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Susan Murray on 0300 060 2967. For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p> <p>Yours sincerely Susan Murray Lead Adviser – Sustainable Development North Mercia Area Team Natural England</p>	
Y009	Kathryn Foschtinski	Whole document	<p>I am writing in support the Yoxall Neighbourhood Plan.</p> <p>It accurately reflects the feeling in the community of the way Yoxall should be developed.</p> <p>It is of paramount importance that the new settlement boundary as suggested in the plan is adhered to, in view of the number of planning applications now in the system for Yoxall.</p> <p>We at Yoxall have demonstrated that we not against some development in the village and have the quota of houses that the East Staffs Borough Council wished us to find - in a sensible location.</p>	No

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			<p>To stop over development of the village this Neighbourhood Plan should be approved as soon as possible.</p>	
Y010	Ben Hughes	Whole document	<p>I am writing in support the Yoxall Neighbourhood Plan.</p> <p>It accurately reflects the feeling in the community of the way Yoxall should be developed.</p> <p>It is of paramount importance that the new settlement boundary as suggested in the plan is adhered to, in view of the number of planning applications now in the system, and developers suggesting intention to apply in and around the village.</p> <p>The village has accepted that some development in the village is necessary, and we have demonstrated that we not against this. We have identified sites to meet the quota of houses that the East Staffs Borough Council wished us to find - in a sensible location.</p> <p>To stop dramatic over development of the village this Neighbourhood Plan should be approved as soon as possible.</p>	No
Y011	English Heritage - Pete Boland		<p>Neighbourhood Plan for Yoxall, East Staffordshire.</p> <p>Thank you for consulting English Heritage about this Neighbourhood Plan and we note the particular emphasis placed upon the consideration of the relative merits of three</p>	Yes

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			<p>potential sites for housing development. We commend the approach taken to this exercise and the fact that impacts upon the conservation area have been factored in alongside various other constraints and considerations.</p> <p>Overall we now consider the approaches taken in the revised plan, including the use of a Village Design Statement and an analysis of Historic Character to inform strong plan policies for the protection of local distinctiveness, to be exemplary in terms of the historic environment. English Heritage commends the Neighbourhood Plan team on the production of a well-considered, concise and fit for purpose document that effectively embraces the ethos of “constructive conservation”.</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me. Yours faithfully</p> <p>Pete Boland Historic Places Adviser</p>	
Y012	Jean Turner	Whole document	<p>I am writing to express my support for the Yoxall Neighbourhood Plan.</p> <p>It has been developed with the backing of the local community and accurately reflects our views. I particularly support the suggested revised Settlement Boundary and the policy to develop primarily in this Settlement Boundary. I understand the need for additional housing in Yoxall and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development.</p>	Yes

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Y013	National Forest	RE2	<p>Thank you for consulting the National Forest Company (NFC) on the submission version of the Yoxall Neighbourhood Plan.</p> <p>The NFC welcomes the reference to The National Forest with paragraph 2.13. The majority of the Parish falls within The National Forest with the some fields on the western extent of the Parish falling outside of the Forest. The paragraph can be updated to refer to the new National Forest Strategy 2014-24. The aim to link the two ancient Forests remains.</p> <p>The NFC supports policy RE2 Green Infrastructure, but considers that more weight could be added to the Policy by a more specific reference to the Parish’s location within The National Forest. The Policy could be amended to state that, given the parish’s location within The National Forest, the retention, enhancement and creation of green infrastructure across the Parish will be particularly supported. New developments should incorporate woodland planting and landscaping to accord with East Staffordshire Local Plan Strategic Policy 26 and integrate significant amounts of tree planting within proposed landscaping schemes. Improving access to existing National Forest woodlands could also be supported in the first sentence of this policy reflecting the importance given to this in paragraph 2.18 of the Neighbourhood Plan.</p> <p>For clarity, paragraph 5.48 could be amended to state ‘... and ensure tree stock within the plan area is maintained at a level which reflects the Parish’s location within The National Forest’.</p>	Yes

