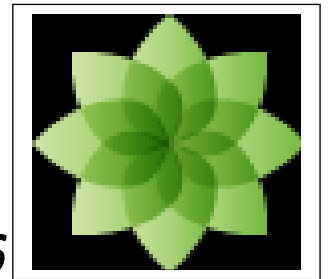




Denstone Neighbourhood Plan



Newsletter No.5 - August 2016

Are we nearly there yet?

Almost, we have just “Submitted” your Plan

A formal (Reg. 14) consultation on the Draft Plan ran from 22nd April to 6th June. You completed 53 questionnaires (with 30 comments as well as the tick boxes). A large majority agreed with the Draft Plan: The **Vision & Objectives** were supported by **89% to 100%** of respondents and almost all the **Policies** enjoyed **87% to 98%** agreement levels. The one exception was Policy SB1 (proposed settlement boundary extensions for new housing). Overall **59% agreed, 30% disagreed and 11% were neutral** but, the results for the individual locations differed:

- **SB1A north of All Saints** (6 units) **98% agreed**.
- **SB1B Oak Road** (5 units) **96.5% agreed**.
- **SB1C Vinewood Farm South** (4 units) **81% agreed**, but 10 people submitted comments disagreeing.

The Steering Group (SG) did not consider that it was necessary to make any changes to All Saints and Oak Road but, whilst deciding to retain Vinewood Farm South (for which no practical alternatives exist), it was agreed that additional criteria on plot size and access should be included to further minimise any impact on existing houses.

In addition to the public consultation, 35 outside organisations/interested parties were invited to comment on the Draft Plan. 11 replies were received, offering technical advice on how to strengthen the policies. Historic England was especially complimentary, stating that: *“the Plan takes an exemplary approach to the historic environment.”* The County Council gave detailed advice on the access requirements for new housing and these resulted in access criteria being added to Policy SB1 (Village settlement boundary), especially for Oak Road & Vinewood Farm South.

Full details of all the responses are given in a separate Consultation Statement

Remember: The Neighbourhood Plan cannot propose fewer houses than required by the adopted Local Plan, a minimum of 20, up to 2031, (with recent commitments, 16 net) and it must conform with other strategic policies.

*You can see Neighbourhood Plan documents on the website: www.denstonevillage.org.uk and there will be a display on the Plan at **Denstone Show – Sat. 3rd Sept. at the Village Hall**. You will be able to talk to SG members and (from 2pm to 3pm) to our Planning Adviser, Clive Keble.*

What happens next? We “Submitted” the Plan in late August. This is an important legal stage, when it is handed over to the Borough Council for final consultation and independent examination to ensure it meets the **Basic Conditions and can go to Referendum**. The Submission Documents, will comprise:

- The Denstone Neighbourhood Development Plan (Policy Document)
- The Basic Conditions Statement & a Strategic Environmental Assessment (SEA) Determination Statement
- The Consultation Statement (a “Storyboard” of all the consultation and how this has influenced the Plan)

We and ESBC then hope to follow the timetable below to complete the Neighbourhood Plan

September/October – Advertising and an examination, be carried out by an independent and qualified examiner.

November – Consideration of the Examiner’s Report & recommendations and making any final changes.

December/January - East Staffs BC prepares for the referendum (we will issue a final newsletter at that time).

February - The Referendum (a “Yes” vote of over 50% would mean that the Plan could be “Made” in Feb./March).

By way of a reminder, the **Neighbourhood Plan Vision** is: *“By 2031 Denstone will continue to be a good place to live in, with a strong sense of community and viable local services. The Parish will have adapted to change and seen some new development and have a healthy rural economy, with the character of the village and the surrounding countryside protected and enhanced”* and the **Objectives & Planning Policies** are summarised overleaf.

Objectives

- 1 Housing:** The majority of dwellings built over recent years have been large houses. The Plan will influence the location, scale, type & design of new houses to get a better mix on several small sites rather than on one large site.
- 2 Business:** Local employment is important but the Neighbourhood Plan is intended to enable the local community to have more influence on the location, scale and appearance of new business development.
- 3 Local Facilities:** The Neighbourhood Plan will recognize the need to protect the community buildings, local shops and other facilities which local people have said that they value.
- 4 Open Space & Recreation:** The Neighbourhood Plan will recognize the need to protect the open spaces and recreation areas, which local people have said that they value.
- 5 Countryside & Landscape:** The Neighbourhood Plan will recognize the need to protect and enhance the countryside and landscape of the Parish which local people have said that they value.
- 6 Local Character:** Denstone does not have a Conservation Area, but the Neighbourhood Plan will recognize the need there are important buildings, structures, spaces and views which need to be identified and protected.
- 7 Separation:** The Neighbourhood Plan will recognize the need to protect the local character which local people have said that they value and keeping Denstone village physically separate from Rocester and JCB.
- 8 Outside influences:** The Plan will recognise the need for the impact on Denstone of developments in nearby areas (e.g. JCB, Alton Towers & the Churnet Valley Living Landscapes) to be given greater consideration.

Summary of Planning Policies

- DP1 Development Principles:** the location, scale, design, character, sustainability of new development
- DP2 Infrastructure:** criteria requiring the assessment and mitigation of flooding and drainage issues.
- SB1 New Settlement Boundary:** with 3 sites; All Saints (6 units), Oak Road (5 units) & Vinewood Farm (4+1 units)
- SB2 Outside Settlement Boundaries:** strict criteria for development outside the village settlement boundary
- AB1 Denstone College:** area based policy with criteria for future development focused on traffic and landscape
- AB2 JCB Proving ground:** area based policy with criteria for future development focused on traffic & landscape
- H1 Infill sites:** criteria for infill development (1-2 dwellings) in Denstone and subject to ESBC, the hamlets
- H2 A mix of house types and sizes:** to ensure that smaller houses and, possibly, bungalows are built
- H3 Design of conversions & extensions:** criteria on materials, scale, layout, parking, character & sustainability
- BE1 Local character:** criteria on scale, form, density, materials & setting to protect & enhance local character
- BE2 Local built heritage:** criteria for development affecting Listed Buildings to protect and enhance them
- BE3 Local (non-designated) heritage:** criteria development affecting other identified local heritage assets
- BE4 Archaeological sites:** criteria to protect known archaeological assets in the built environment & landscape
- NE1 Protecting the countryside:** criteria to protect landscape character (field patterns, hedges, trees etc.)
- NE2 Nature Conservation:** criteria to assess protect and enhance habitats & species in buildings & the landscape
- T1 Traffic:** criteria/requirement for traffic assessment in problem locations, e.g. narrow roads, College and JCB
- CFOS 1 Community buildings, shops & pubs:** criteria to protect community buildings, shops, pubs and churches
- CFOS 2 Open Spaces & Recreation:** criteria to protect open spaces, playing fields and sports grounds
- CFOS 3 Local Green Spaces:** proposals for Oliver's Green & the former railway to become Local Green Spaces
- LE 1 Local Employment:** criteria for local businesses on location scale use, farm diversification & tourism
- RE 1 Renewable Energy:** criteria on landscape impact and views, nearby houses, ecology & local heritage
- RE 2 Telecommunications:** criteria on: design, location, landscape & designated/non-designated heritage
- The 3 Community Proposals (aspirations not policies): partnerships on flooding, countryside & access also remain.*