

## Hednesford Neighbourhood Plan- Summary of Regulation 16 Representations

Rep ID No.	Person/Organisation	Section/Paragraph/Policy	Summary
HNP1	1 <sup>st</sup> Hednesford Scout Group	Protected Open Space site reference HN(a) Open space between Plantation Road and Tower Road	Object to the proposed designation of the land between Plantation Road and Tower Road as Public Green Space. Instead would like to propose that the site is designated for community use. Provide justification for why the site should not be designated as open space. Suggest the site would be appropriate for designation for community use to enable to a new Scout hut premises to be considered instead.
HNP2	Building & Property Services (Mids) Limited	Policy H1 & H2	Landowner of a large part of the site identified for the retirement scheme proposal. Identifies that several buildings on the site already have tenants that are under 55, and this situation will not change. Would not rule out some form of over 55's on part of the site if it is a mix of ages; a shortfall of housing is expected for the young also. Density is the key as this would help footfall in the shopping area of Hednesford.
HNP3	Building & Property Services (Mids) Limited	Page 34, Paragraphs 13-14	Section 106 and CIL should not be applicable to all sites where there are significant changes to the site in terms of retaining walls and reduction of ground levels, demolition and clearance of the site before any dwellings can be built. These upfront costs already pose a problem for smaller developers. They also push up the cost of housing.
HNP4	Burntwood Town Council	Neighbourhood Plan	No comments.
HNP5	Cannock Chase District Council	Neighbourhood Plan	The Council considers that, overall the plan has been developed in the light of extensive consultation, has a clear vision and is clearly articulated. Some minor changes are needed in terms of accuracy/presentation overall.
HNP6	Cannock Chase District Council	Policy TC1	Policy TC1 would benefit from being split into a list of criteria to assist with clarity and help identify individual 'tests' for the decision makers for example.

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HNP7	Cannock Chase District Council	Policy TC2	Policy TC2 is supported in that it aims to be flexible but still defines clear boundaries: it would be helpful if the NPPF and the definition of 'town centre uses' could be cross-referenced. In addition to the wording contained in the policy it would also be helpful to say that the 'other uses' referenced would be supported in principle and considered on their merits subject to the normal planning considerations. Amendments suggested to final paragraph of policy to give more certainty to say with regard to residential uses and amenity.
HNP8	Cannock Chase District Council	Policy TC4	The policy wording could be tightened to provide clarity and then say how the proposals will be delivered. Descriptive text could be removed into explanatory text.
HNP9	Cannock Chase District Council	Policy OS1	Policy would benefit from splitting the policy and delivery elements, including reference to CIL funds as a possible delivery mechanism. The wording of the last part of the policy might raise public expectations of what realistically can be delivered: alternative wording is suggested. The policy is considered restrictive and not in broad conformity with national and local planning policy. Alternative wording is suggested to provide more flexibility and to ensure conformity with national and local planning policy. Highlight recent example of Hednesford Scout Group seeking land for new premises which is proposed to be protected as an open space.
HNP10	Cannock Chase District Council	Policy BE2	Policy BE2: this would benefit from splitting the policy aspects from the explanatory text which gives examples (the key features for instance).
HNP11	Cannock Chase District Council	Policy H1	There is evidence to show the need to support development of homes suitable for an aging population. Part of the solution is put forward by the plan as being the building of more bungalows. This proposal needs to be considered in the context of Local Plan (Part 1) Policy CP7 - Housing Choice which is focused upon achieving a balanced housing market delivering a range of homes to address a variety of needs as identified in the Strategic Housing Market Assessment. It must be clarified that this will not be at the expense of the delivery of 20% affordable housing nor other