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			<p>The NFC welcomes the support given to The National Forest throughout the document. The Parish Council should be aware that we have a number of grant schemes available which can fund anything from individual specimen trees within the village to the creation of new woodlands. These grants may assist the Parish Council in delivering some of the aims and objectives of the Neighbourhood Plan.</p> <p>The NFC would be grateful if these comments could be taken into account when drafting the next version of the plan. The NFC would also be grateful if we could be consulted during the remainder of the process. Please let me know if you require anything further.</p>	
Y014	Zoe Roberts,	Whole document	<p>I am writing to provide my feedback on the Yoxall Neighbourhood Plan, which is currently undergoing a period of statutory consultation.</p> <p>Overall, I think the plan is a good reflection of the views and wishes of the local community and will help our village grow in a sustainable and manageable way.</p> <p>My comments about particular aims and policies are included below:</p> <p>Yoxall Strategic Aim 1 - To accommodate new housing development which satisfies strategic growth requirements, fulfills local housing needs, and enables locally needed infrastructure to be delivered. POLICY H1: DEVELOPMENT INSIDE YOXALL SETTLEMENT BOUNDARY POLICY H2: DEVELOPMENT OUTSIDE YOXALL SETTLEMENT BOUNDARY</p> <p>I think this is a sound aim and policy objective for our village. Whilst it is vital that our village grows in line with the East Staffs Local Plan, the growth must be proportionate with the size and nature of the village and the level of infrastructure. Some additional housing may be</p>	Yes

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			<p>required after the Local Plan is inspected but there is no indication that it would need to be provided in Yoxall or that Yoxall would be the most appropriate place for it. The level of housing allocated to Yoxall is not based just on local or borough wide need but on the level of services and infrastructure the village has. Even if the housing figures suggested by ESBC were increased by 20% during the Local Plan inspection process, a proportionate increase in the housing figures allocated to Yoxall would mean an additional 10 homes within the planning period. Given that 50 homes have already been given planning approval since 2012, it is likely that we will deliver significantly more homes than the 50 suggested by ESBC before the planning period ends and could easily accommodate additional growth if needed. This demonstrates that the Plan is not restrictive at all.</p> <p>The inclusion of an indicative number of homes to be provided is about ensuring a sustainable level of housing for Yoxall and not about being unnecessarily restrictive.</p> <p>There is a need to provide homes for older people who play an important and active part in our community. Many of the services and facilities in the village are chiefly supported by older people. Younger people who work outside the village spend their money outside of the village too.</p> <p>There is a narrative submitted by more than one developer, about the need to provide homes for first time buyers in Yoxall but this isn't based on any evidence. There is a large population of people with young families in our village but many young people leave villages such as ours, not because they have to, but because they choose to in order to establish careers and live nearer a wider range of facilities. In addition, none of the developers who talk about the need for homes</p>	

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			<p>for first time buyers are proposing to provide them!</p> <p>Strategic Aim 2 - To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</p> <p>POLICY H1: DEVELOPMENT INSIDE YOXALL SETTLEMENT BOUNDARY</p> <p>POLICY H2: DEVELOPMENT OUTSIDE YOXALL SETTLEMENT BOUNDARY</p> <p>I think this is a very important aim to protect the historical character of the village and the traditional line of its development. The proposed change to the settlement boundary included in this neighbourhood plan allows for a reasonable and appropriate level of development in line with the traditional linear layout of the village. Yoxall has a strong history of delivering windfall and infill and the proposed revised Settlement Boundary will not preclude small, additional development during the period of the plan.</p> <p>The amending and setting of our Settlement Boundary ensures that we can deliver the principle of Neighbourhood Planning which states that <i>“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.”</i> and <i>“They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided..”</i></p> <p>I do not feel the Settlement Boundary implies a negative attitude to housing development and growth but is merely the expression of the intention of Neighbourhood Planning to allow communities to determine the location of future development.</p> <p>Yoxall Strategic Aim 4: To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian</p>	

