

**Betley, Balterley and Wrinehill
Neighbourhood Development Plan
2021 - 2037**

Consultation Statement



Betley, Balterley and Wrinehill Parish Council

February 2021

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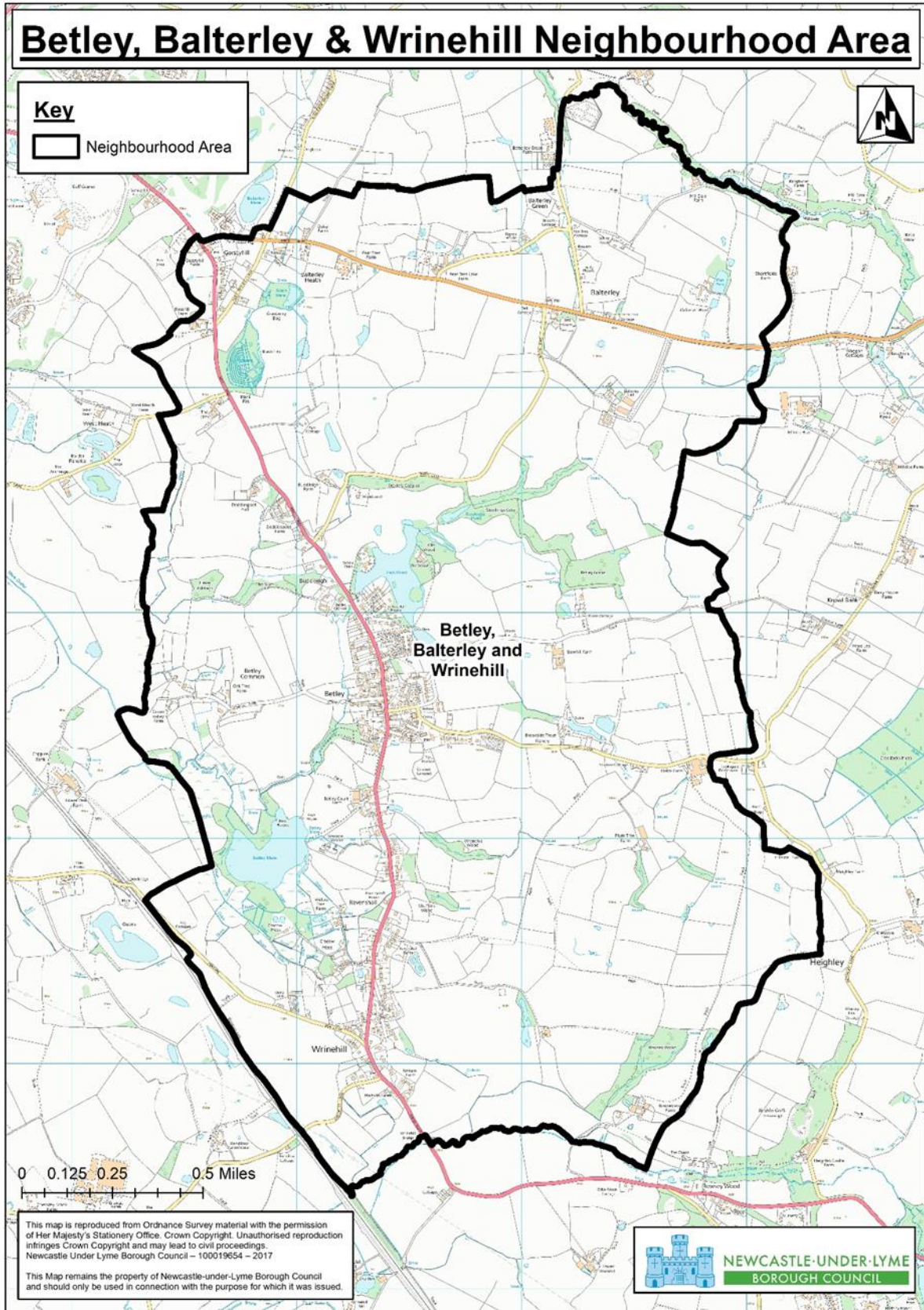
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Prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council

With the assistance of:



Map 1 Designated Neighbourhood Area and Parish Boundary



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ (as amended). Regulation 22 (2) defines a “consultation statement” as a *document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 National Planning Practice Guidance provides further advice:
"A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wide community:
- *Is kept fully informed of what is being proposed*
 - *Is able to make their views known throughout the process*
 - *Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
 - *Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).*
- (Reference ID: 41-047-20140306)
- 1.3 Betley, Balterley and Wrinehill Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.4 The Parish Council as the “responsible body” resolved to prepare a Neighbourhood Development Plan on 23rd June 2016 and delegated the work to a steering group of volunteers, meeting regularly, to prepare the NDP under the Localism Act 2011. The steering group comprises parish councillors and local residents. Meetings are held on a monthly basis, usually in the village hall or in a room at the Swan Inn, Betley. During the Covid-19 pandemic, meetings have been held online. Minutes are placed on the NDP website and the steering group has reported back to the Parish Council at all key stages of the NDP process.
- 1.5 The Parish Council applied to Newcastle-under-Lyme Borough Council on 24th June 2016 to designate its Parish as a neighbourhood area. The proposed neighbourhood area was approved by Newcastle-under-Lyme Borough Council on 30th August 2016. The designated neighbourhood area is the same as the Parish boundary and is shown on Map 1.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2.0 Early Informal Consultation and Engagement, 2016

- 2.1 The first information to the community on the proposal to develop a Neighbourhood Plan, was through an article in the 2016 May addition of the Betley Parish magazine, stating the intention of the Parish Council to prepare a neighbourhood plan (see **Appendix 1**). A request was made to members of the parish for anyone who would like to help in the development of the Neighbourhood Plan to contact the Parish Council. The parish magazine has a monthly circulation of 435 copies and is delivered to a significant number of homes in the Parish.