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			<p>developer contributions. Should also be considered in light of emerging national policy and guidance on densities. Alternative wording is suggested.</p> <p>Reference to the use of a 15sqm limit for extensions to bungalows is arbitrary and should be deleted.</p>
HNP12	G Drake	Neighbourhood Plan	<p>Hednesford Town Council have prepared the plan on the assumption that everything that is old needs to be protected; without considering whether the buildings themselves are worthy of protection, they seek to list everything of a certain age. This is living in the past and is harmful to the future regeneration of Hednesford. Locally listing unattractive buildings simply because they are old will be a stumbling block to future progress.</p> <p>The Town Council's published list of responses to its own consultation is incomplete and omits previous responses to the plan. Query if the plan meets the legal requirements to consult.</p>
HNP13	Environment Agency	Neighbourhood Plan	<p>Previous flood risk comments made in relation to 2017 draft plan are still relevant. Support the retention of the public open space alongside Ridings Brook from Nuffield Health Club to town boundary. Welcome the addition of paragraph 11.5 regarding the maintenance and enhancement of open spaces which function as water storage/conveyance. This could be improved further by including a requirement to retain and enhance river habitats and taking opportunities to improve connectivity.</p> <p>Due to the plans areas location in the upper reaches of the Ridings Brook and Rising Brook catchments all proposals for new development must demonstrate that existing flood risk will not be increased elsewhere (downstream), ideally by managing surface water on site and limiting runoff to the greenfield rate or better. The use of sustainable drainage systems and permeable surfaces will be encouraged where appropriate. Consideration should also be given to the impact of new development on both existing and future flood risk. There are also areas at risk from surface water flooding across the plan area. Staffordshire County Council as Lead</p>

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			<p>Local Flood Authority (LLFA) should be consulted on these matters.</p> <p>In line with national planning policy we would wish to see all new development, directed away from those areas at highest flood risk. In addition all new development, including infill development and small scale development, should incorporate sustainable drainage systems (SuDS) to reduce flood risk and manage surface water and to ensure that runoff does not increase the risk of flooding elsewhere.</p>
HNP14	M Evans	Neighbourhood Plan – Town Centre	No comments. Wishes to be kept up to date of plan progress.
HNP15	R Heslop	Policy H1, Policy TC4, Paragraphs 7.2, 7.7, 9.6 & 9.8	<p>Policy H1– bungalows for the elderly should not be mixed with general housing, but should be kept together on one site. Warden controlled, with a large community room, containing a medium sized kitchen fitted out suitable for people in wheelchairs.</p> <p>Policy TC4 – While promoting Town Centre Redevelopment Sites make sure developers leave enough green spaces for people to relax in.</p> <p>We will have great difficulty in sustaining our high streets if Councils continue to give planning permission for large retail parks. The young and fit might like them, but for the elderly and disabled they are a nightmare. Supermarkets were first set up to sell food, but now sell a lot of white goods, hardware goods, clothes etc. The large supermarkets should be encouraged to help revitalize our high streets.</p> <p>Paragraph 7.2 – The document states that the retail development in Victoria Street has created better links with Market Street. Unfortunately there are no signs close to these shops or where the buses pull in to clearly state that there are shops in Market Street.</p> <p>Paragraph 7.7 – I strongly agree on the policy to safe guard Small Public Open Spaces.</p>

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			<p>Paragraphs 9.6 &amp; 9.8 – In relation to enhancing Market Street, how about choosing the colours from the design that is above one of the shops opposite the Miners Memorial to paint some of the shop fronts.</p> <p>When building new housing estates, build some infrastructure alongside. If not local doctors surgeries and schools become over stretched.</p> <p>On the whole I think the plan for the future of Hednesford has been well thought out.</p>
HNP16	Highways England	Neighbourhood Plan	<p>There are no material changes within the Neighbourhood Plan compared to previous versions commented upon, in terms of Highways England matters. Therefore the comments set out below mirror those previously made.</p> <p>Broad locations for development in Hednesford are currently shown in the Hednesford Neighbourhood Plan. These include 420 dwellings in Pye Green Valley and 900 dwellings West of Pye Green Road. These sites will create numerous vehicular trips which have the potential to impact upon the Strategic Road Network, and will need to be considered as part of the planning process.</p>
HNP17	Historic England	Neighbourhood Plan	<p>Supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant buildings and townscape character including important green spaces is to be applauded. The excellent Design Guidance Statement at Appendix 2 will no doubt prove invaluable as a context and guide for future development.</p>
HNP18	Mr & Mrs R Hughes	Proposed Protected Open Spaces	<p>The area between number 1 and 3 and number 5 and 7 Hillside Close Hednesford should be included in the Proposed Protected Open Spaces (Appendix 6) on the grounds that whilst there is an extensive list of places considered for protection none of these are in the immediate vicinity of</p>