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			<p>connectivity</p> <p>POLICY T1: TRAFFIC ASSESSMENTS</p> <p>I think this is a good aim for our Neighbourhood Plan and highlights the importance of involving local people in developing the Neighbourhood Plan and having a 'say' in planning decisions. Whilst there is no national requirement for travel assessments, locally the impact of additional traffic on the A515 is a key issue. The footpaths along the main road of the village are narrow and difficult to navigate particularly for pushchairs and wheelchairs so additional traffic flow can be very dangerous for pedestrians.</p> <p>Yoxall Strategic Aim 6: To ensure that new development in Yoxall does not exacerbate the risk of flooding</p> <p>POLICY RE1: FLOOD RISK</p> <p>Similarly this aim reflects the local knowledge and input into the Neighbourhood Plan. Flooding is more of an issue in the village than the statistics would suggest and is a valid concern in the future development of Yoxall.</p> <p>Yoxall Strategic Aim 7: To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</p> <p>POLICY RE2: GREEN INFRASTRUCTURE</p> <p>This is an important aim to protect much of what is valued about our village by the community. The wildlife and native landscape reflect the farming heritage of the village and the setting of a Settlement Boundary will help to preserve the areas of open space and views which are most valued by residents.</p> <p>I think Yoxall Parish Council and the Yoxall Neighbourhood Plan working group should be commended on the work they have clearly put into producing the Plan.</p>	

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			If possible, I would like to be kept informed of the progress of the Yoxall Neighbourhood Plan.	
Y015	Mike and Louise Hart	Whole document	<p>Dear Sirs</p> <p>I write to express my support for the Yoxall neighbourhood plan which has been developed and agreed by the local community and truly reflects the views of the residents. I particularly support the suggested revised Settlement Boundary and the proposed policy to develop primarily within this settlement boundary.</p> <p>I do understand the need for additional housing in Yoxall and as a resident of 20 years, feel that the Yoxall Neighbourhood Plan provides a sensible and well thought out approach for a sustainable level of development.</p>	Yes
Y016	JVH on behalf of Walton Homes	Whole document	Please see Appendix 1 for full representation	Yes
Y017	Nicola Archer-Perera and Nigel Perera,	Whole document	I would like to add our support to our neighbourhood plan as I believe it details the correct level of sustainable development and is a true representation of the village boundary. It considers the future of the village well and details development that is achievable and conducive to the resources and services in the village. It is set as such that local amenities can grow with the village and does not allow for over stretching of resources.	No

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Y018	Paul and Louise Barker,	Whole Document	<p>Dear Neighbourhood Planning,</p> <p>I am writing to express my support for the Yoxall Neighbourhood Plan. It accurately reflects our views and is backed by the local community having been developed with significant input by people of the village. I particularly support the suggested revised Settlement Boundary and the policy to develop primarily within this demarcated area. I understand the need for additional housing in Yoxall and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development.</p>	No
Y019	John Finney,	Whole plan	<p>I am writing to express my support as someone who has lived in the village of Yoxall many years and seen the great effort put in by our community in putting together the communities thoughts into the Yoxall Neighbourhood Plan . Bearing in mind that this was a government initiative to allow the peoples voices to be heard it is my opinion that the Neighbourhood Plan as presented accurately reflects the opinion of the Village .</p> <p>I particularly support the suggested revised Settlement Boundary and the policy to develop primarily in this Settlement Boundary. I understand the need for additional housing in Yoxall and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development.</p> <p>Further the Plan recognizes the impact of additional housing on</p>	No