Community Engagement Strategy

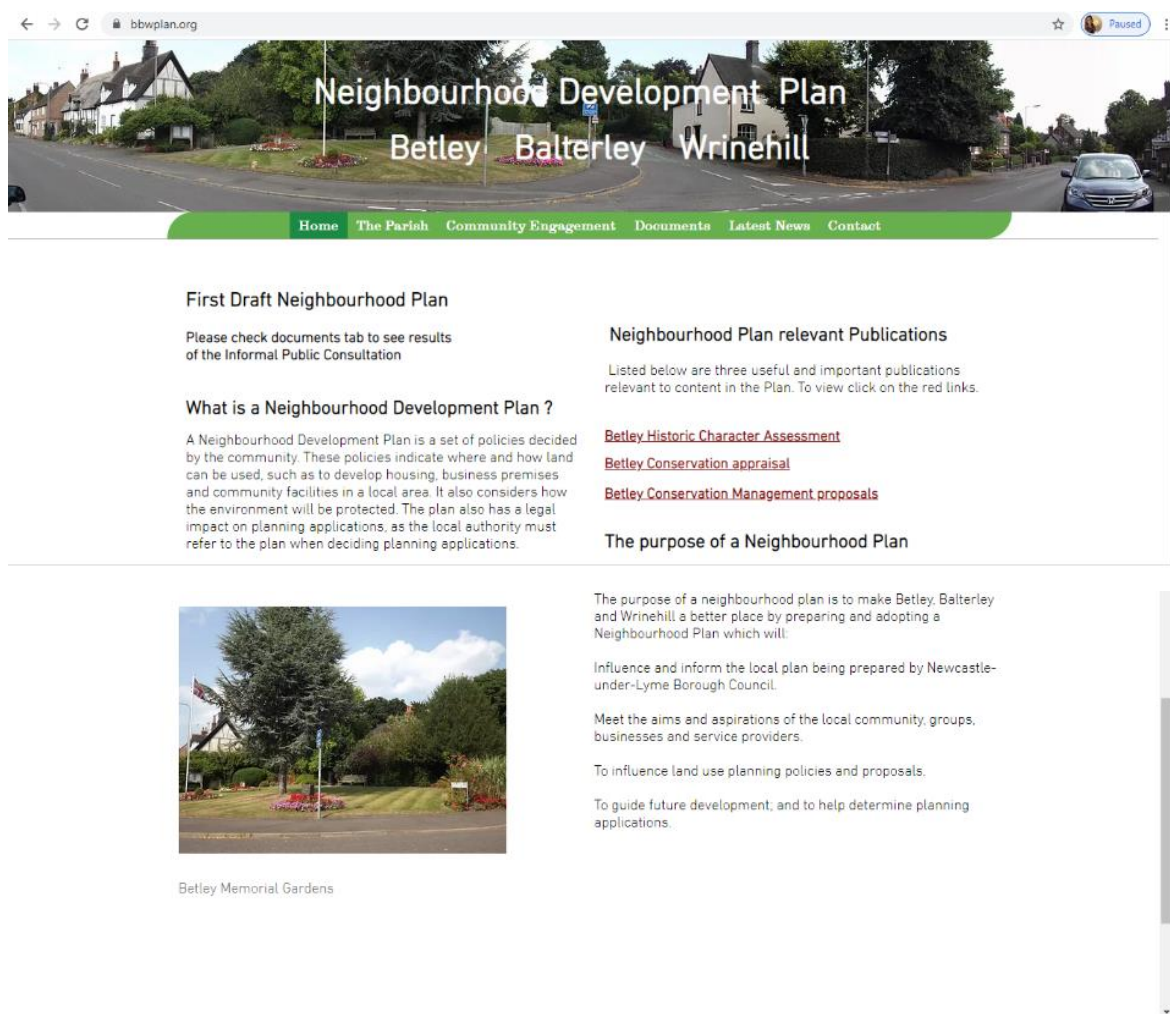
- 2.2 The steering group recognised early on the need to involve all members of the Parish, community groups, business and stakeholders. A number of local parish councils had started the process of developing a Neighbourhood Plan including Keele and Weston. Members of the steering group made contact with their steering groups and information obtained was useful to all parties. The Weston Parish is in Cheshire but their parish boundary meets the Betley Parish at Balterley. Many of the problems of development in Weston would have an impact on the Betley parish. The various methods of advertising and involving the whole community in the development of the plan was discussed by the steering group and a “Community Engagement Strategy” was prepared (see **Appendix 1**). It was decided that regular updates would be provided in the parish magazine throughout the process. The following are the editions of the Parish News that contained updates about the NDP:

Mentioned in Parish Council News	May 2016
Mentioned in Parish Council News	July/Aug 2016
Mentioned in Parish Council News	January 2017
Mentioned in Parish Council News	March 2017
Mentioned in Parish Council News	April 2017
Mentioned in Parish Council News	June 2017
Mentioned in Parish Council News	July/Aug 2017
Mentioned in Parish Council News	October 2017
Article	March 2018
Mentioned in Parish Council News	May 2019
Notice of Public Consultation	September 2019
Mentioned in Parish Council News	December 2019
Mentioned in Parish Council News	October 2020
Article	November 2020

(Mention in Parish Council News means that the NDP was discussed in an identifiable paragraph on the topic within the Betley, Balterley and Wrinehill Parish Council News section.)

- 2.3 The community engagement strategy identified the need to develop a website at an early stage. The website www.bbwwplan.org was set up in June 2016 - see Figure 1. This has been updated regularly throughout the NDP preparation process and provides information to the community including the Parish boundary map, documents including minutes of the steering group meetings, latest news and contact details for the steering group. There is a link to the Neighbourhood Plan website on the Betley, Balterley and Wrinehill Parish Council official website.