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			Hillside Close, indeed the land along Heath Street opposite Hillside Close should also be included.
HNP19	National Grid	Neighbourhood Plan	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.
HNP20	Natural England	Neighbourhood Plan	<p>Do not have any specific comments on this draft neighbourhood plan.</p> <p>Refer to attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. Taking into account the parish's location and plan content could also consider the following document: Cannock Chase Special Area of Conservation (SAC) Partnership- Information for developers and applicants on residential development.</p> <p>Support Policy ROW 1 and Policy OS1 which will help to protect the natural environment assets and improve access to nature. Would suggest that either these policies or a separate policy covers the issue of Green Infrastructure (GI) and emphasises more strongly the opportunity to make GI links within new developments at the earliest stages of the planning process. Provide further guidance in the attached annex.</p>
HNP21	Network Rail	Neighbourhood Plan	<p>Consideration should be given in Transport Assessments to the potential for increased footfall at Hednesford Railway Station as a result of proposals for residential development / employment areas. Where proposals are likely to increase footfall and the need for car parking at Hednesford Railway Station, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements.</p> <p>Developments in the neighbourhood area should be notified to Network Rail</p>

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			to ensure that 1) Access points / rights of way belonging to Network Rail are not impacted by developments within the area; 2) That any proposal does not impact upon the railway infrastructure/Network Rail land.
HNP22	Sport England	Neighbourhood Plan	<p>The National Planning Policy Framework (NPPF) identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It is essential that the neighbourhood plan complies with the NPPF with particular reference to Paras 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land.</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Para 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area.</p> <p>If new or improved sports facilities are proposed Sport England recommend they are fit for purpose and designed in accordance with our design guidance notes. New housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p>

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HNP23	St Modwen c/o RPS Group	Policy H1 & Paragraph 13.9	The amended paragraph and policy is supported. Given the land west of Pye Green Road is a commitment (Development Brief area) it would be inappropriate to retrospectively apply housing policies of the Neighbourhood Plan to this site. Any change to this position would be objected to, for the reasons stated in previous 2017 comments on the Neighbourhood Plan.
HNP24	Staffordshire County Council	Policy ROW1, Policy BE1 & BE2	<p>Previously raised concerns in relation to the Cannock Chase SAC and Cannock Chase AONB, which have not been addressed. Believe the plan does not therefore meet the basic conditions. An amendment is recommended to include reference to the Cannock Chase SAC Partnership and to include reference to avoiding impacts on the natural heritage of the Cannock Chase AONB.</p> <p>In relation to Landscape section 10.6 perpetuates an inaccurate description of the reason for designation of the Cannock Chase Area of Outstanding Natural Beauty. This section should be reworded.</p> <p>The approach taken regarding the Historic Environment in the plan is to be supported and commended.</p> <p>Policy BE1 and Policy BE2 are both supported. Policy BE1 may also wish to consider the impacts of new developments within the setting of the local listed buildings.</p>
HNP25	Theatres Trust	Policy TC2	Request the addition of cultural facilities such as theatres and cinemas to the list of 'appropriate uses'. Such uses are recognised as main town centre uses by the NPPF. This would also ensure consistency with paragraph 70 the NPPF. Recommend the list of permitted use classes is also amended to refer to 'compatible Sui Generis uses' and also D2.
HNP26	Woodland Trust	Paragraph 7.7, Policy TC5, Policy OS1	The profile and description for the Neighbourhood Plan identifies the need to retain and enhance Hednesford and its largely urban character, and also the need for development to integrate with the landscape. The natural environment and tree and woodland conservation in Hednesford should also

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			<p>be taken into account as an objective. Matter D should be amended to include reference to ancient and veteran trees.</p> <p>Pleased that Policy TC5 acknowledges the need for environmental improvements, but this should also recognise the fact that development should not lead to loss or degradation of trees. Provides link to further information. Recommend amendment to include reference to the harm or loss of trees being wholly exceptional. Suggest the plan is more specific about ancient tree protection. The importance of trees and woodland for providing for healthy living and recreation should also be recognised.</p> <p>Policy OS1 does not seek to retain and enhance recreational and local green spaces, resist the loss of open space, whilst also ensuring the provision of some more, therefore, to what extent there is considered to be enough accessible space in your community also needs to be taken into account. Provide links to further information and evidence.</p>