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			<p>the primary school and its ability to meet the needs of the community .</p> <p>The Yoxall Neighbourhood plan is the views, wants and expectations of our community and as such should stand before all else , is this not what the government intended it to do , it is the voice of the people.</p>	
Y020	Anna Delves,	Whole document	<p>I am writing to express my support for the Yoxall Neighbourhood Plan. It has been developed with the backing of the local community and accurately reflects our views. I particularly support the suggested revised Settlement Boundary and the policy to develop primarily in this Settlement Boundary. I understand the need for additional housing in Yoxall and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development.</p> <p>Regards</p>	No
Y021	Rod and Carol Dear,	Whole Document	<p>I am writing to express my support for the Yoxall Neighbourhood Plan. It has been developed with the backing of the local community and accurately reflects our views. I particularly support the suggested revised Settlement Boundary and the policy to develop primarily in this Settlement Boundary. I understand the need for additional housing in Yoxall and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development.</p>	No
Y022	Penny and Keith Smith,	Whole document	<p>We are writing to express our support for the Yoxall Neighbourhood Plan.</p> <p>It has been developed with the backing of the local Community</p>	No

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			<p>and accurately reflects our views. Surely this is the best way to develop such a plan, and lots and time and effort has gone into engaging with the Community and many hours spent on this important and locally owned plan which we see as an important and well supported framework for the future.</p> <p>We particularly support the suggested revised Settlement Boundary and the policy to develop primarily within this Settlement Boundary.</p> <p>We do understand the need for additional housing in Yoxall, and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development within the infrastructure of this Community.</p> <p>We hope you will be able to take on board the sincerely held views of the Yoxall Community.</p>	
Y023	S and S Pryde,	Whole document	<p>We are writing to advise you of our complete support for the Yoxall Neighbourhood Plan and our wish that it should be put to a referendum at the earliest date possible. A lot of careful, structured work has gone into the plan and it must not be wasted.</p> <p>In particular we support the suggested revised Settlement Boundary and the policy to develop primarily within this. The Neighbourhood Plan provides a sensible approach for a sustainable level of development and it meets the new homes requirements as identified by ESBC.</p>	No

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Y024	Gary Horrobin,	Whole document	<p>I am writing in support of the yoxall neighbourhood plan.</p> <p>The plan has been developed over the past 2 years by the yoxall parish council and local people and accurately reflects the views of the community. I am sure if and when the referendum takes place it will be unanimously accepted.</p> <p>I support the changes to the settlement boundary and the policy to primarily develop within it.</p> <p>I understand the need for housing development and believe the proposals made in the neighbourhood plan provide a sensible approach to sustainable development that can be supported by the local infrastructure.</p> <p>I hope you take on board the views of local residents who care deeply about their community.</p>	No
Y025	Jake Horrobin,	Whole document	<p>I am writing to express my support for the Yoxall Neighbourhood Plan.</p> <p>It has been developed with the backing of the parish council, the local Community and accurately reflects our views.</p> <p>I particularly support the suggested revised Settlement Boundary and the policy to develop primarily within this Settlement Boundary.</p>	No

Representation number	Person or organisation	Policy	Representation	Do they want to be informed of decision?
			<p>I do understand the need for additional housing in Yoxall, and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development within the infrastructure of this Community</p> <p>We hope you will be able to take on board the sincerely held views of the Yoxall Community.</p>	
Y026	Nigel Roberts,	Whole document	<p>I am writing in response to the statutory consultation period on the Yoxall Neighbourhood Plan.</p> <p>I am supportive of the plan and, as a Yoxall resident, feel that the plan accurately reflects the views of the village.</p> <p>I am particularly supportive of the establishment of a revised Settlement Boundary which allows us to accommodate some growth within our village in an area which is near to the hub of the village (School, Church, Parish Hall, Post Office). I am supportive of the idea of additional homes in our village and feel that the numbers included in the plan are sustainable given the level of services and infrastructure we have and the level of growth indicated is in line with the East Staffs Local Plan which designated Yoxall as a Tier 2 village.</p> <p>I think the inclusion of aims and policies around traffic, flooding and green infrastructure are also very important and highlight this as a Neighbourhood Plan drawn up by people with real knowledge of the village. Yoxall experiences high levels of traffic, particularly HGV's, and it is important that any development considers the local impact of additional traffic</p>	No