Figure 1 Screenshot of NDP Website Homepage

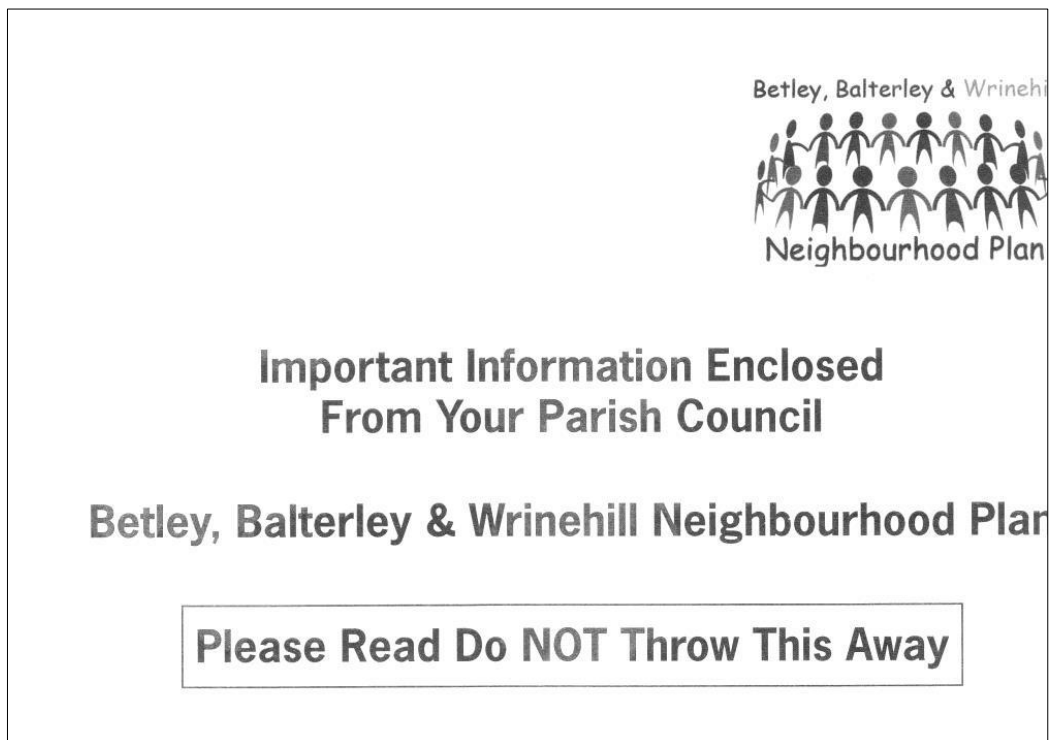


- 2.4 To encourage members of the community to keep up to date with progress on the Neighbourhood Plan, posters were located at various locations around the Parish including the village shop, the Reading Room, The Hand and Trumpet, The Swan, the village hall and parish notice boards. (See Appendix 1)

Information Letter and Leaflets

- 2.5 On the 12th July 2016 an information letter and leaflet (see Appendix 1) were delivered in the prepared envelope (see Figure 2) by members of the steering group to all households in the parish. The letter informed all the residents in the parish of the intention to develop the Neighbourhood plan and the future importance of a completed plan. While delivering the letter the steering group members talked to as many people as possible receiving a positive response.

Figure 2
Copy of Envelope for the delivery of the Neighbourhood Plan and information



Road Shows

- 2.6 At a steering group meeting a series of roadshows was planned to take place in July and August 2016. The dates for the road shows were listed on the leaflet distributed with the letter to all residents. The first event was held on Tuesday 26th of July 2016 in Betley Village Hall and consisted of an information display with large maps of the parish boundary and an introductory talk and computer display. This first event was attended by eleven members of the public together with a good number of steering group members. Positive and supportive feedback was received. A form and suggestion box was made available to start the process of receiving resident views.
- 2.7 The second event was held on the morning of Saturday 30th of July 2016 in the Reading room in Betley. Twenty five members of the parish were in attendance and again there was a good information display and slide show.

Figure 3 NDP Boards on display in the Village Hall, July 2016



- 2.8 On 6th August 2016 a road show display was set up at Betley show. The information was seen by many people and encouraged more residents to offer their support to help in the development of the Neighbourhood Plan. The final event in the series was on the evening of the 18th of August 2016 in the village hall. Although attended by a small number of residents another offer of help was received. To further inform the members of the parish about the importance of the Neighbourhood plan a “pop up” information stand was located at a number of places in the parish. Figure 4 shows was the stand located on East Lawns on Saturday 17th September 2016.

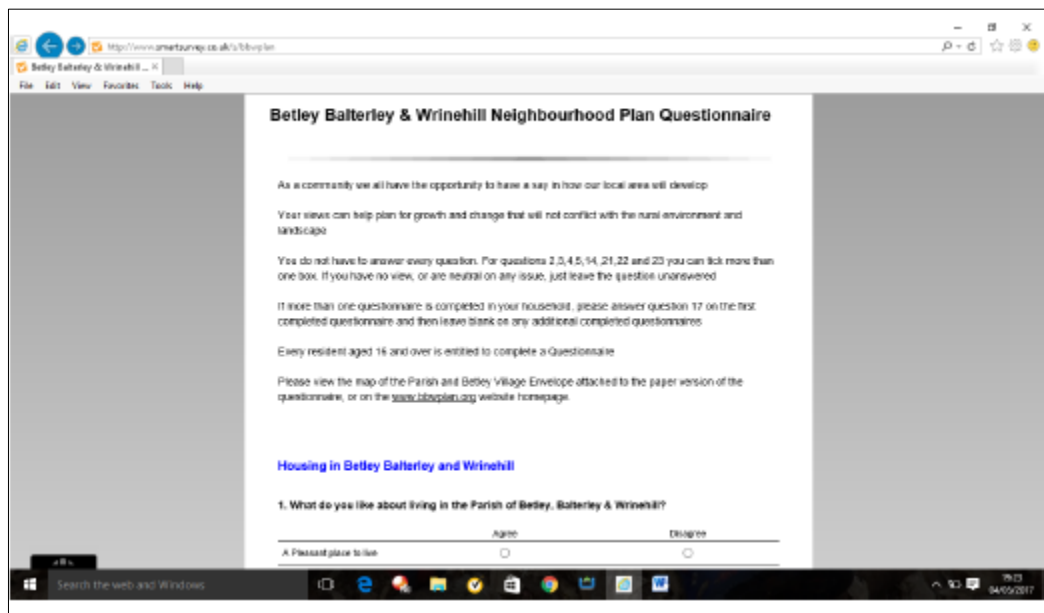
Figure 4 Stand on East Lawns, 17th September 2016



3.0 Residents' Questionnaire, 2017

- 3.1 A residents' questionnaire to help inform the content of the Draft Plan was prepared by the NDP Steering Group in December 2016 and January 2017, with final changes made in February 2017. At the Parish council meeting on the 26th January 2017 Councillors formally approved the content and layout of the questionnaire with a number of design changes. The steering group applied for a grant to cover the costs of printing and postage which was approved in February 2017.
- 3.2 Residents in the parish were informed about the questionnaire through the Parish magazine, the Neighbourhood Plan website and posters located at various locations in the village advertising the website. The publicity advised that the questionnaire would be circulated in March 2017.
- 3.3 Copies of publicity are provided in **Appendix 2**.
- 3.4 567 questionnaires were delivered, one to every household in the Parish, from 11th March 2017 for a return date of 31st March 2017. Deliveries were recorded to ensure no properties were missed. The questionnaire was delivered in an A4 printed envelope containing a covering letter, the questionnaire and a postage paid envelope. In addition to paper questionnaires, an online version of the questionnaire was developed matching the questions on the paper version using Smartsurvey.co.uk . Details on how to access the online version were provided in the information letter delivered with the paper questionnaires.

Figure 5 Screenshot of Online Questionnaire



3.5 The questionnaire included 25 multiple choices and sometimes linked questions, and a final question on increasing the Parish Precept. It was designed to engage every household in the Neighbourhood Plan making process and to elicit their views on a range of topics considered to be areas relevant to the formulation of the policies and proposals. These were:

- What people liked about living in the Parish (1 question)
- Housing, its location, size of development sites, size of dwelling, houses to rent (4 questions)
- The potential for a rural housing trust (1 question) and housing need (2 questions)
- Preserving the character of the built and natural environment (2 questions)
- The Green Belt and appropriate uses within it (2 questions);
- Business development (3 questions)
- Personal family information, working, training, study and travel (6 questions)
- Services (1 question)
- Traffic and transport (2 questions)

3.6 The questionnaire also contained two maps, one of the Parish and one of the “Village Envelope” taken from the adopted Local Plan.