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			<p>generated. Similarly flooding occurs in the village more frequently than statistics would expect and large scale development will potentially exacerbate this by increasing run off. The need to consider this from a local perspective is an important part of the Neighbourhood Plan. Similarly, whilst there are no nationally recognised areas of green space in the village, there are many areas and views which are locally valued and form an intrinsic part of the village heritage and character and residents would want to see these protected. The Neighbourhood Plan offers us an opportunity to do this.</p>	
Y026	Rachel Hunt,	Whole document	<p>Hello,</p> <p>my email is to send SUPPORT for the Yoxall Village Neighbourhood plan.</p> <p>Some time ago the village was asked to indicate what the residents would like in terms of housing to the village and a document was put together, the Neighbourhood Plan was a reflection of our wishes. It was agreed that a 'ribbon' of housing that followed the main road was in keeping - which was already the format of the village (from aerial view) so the plot agreed along the main road was the right site. This also gave the village a car park IN THE CORRECT LOCATION as a car park any further away would be a 'white elephant' and not used - also an opportunity lost to resolve the parking issues.</p> <p>The plan is appropriate for our community, has been thought through at length and I have a strong understanding that the majority of the village are behind it.</p>	No

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Y028	Staffs CC Ecology	Whole document	<p>Thank you for consulting the Staffordshire County Council Environmental Advice Team on the Yoxall Neighbourhood Development Plan.</p> <p>The Plan has taken account of comments that we made during the previous consultation period and we have no further comments to make.</p>	No
Y029	Mill Pond Development c/o Pegasus Planning	Policy H1	<p>We welcome the increase of the total number of dwellings provided on windfall sites from 10 to 20 new dwellings over the plan period, particularly given the Inspector's Interim Findings (dated 11th November 2014) indicated that a higher figure may be necessary in order to meet the Objectively Assessed Housing Needs (OAHN) of the area; however we strongly <u>object</u> that windfall sites are only allowed inside the settlement boundary and that the policy restricts the size of new housing sites to no more than 3 dwellings.</p> <p>Policy H1, similarly to Strategic Policy YSA2, fails to recognise that there will be finite opportunities for windfall development inside the settlement boundaries. Consequently Policy H1 is unlikely to be effective in meeting strategic housing objectives. It is apparent that the settlement boundary has not been amended for some time which presents limited opportunity for infill that has not already been exploited. Furthermore, the Conservation Area which covers a large part of the settlement boundary, presents a constraint to development which we feel has not been considered within the drafting of Policy H1, particularly as one of the key themes running throughout the document is the need to ensure that the historic character of the village is not harmed. As such the reliance on development within the settlement boundary, it could be argued, contradicts other elements of the Neighbourhood Plan which places emphasis on protecting and enhancing the historical rural character of Yoxall, as set out under Strategic Aim 3 and Policy D1, alongside numerous references within other policies and supporting text.</p>	Yes

Representation number	Person or organisation	Policy	Representation	Do they want to be informed of decision?
			<p>Notably the Local Plan Inspector, in his Interim Findings, has also indicated that there is the potential for increasing the range of sites (within the Local Plan) to improve the overall plan delivery. This may mean that settlements such as Yoxall will need to provide more housing and sites on the edge of the settlement should not be ruled out. In light of this we would advocate further modifications to the settlement boundary (in addition to the Leafields Farm site) to include Land at Bond End, which is illustrated on the attached site location plan that accompanies these representations. Land at Bond End was considered by the Parish Council as a potential development location but was discounted due to concerns about its appropriateness for housing following an assessment of the site, the results of which are set out in Appendix D of the draft Neighbourhood Development Plan. Evidence is now available, submitted in relation to planning application P/2015/00228 to demonstrate the suitability and deliverability of this site for high quality new homes. The evidence demonstrates the sustainability of the Site and underlines its credentials as a suitable housing allocation.</p> <p>Overall the Neighbourhood Plan should be sufficiently flexible to allow sustainable sites on the edge of the settlement boundary sites to come forward over the Plan period in order to meet the Local Plan housing requirement. As it stands the YNP is entirely reliant on development within the settlement boundary to meet housing needs, and clearly this is a risky strategy when there are so few sites available within the village envelope. In which case Policy H1 should be amended so that sites on the edge of the settlement can be considered so long as sites are they make a positive contribution to environmental sustainability; enhances the character or appearance of the area; and is of a scale commensurate with the size of the settlement.</p> <p>In relation to the overall housing target for the village, as the figure in the Local Plan is now a minimum requirement, the Parish Council should modify the Plan to ensure that the housing requirements NDP is also shown as a minima requirement. We also believe that setting a ceiling of no more than 3 dwellings on windfall sites is unnecessary, and will limit the Neighbourhood Plans ability to meet strategic housing targets.</p>	
Y030	Mill Pond Development c/o Pegasus Planning	Policy H2	<p>As it stands Policy H2 would only allow affordable housing on sites outside of the settlement boundary. We strongly object to this policy as it is currently worded, as we believe that it provides insufficient flexibility to meet the growth requirements of the settlement over the Plan period and would impact on the overall effectiveness of the Plan and the delivery of strategic housing objectives. Therefore in order for Policy H2 to meet the affordable and market housing needs of the area we believe the policy should be re-worded as follows:</p>	yes

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			<p><i>The Yoxall Settlement Boundary is shown in Illustration 5a</i></p> <p><i>Development proposals outside the Settlement Boundary will only be permitted if it can be demonstrated that:</i></p> <ul style="list-style-type: none"> <i>a) The development is for affordable housing on a rural exception site, where a need for affordable housing can be proven; or</i> <i>b) The development brings redundant or vacant historic buildings back into beneficial re-use; or</i> <i>c) The development makes an overall positive contribution to sustainability, and</i> <i>d) The development enhances the character or appearance of the area, and</i> <i>e) The development is of a scale commensurate with the size of the settlement.</i> <p>The amended wording above would allow for rural exception sites, conversions of historic buildings, along with market housing so long as it would contribute towards sustainable development, would enhance the character and appearance of the area and would be of a scale commensurate with the size of the settlement.</p>	
YO31	Mill Pond Development c/o Pegasus Planning	Policy RE1	<p>Draft Policy RE1 requires all planning applications to be accompanied by a "Flood Risk Statement". We object to this requirement as it is inconsistent with Footnote 20 of the NPPF which sets out the circumstances when Flood Risk Assessments are required. Clearly, if development is located in Flood Zone 2 or 3, then consideration will need to be given to potential risks of flooding. However, small scale development in flood zones 1 should not be expected to provide evidence of the potential risks of flooding.</p>	yes
YO32	Mill Pond Development c/o Pegasus Planning	Policy RE2		yes

Representation number	Person or organisation	Policy	Representation	Do they want to be informed of decision?
			<p>We support draft Policy RE2. We would also point out that the proposals for land at Bond End, which are currently the subject of application P/2015/00228, are entirely consistent with Policy RE2, by providing new public open space and footpath enhancements along the River Swarborn, along with significant native tree planting in accordance with the national Forest Policy.</p> <p>It is also noted this policy assists in achieving Strategic Aim 7, which aims to preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network. We support the aim to take advantage of opportunities to extend, improve and increase the safety, use and attractiveness of these areas and routes, and is considered the proposals at Bond End are entirely consistent with this aim.</p>	
Y033	Mill Pond Development c/o Pegasus Planning	Policy T1	<p>Policy T1 will require all proposals for new development involving more than 3 dwellings (or more than 100m² of floorspace) in, or in the vicinity of known traffic hazards, to be accompanied by a "Traffic Impact Assessment". Although it is acknowledged that there are concerns regarding certain sections of the local road network, it is considered that it is for the Borough Council (preferably in the Local Plan) to set the threshold for Transport Assessments (and Transport Statements) to accompany planning applications.</p> <p>However, the reference to extending and improving footpaths and greenlinks to increase pedestrian connectivity and safety within the accompanying text and within Yoxall Strategic Aim 4 is supported, and the proposals at land at Bond End are entirely consistent with this by providing new public open space with footpath connections to existing Public Rights of Way, and a new pedestrian refuge on the A in addition to footpath enhancements along the River Swarborn.</p>	Yes