3.7 311 individual questionnaires were returned, including 57 electronic returns, representing a 54% response rate, which is considered to be a high rate of return and statistically significant. A detailed analysis of the questionnaire returns (with the questions) is on the Neighbourhood Plan website www.bbwplan.org and is reproduced in **Appendix 2**. The findings were:

- Almost all respondents indicated that the Parish is a pleasant place to live;
- Local services were highly valued, particularly the School, the Church and Chapel, the local GP surgery, the bus service, the Village Shop, local pubs and various community and social facilities, the post office and shop and fibre broadband;
- A high percentage of respondents were of the opinion that no more housing was needed in the Parish;

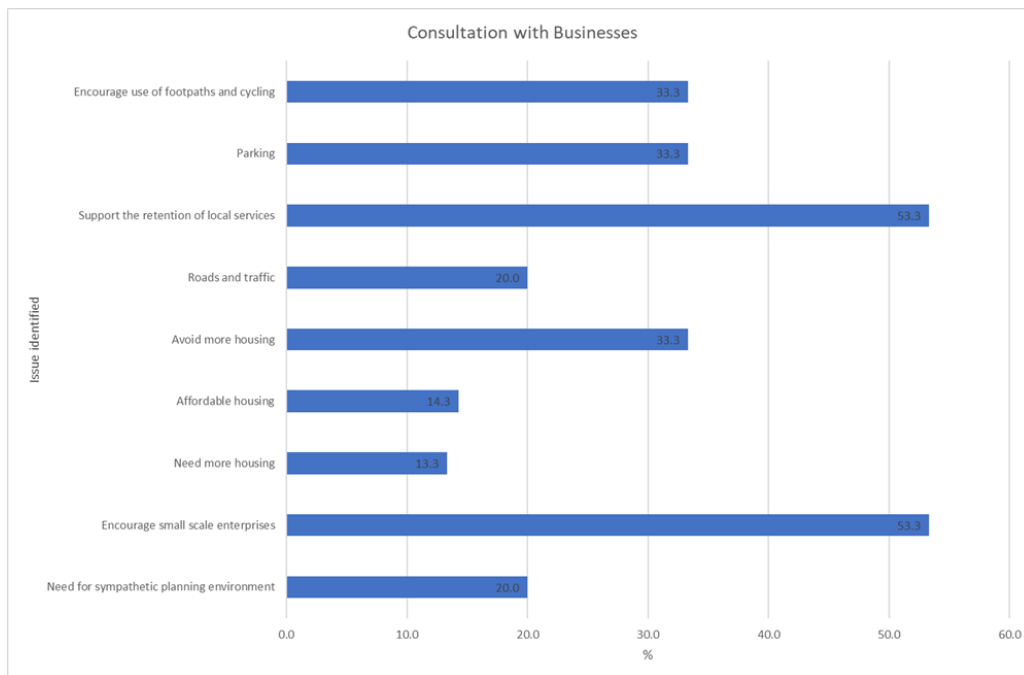
- Preference was expressed for any new housing to be located within Betley Village or an expanded Village Envelope, but not in the Green Belt;
 - Support for mainly low-cost starter homes of 1-2 and 3-4 bedrooms;
 - General opposition for 5+ bedroom properties and apartments;
 - A Rural Housing Trust to deliver to dwellings for local people was well supported;
 - There was a small demand for local housing for immediate family, with the overwhelming desire being for properties to purchase rather than to rent;
 - There is a high percentage of residents in the Parish over the age of 65, many retired - 62 responses indicated just one person in the household;
 - A large majority of respondents wished to preserve the Green Belt and character of the built and natural environment;
 - Businesses to be located in existing buildings; and
 - Residents were concerned about the speed of traffic through the village, parking and maintenance of roads and pavements.
- 3.8 The responses to the questionnaire demonstrated that the historic character and beautiful buildings are valued by local people. The results to questions 9,10 and 11 provided an extremely high positive percentage in agreement with the questions. Question 9 suggested that the special architectural and historic character of the Parish should be preserved and 99% of respondents agreed.
- 3.9 A large majority of respondents to the questionnaire wished to preserve the Green Belt and character of the built and natural environment. 99.7% liked the area as a pleasant place to live in, and 99.3% liked the easy access to the countryside. Comments referred to the unspoilt countryside, farmland, views and historic buildings.
- 3.10 Local people placed a high value on the countryside and rural area with 99.7% liking the rural location and lifestyle and 99.3% liking the easy access to the countryside. Comments referred to the countryside and farmland and unspoilt character of the area.
- 3.11 Although 56.07% of respondents did not support any new housing development in the Parish, other responses provided a more supportive approach towards some types of housing. The analysis in the report sets out the following key points (Note - Percentages given refer to percentage of respondents not proportion of total residents). In summary-
- 88% agreed that the Green Belt should not be used for housing;
 - 56% considered that no further housing was needed;
 - Of those supporting further new housing the response was split between those wanting new housing only in the Village Envelope and those who thought the Village Envelope should be extended;
 - Over 99% agreed there should be no large housing developments over 50 properties;
 - There was support for small infill development and low cost starter homes;
 - There was support in principle for a rural housing trust to develop to homes for families wishing to stay in the Parish
- 3.12 94.8% of respondents agreed or strongly agreed that businesses should use existing buildings;
- Responses to Question 12 indicated there was positive support for the development of economic and employment opportunities through the NDP with an overall 65% agreement;

- Responses to Question 13 supported local and new businesses being created in existing buildings, with 94.8% positive agreement. The use of new buildings was not supported with 73.8% disagreement;
- The question 14 chart indicated that the business types most supported were offices (60%), retail business (68%) and small business (71%). Light industrial and transport/ warehousing were not supported (77% and 96% objected respectively);
- 38 additional comments were attached to question 14. Comments were mainly positive but a small number did not want any business development in the Parish. The comments can be summarised as positive for agriculture, a café, grocery shop, farm shop, garden centre and equestrian.

4.0 Consultation with Local Businesses and Other Organisations, 2018 to 2019

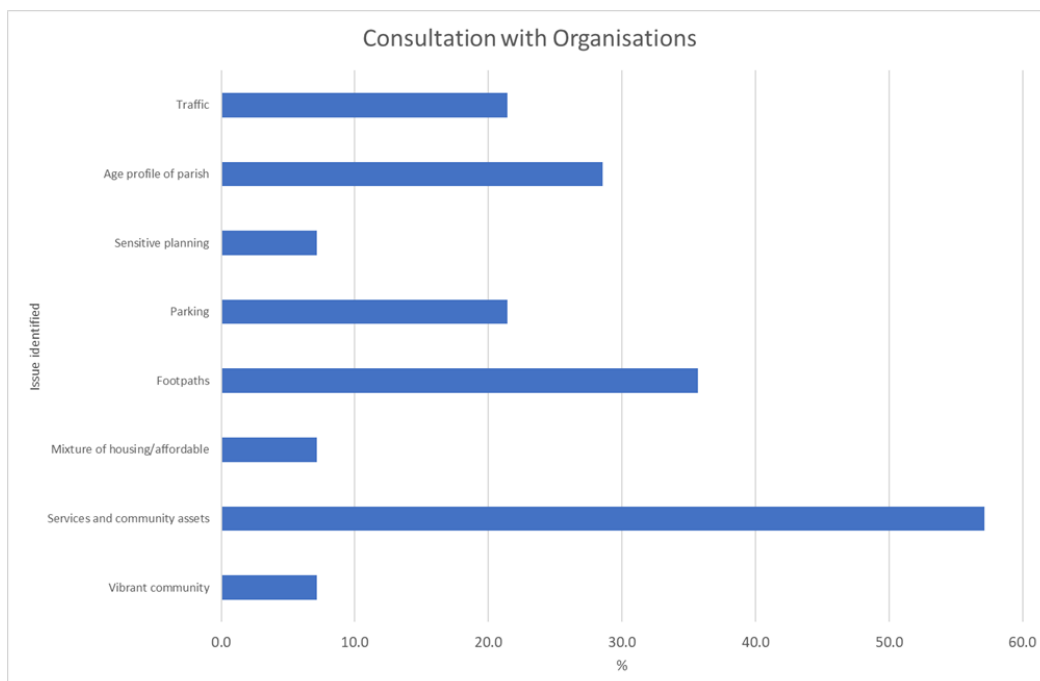
- 4.1 Although some individuals in businesses and organisations could have completed a Neighbourhood Plan Questionnaire, the NDP Steering Group decided to approach businesses and community organisations in the Parish to request their views.
- 4.2 This process was started in November 2017 and continued into 2018 and 2019. Unlike the Neighbourhood Plan Questionnaire, which was structured with many questions, it was decided to use a more informal approach. Steering group volunteers approached the business or organisation directly and recorded the feedback. An introductory letter was prepared (**see Appendix 3**) and used by individual members of the Steering Group to arrange meetings and collect views both verbally and by written comments. The open question in the letter was: “*Therefore in broad planning terms what would help to sustain or develop your business / community activity in our area?*” The results from the survey were entered into a summary table (published on the website) and then discussed at the monthly Steering Group meetings.
- 4.3 In total 18 locally based businesses replied to the consultation (as of 30th June 2020) out of about 30 identified by the Steering Group. In addition 14 local organisations replied to the consultation ranging from the Village Hall to the Church, sports clubs and the Reading Room. Figure 6 summarises the results.
- 4.4 Many of the businesses consulted said that they saw little in the remit of an NDP that would directly impact on them. Where they did express an opinion these fell into the nine broad categories outlined above.
- 4.5 Businesses were keen to retain other local services (53%) such as the shop and Post Office and believed that anything the NDP could do to encourage small-scale, low-impact enterprises would be positive (53%).
- 4.6 Encouraging walking and cycling was seen as positive for many retail and catering businesses so the quality of footpaths was a concern. Parking was seen as an issue by 33% of respondents.

Figure 6 Findings of consultation with businesses



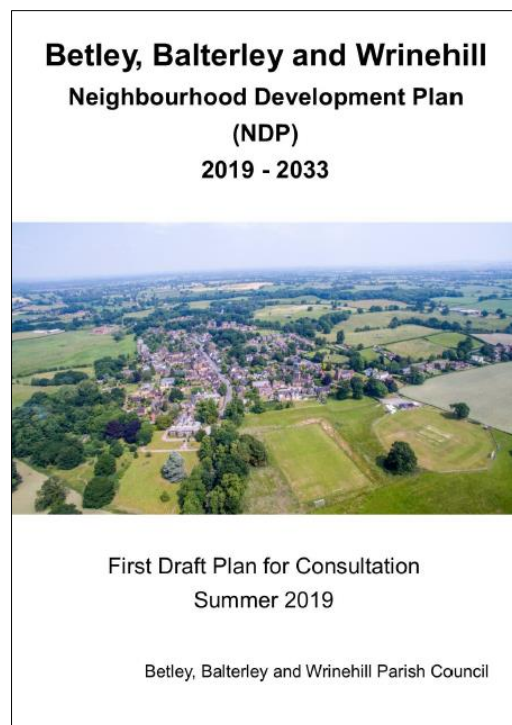
- 4.7 A total of 14 village (predominantly voluntary sector) organisations responded to the survey. These ranged from the Church, Methodist Chapel, sports clubs and the Reading Room to the local history group and the Village Hall.
- 4.8 Many of the issues raised were similar to the ones raised by local businesses but there were differences as Figure 7 indicates.

Figure 7 Consultation with Organisations



- 4.9 The key concern identified by organisations was the importance of retaining and developing local services and community assets (57%). The ageing demographic profile of the Parish was highlighted by 28% as a concern as it was perceived that an ageing population might not be able to sustain the membership of many of the groups. This led to a number of responses wanting to see more affordable/lower cost and accessible housing.
- 4.10 Traffic and parking in the Parish were highlighted as issues as was the poor state of footpaths for elderly residents and those with push chairs.
- 4.11 Like the businesses consulted, many of the organisations considered that the NDP would have a major impact on their functioning.