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Y034	Mill Pond Development c/o Pegasus Planning	Strategic Aim 1	<p>We support YSA1 as it recognises that the Yoxall Neighbourhood Development Plan must meet the housing requirements of the East Staffordshire Local Plan.</p> <p>The Local Plan is currently under examination and following the Inspector's published Interim Findings, East Staffordshire Borough Council has undertaken additional work, most notably in relation to housing need and supply. Markedly the Inspector has questioned the Council's housing target and has indicated that a higher figure may be necessary in order to meet the Objectively Assessed Housing Needs (OAHN) of the area. The Inspector has also indicated that there is the potential for increasing the range of sites to improve the overall plan delivery. This may mean that settlements such as Yoxall will need to provide more housing than currently proposed.</p> <p>What is clear is that the Inspector has stated that the overall housing target should be "<i>expressly minima and not ceilings</i>". This change will need to be reflected in the Local Plan and correspondingly the Neighbourhood Plans as well.</p>	Yes
Y035	Mill Pond Development c/o Pegasus Planning	Strategic Aim 2	<p>We object to YSA2 as it fails to recognise that opportunities for windfall development inside the settlement boundaries will be very limited. As such, in order to meet the housing needs of the area, provisions need to be made that would allow land adjoining the settlement boundary to be released for open market housing, and not just affordable housing.</p> <p>Paragraph 2.28 of the Pre-Submission Local Plan states that "<i>Many of the Tier 2 villages have not had their settlement boundaries changed for many years and have over the past 10 years had infill development such that there is little capacity for more development</i>". It is considered that this is clearly the case for Yoxall.</p> <p>Furthermore, it is particularly considered YSA2 does not take into account the constraint of the Conservation Area, the majority of which lies within the settlement boundary. Paragraph 9.1 of the draft Conversation Area Appraisal (January 2015) states "<i>Within the built of the conservation area there are minimal opportunities for significant change, given the limited available for development</i>". The only opportunities that currently exist within the Conservation Area are the Village Garage site which already has planning permission, and land off Bond End. Very few opportunities exist elsewhere within the village envelope.</p> <p>It is therefore considered this Strategic Aim should recognise that development on the edge of the settlement will be required to meet future housing needs.</p>	Yes

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Y036	Gladman Development	Whole document and specific policies	See Appendix 2	Yes
Y037	Staffs CC	Policy D2	<p>In relation to point 16 in policy D2 we believe the below wording in the Plan should be replaced with the below. This will ensure where possible new development is served by high speed broadband and where it is not available the suitable provision is made during construction of the development site so that future installation can be made without the need for excavations in the highway and/or within the property curtilage.</p> <p>‘Be served by a superfast broadband (fibre optic) connection unless it can be demonstrated through consultation with Next Generation Access (NGA Network providers that this would not be either possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.’</p>	Yes
Y038	Staffs CC	Policy T1	Policy T1 makes use of the terminology ‘Traffic Assessment’ which is not defined in National Policy or guidance. It is assumed the reference is to Transport Assessment as set out in the NPPF. However, the NPPF states that Transport Assessments should be provided for developments that generate significant amounts of movements. It is difficult to see that application of this Policy to small scale developments of 3+ units being anything more than a paper exercise.	Yes