5.0 Informal Consultation on the First Draft Plan, August to September 2019



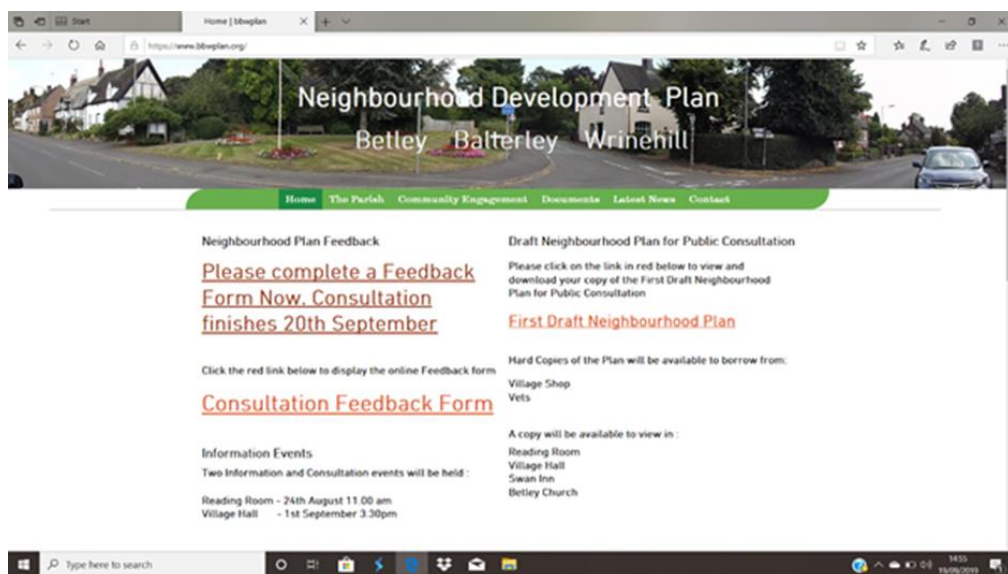
- 5.1 The First Draft of the Betley, Balterley and Wrinehill NDP was prepared by the steering group from Autumn 2018 to Summer 2019, with the advice and support of planning officers from Newcastle-under-Lyme and independent planning consultants Kirkwells.
- 5.2 The First Draft Plan was published for informal public consultation from 23rd August to 20th September 2019.
- 5.3 Before the start of the public consultation period, the steering group notified the Parish community of the coming consultation in a number of ways:

- By displaying large posters on the notice boards which previously advertised the Betley Show, located in several various highly visible locations across the Neighbourhood Area. These made it clear to anyone entering the Parish from either the north or the south that the opportunity to have their say on the Neighbourhood Plan was coming soon, and details could be found on the Neighbourhood Plan website;
- By displaying A4 information flyers in locations throughout the Parish including the Village Shop, Vets, Swan Inn, Village Hall and on Parish notice boards.
- By including a full page copy of the information leaflet in the September issue of the Betley Parish magazine. The magazine has a circulation of over 400 copies per month delivered to homes in the Parish.

Copies of publicity are provided in **Appendix 4**.

- 5.4 Copies of the First Draft NDP and paper copies of the feedback form were placed on the NDP website www.bbwplan.org - see Figure 8.

Figure 8 Copy of Screenshot promoting the consultation on the First Draft Plan



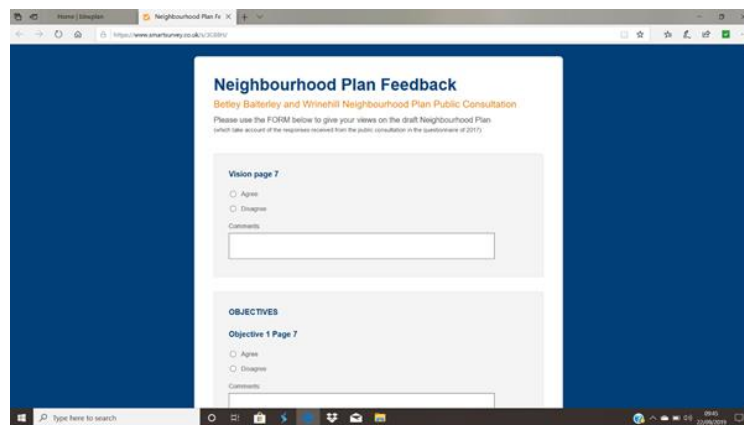
- 5.5 Hard copies of the First Draft Plan could be borrowed from the following locations:

- Reading Room
- Village Shop
- Swan Inn
- Church
- Vets

- 5.6 Two NDP open events were held during the consultation period. These were on Saturday 24th August from 11am in the Reading Room and Sunday 1st September from 3.30pm at the Village Hall. The meeting on the 24th of August was successful and attended by 34 members of the community. 6 people attended the meeting on the 1st of September in the village Hall. A PowerPoint presentation was prepared to provide information to the meetings.

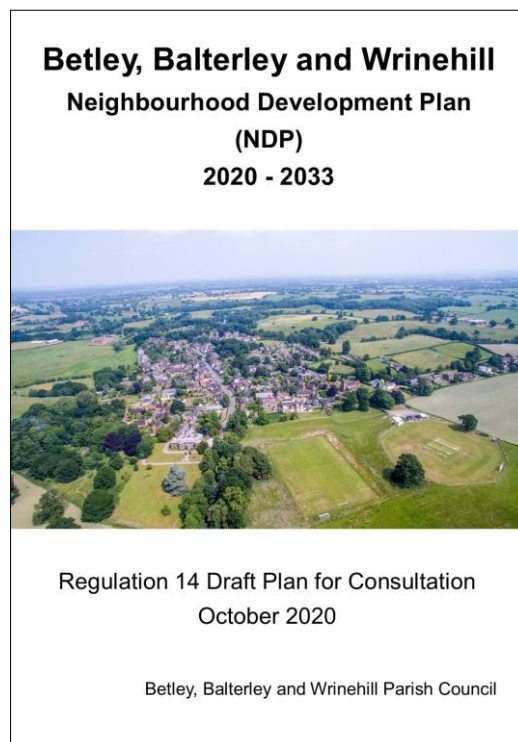
- 5.7 Responses were invited using feedback forms provided on the website or hard copies. The online version of the feedback form was developed matching the layout of the paper version.

Figure 9 Copy of Screenshot of Online Feedback Form



- 5.8 Completed hard copies could be returned to drop boxes in the Village Shop and the Swan pub or sent to: Neighbourhood Plan Consultation, c/o The Barn, Main Road, Betley CW3 9AB.
- 5.9 The information from the paper feedback forms was entered into the online version of the feedback form to provide the statistics and results - see **Appendix 4**.
- 5.10 A total of 39 members of the community completed a survey feedback form. 15 people completed the paper version and 24 completed the online form. The information from the paper forms was entered into the online version of the feedback form to allow the overall statistics and results to be printed. The feedback results are provided in the Informal Public Consultation Report with the comments and in all sections the results were very positive. A number of respondents commented on the high standard of the draft Neighbourhood Plan. The comments resulted in a number of amendments to the Draft NDP.
- 5.11 Detailed comments were also provided by officers from Newcastle-under-Lyme Borough Council and these were considered and used to inform amendments to the Draft NDP. Further meetings and discussions were held with officers from the Borough Council during the preparation of the Draft Plan from late 2019 to summer 2020.

6.0 Regulation 14 Public Consultation 8th October 2020 until 27th November 2020



Consultation Process

- 6.1 The public consultation on the Betley, Balterley and Wrinehill Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

14. Before submitting a plan proposal [or a modification proposal] to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

(i) details of the proposals for a neighbourhood development plan [or modification proposal];

(ii) details of where and when the proposals for a neighbourhood development plan [or modification proposal] may be inspected;

(iii) details of how to make representations; .

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; [and]

[(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood

development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;]

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan [or modification proposal]; and

(c) send a copy of the proposals for a neighbourhood development plan [or modification proposal] to the local planning authority.

6.2 The Regulation 14 consultation period fell during the Covid-19 Pandemic when national restrictions on public contact and socialising were in place. The Parish Council and Steering Group gave careful consideration to this and planned a safe and accessible consultation process which was in line with Government advice.

6.3 Planning Practice Guidance² was updated in May 2020 and set out:

What changes have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic?

The government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation. This planning guidance supersedes any relevant aspects of current guidance on neighbourhood planning, including in paragraphs 007, 056, 057, 061 and 081 until further notice.

- *Referendums: All neighbourhood planning referendums that have been recently cancelled, or are scheduled to take place, between 16 March 2020 and 5 May 2021 are postponed in line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 until 6 May 2021.*
- *Decision making: The government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation. This planning guidance supersedes any relevant aspects of current guidance on neighbourhood planning, including in paragraphs 007, 056, 057, 061 and 081 until further notice.*
- *Examinations: The general rule remains that examinations should be conducted by written representations. If an examiner considers that oral representations are necessary, these should not take place in person. Wherever possible, oral representations may still take place using video conferencing or other suitable technologies.*
- *Public consultation: The Neighbourhood Planning (General) Regulations 2012 require neighbourhood planning groups and local planning authorities to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area at particular stages of the process. It is not mandatory that engagement is undertaken using face-to-face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, more targeted methods may be needed including by telephone or in writing. Local planning authorities may be*

² <https://www.gov.uk/guidance/neighbourhood-planning--2#coronavirus>

able to advise neighbourhood planning groups on suitable methods and how to reach certain groups in the community.

There are also requirements in the Neighbourhood Planning (General) Regulations 2012 that require at some stages of the process for neighbourhood planning groups and local planning authorities to publicise the neighbourhood planning proposal and publish details of where and when documents can be inspected. It is not mandatory for copies of documents to be made available at a physical location. They may be held available online. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods that will provide communities with access to physical copies of documents.

Paragraph: 107 Reference ID: 41-107-20200513

Revision date: 13 05 2020

- 6.3 The Betley, Balterley and Wrinehill Draft Neighbourhood Plan was published for formal consultation for just over 7 weeks from 8th October until 27th November 2020. This followed completion of the Screening Opinion for the SEA / HRA undertaken and consulted upon by Newcastle-under-Lyme Borough Council.
- 6.4 The consultation bodies were notified by email (see **Appendix 5** for a copy). The list of consultation bodies and local contact details was kindly provided by Newcastle-under-Lyme Borough Council. Other local organisations on the NDP consultation database (drawn from previous consultation and engagement activity) were also notified.
- 6.5 The Draft Plan, a representation form and background documents were all placed on the NDP website <https://www.bbwplan.org/> with a link from the Parish Council website - see **Appendix 5**. Hard copies could be borrowed for up to 5 days by telephoning the Vets on 01270 820007 and arranging for a copy to be delivered.
- 6.6 Local residents were notified by leaflets delivered to all households in the Parish. A copy is provided in **Appendix 5**.
- 6.7 Due to Covid-19 restrictions there were no public meetings. However, parishioners were able to attend the following online meetings by emailing betleynp@yahoo.com during the preceding week:
- Online meeting (webinar and Q&A) – Saturday 10th October, 3 - 4pm
 - Online meeting (webinar and Q&A) – Monday 19th October, 7- 8pm.
- The presentation is provided in Appendix 5.
- 6.8 Telephone contact details were also provided in publicity for the Chair of the Steering Group and Clerk to the Parish Council so that parishioners without access to the internet could ask questions or discuss any concerns.
- 6.9 Responses were invited using the online Representation Form on the NDP website, by email to betleynp@yahoo.com and hard copies of responses could be returned to:
- Beechwood, Main Road, Betley – opposite the former Black Horse; or
 - Or posted to Mr Gwyn Griffiths, Clerk to Betley, Balterley.

Summary of Consultation Responses

- 6.10 Detailed consultation responses were received from a number of organisations and individuals. The complete responses, together with details about how the Parish Council has considered them and any changes to the NDP resulting from the submitted comments are provided in a series of Response Tables in Appendix VI.
- 6.11 Table 1 sets out the response from Newcastle under Lyme Borough Council. The Borough Council noted that the NDP should have same plan period as the new Local Plan (up to 2037). The NDP has also been updated to take account of a decision in January 2021 to prepare a new Local Plan for the Borough Council rather than a joint Local Plan with Stoke on Trent Council. There were detailed comments suggesting minor wording amendments to several policies including BBW1, BBW2, BBW4, BBW5, BBW6 and BBW7. Most of these have been taken on board in the Submission NDP, however the Parish Council had concerns about the deletion of part of BBW4 which relates to plot density in the light of a recent development in the Parish on the site of the former Bluebell Inn. This development was mentioned in some of the residents' responses as an example of a high density development which is inappropriate. The Parish Council considers that there is a risk of further overdevelopment of plots in the Parish due to development pressures and would prefer for this matter to be determined by the examiner.
- 6.12 Table 2 sets out the responses from the consultation bodies and other organisations. Audley Parish Council submitted several detailed observations about the process and had concerns about traffic proposals. Madeley Parish Council had no objections.
- 6.13 Staffordshire County Council made a large number of very detailed and helpful suggestions about policy wording which have been largely included in the Submission Plan. These included comments about ecology, biodiversity and landscape character, transport and traffic, flood risk and water management and built heritage. The NDP has been significantly strengthened as a result of these amendments. There were concerns about displaced parking from the Housing Opportunity Site identified at East Lawns but following other concerns from the EA and residents the wording has been amended in the Submission Plan and the map deleted.
- 6.14 Severn Trent and Sport England provided standard comments.
- 6.15 Historic England were very supportive of the Plan. They noted 'Historic England is supportive of both the content of the document and the vision and objectives set out in it.' HE went on to say, 'The emphasis on the conservation of local distinctiveness through good design and the protection of heritage assets, countryside landscape and townscape character and including green spaces and important views and vistas is to be applauded.' HE also suggested that as Beltley has origins as a medieval planned town with burgage plots there is potential for archaeological remains and this should be addressed in policy wording. Policy BBW5 has been amended accordingly.
- 6.16 Natural England provided general comments and suggestions and the Steering Group felt that these issues were already largely addressed in the NDP. United Utilities suggested a change to Policy BBW1 in relation to flood risk and the Policy was amended. There were also concerns about the housing opportunity site, but this wording had already been amended.