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			It is suggested that the policy be reviewed in line with the objectives for it to be more effective.	
Y039	Bob Aucock	Whole document	I would like to add my support for the Yoxall Neighbourhood Plan., As it has been formulated by consulting the community and will provide the additional housing needed but in a sustainable and sympathetic way.	No
Y040	Rob and Bridget Bendelow Received 3pm 30/03/15	Whole document	<p>We are writing to express our support for the Yoxall Neighbourhood Plan. It has been developed with the backing of the local community and accurately reflects our views. We particularly support the suggested revised Settlement Boundary and the policy to develop primarily within this Settlement Boundary. We understand the need for additional housing in Yoxall and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development.</p> <p>Recent, ludicrous planning applications have been (the Gladman Lightwood Road application being one) which would ruin this village forever. We do not support mass development beyond the village plan line. Should Yoxall be turned into a mini Milton Keynes, all the facilities (school, doctors, roads) would crumble under the pressure of the population surge.</p> <p>Please ensure that a 'sustainable' and sensible development plan is endorsed.</p> <p>Look forward to hearing back from you.</p>	Yes

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Y041	Craig and Jo Wright, Yoxall Received 3.12pm 30/03/15	Whole document	<p>We are writing to express our support for the Yoxall Neighbourhood Plan.</p> <p>It has been developed with the backing of the local Community and accurately reflects our views. Surely this is the best way to develop such a plan, and lots and time and effort has gone into engaging with the Community and many hours spent on this important and locally owned plan which we see as an important and well supported framework for the future.</p> <p>We particularly support the suggested revised Settlement Boundary and the policy to develop primarily withinin this Settlement Boundary.</p> <p>We do understand the need for additional housing in Yoxall, and feel that the Yoxall Neighbourhood Plan provides a sensible approach for a sustainable level of development within the infrastructure of this Community</p> <p>We hope you will be able to take on board the sincerely held views of the Yoxall Community</p>	No
Y042	Simon Hunt, Yoxall Received 7.57pm 30/03/15	Whole document	<p>I understand the statutory period for our Yoxall Neighbourhood Plan closes today and I just wanted to express my total support for the current draft version, which has been diligently prepared by the village's Working Group and Parish Council and after extensive consultation with the residents of our village.</p>	yes

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			<p>All the strategic aims of the draft are well made and reflect the wishes of the local community i.e in particular the need for sustainable numbers of new dwellings up to 2031 with the existing settlement boundary.</p> <p>We need sensible numbers of new housing in the village and this is provided by the recent consents for 50 homes.</p> <p>The Yoxall plan does not support the additional 170 no. proposed by Gladman and further 8 no. by Pegusus at Bondfield Lane, who are purely looking to exploit a perceived loophole in the NPPF and the local plan and are purely profit driven applications.</p> <p>These applications would generate further housing that are totally out of kilter with the size, infrastructure and nature of our village and will cause massive problems with the local school, traffic volume and loss of the open and rural landscape of the village.</p> <p>I understand that the applicant for the recent planning consent for 40 dwellings on Sudbury Road on farmland owned by the Doxey family, i.e "Providence Land" is preparing a new planning application for a further circa 40-50 dwellings on the greenfield land between Hadley Street /Morrey lane/ Savey Lane. They have recently been undertaking topographical and archaeological site surveys.</p> <p>Again this is totally contrary to the Neighbour plan and inappropriate and unsustainable development that must be</p>	

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			<p>strongly resisted as and when an application is received by ESBC. This is why our Neighbour plan is so important and why we feel so strongly that it should be adopted as soon as possible.</p> <p>In the meantime I do hope that the ESBC are attaching appropriate 'weight' to the Villages policy document when considering the two recent Gladman and Pegasus applications despite it not being formal policy at this present time.</p> <p>I would be grateful if you could keep me informed on the progress of the Yoxall Neighbour Plan.</p>	