- 6.17 As noted above Environment Agency had concerns about the housing opportunity site at East Lawns. EA also suggested strengthening policies to take account of Betley's location in an area at risk of flooding and Policy BBW1 has been revised accordingly. There was also a standard response from National Grid.
- 6.18 There were responses from just over 40 local residents. These were overwhelmingly supportive of the NDP and many congratulated the Parish Council and Steering Group on their hard work and commitment. The comments resulted in some minor changes to Policy wording and the supporting text and to the Actions for the Parish Council. There were concerns about traffic in the village and overgrown hedges on pavements. There was a suggestion to include the village shop and local pubs in the list of community facilities in Policy BBW9 and this has been taken on board in the Submission Plan. The concerns about the housing opportunity site were addressed in revised wording in the NDP.
- 6.19 The Steering Group also added some wording to Policy BBW3 to support housing for local residents and added an action for the Parish Council to work to progress a suitable project in partnership with local housing providers.

Appendix 1: Early Informal Consultation and Engagement, 2016

Copy of article in Parish Magazine, May 2016

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Entry for Parish Magazine – May 2016

ANNUAL ELECTORS' MEETING

The Annual Electors' Meeting will be held in the village hall on Thursday 19th May 2016. This meeting is open to all members of the community and provides an opportunity to hear the review of Parish Council activities over the last year as well as our current and future plans.

The key theme of this year's meeting will be the work to prepare a "Parish Neighbourhood Development Plan" (previously known as the Parish Plan) – further information on this important activity is shown below.

PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

A Parish Council working group has now reviewed the 2005 Parish Plan. Many of the key aims set out in that plan have been met. Some (mainly those outside Parish Council control) have not yet been met and some are now considered less relevant.

One of the things that came out of the review is that more than ever the parish is now at risk from speculative development. With this in mind the Parish Council believes we need to produce a "Neighbourhood Development Plan".

The idea of such a plan is to seek to guide how change happens in our parish. Many local parishes are producing such plans as there is real concern that in the absence of a borough wide local plan, and a five year housing supply, developers will be able to force unwanted developments on to communities. This has recently happened at Wistaston.

To quote from the *Whitmore, Maer and Aston and Chapel and Hill Chorlton Neighbourhood Plan* website – the Neighbourhood Plan "will be a blueprint to specify where new, small developments for housing, services, business and community facilities will be permitted, to protect and enhance areas of biodiversity and to safeguard open spaces that the community values".

The Plan, which will have legal status, is intended to meet the needs identified by the local community and to ensure that the local community has a say in any change and development that will affect it.

The Neighbourhood Plan will take time and effort and, if we are to produce one, will need support from the people of the parish.

If you can contribute any of these skills, or help with any of these tasks, please contact Richard Head at richyhead@yahoo.co.uk

- Analyse information and data
- Create maps (GIS)
- Deliver leaflets
- Ecology and biodiversity
- Engage with people
- Interest in local and community matters
- Knowledge of local and government issues
- Local knowledge and contacts
- Make presentations
- Marketing
- Organise events
- Put up posters
- Read maps and plans
- Set up and run a website
- Take photographs
- Tweet about it, Facebook it or blog about it
- Write planning policies

Unlike the Parish Plan, a Neighbourhood Plan has legal status in planning decisions.

If we want to safeguard our parish against inappropriate or unwanted development and to take control of decisions affecting the future of our community, we need to have a Neighbourhood Plan in place.

If you feel able to help in any way, please get in touch.

Copy of Community Engagement Strategy, 2016

BETLEY, BALTERLY and WRINEHILL NEIGHBOURHOOD PLAN (NP)

To make "Betley a better place"

COMMUNITY ENGAGEMENT TIMETABLE

Task or process	Action by whom	Date by
1. Start: Phase 1		
The Parish Council resolved to prepare the NP covering the whole of the Parish		23rd June
Inform NBC formally <i>Letter, and plan.</i>	Gwyn Griffith	24th June
Inform Ward Councillors <i>Letter, and plan</i>	Gwyn Griffith	
Obtain large-scale plans	JVB	
Print <i>letter, leaflet and plan: poster?</i>	SB/RH	30th June
Road Shows		
Inform residents, groups and stakeholders. <i>Letter, leaflet and plan, road-show and stalls: other?</i>	SG	10-16th July
Contact groups, businesses and stakeholders <i>Form group and prepare briefing note.</i>		28th June
Identify and co-ordinate "communicators".		
Road-shows: start: form sub group to decide detail.		30th July
Website: BBW Plan.		30th June
Media: <i>parish magazines, NBC "Reporter", others?</i>		
Monitoring - log of actions.		on-going
Determine "roles".		28th June
Record and analyse responses/concerns/feedback.		
Determine spokespersons,	RBS and SD	28th June
2. Consultation and Issues: Phase 2		
Prepare questionnaires: form sub-group.		23st July
Print and circulate questionnaire: month to return.		30th August
Analyse questionnaires: form sub group.		Sept- Oct
Prepare evidence base: form sub group.		ongoing
Dialogue with NBC.		on-going
Media.		on-going
3. Prepare draft Plan: Phase 3		

Copy of Leaflet (delivered to local households) Summer 2016



Vision:

“We want the parish to be a thriving, sustainable and distinctive community, able to develop in a way that maintains its outstanding quality of life for current and future generations.”

Can you help?

Please get involved...

We need people who can do the following:

- ◊ Help to develop the plan
- ◊ Help with community consultation
- ◊ Analyse information
- ◊ Create and run a website
- ◊ Talk to others about the plan
- ◊ Design leaflets and information sheets

BETLEY, BALTERLEY & WRINEHILL 2025

How many new houses?
Is there still a village Post Office?
...or school?
...or pub?
How about traffic?
...or community facilities?
...or the village character?

Contact Us

Parish Council Neighbourhood Plan website:
www.bbwplan.org

Richard Head (chair)
richyhead@yahoo.co.uk
07801 813831

Sebastian Daly (Vice Chair)

Betley, Balterley & Wrinehill



Neighbourhood Plan

Have your say...

Be involved with

Your Neighbourhood Plan

The Parish Council has decided to prepare a Neighbourhood Plan for the whole of the Parish. Once it has been produced, a local Referendum will give you the opportunity to vote on the approval of the Plan.

What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan (‘Plan’) is a set of policies decided by the community. These policies state where and how land can be used, for example to develop housing, business premises and community facilities in a local area. It also considers how the environment will be protected. The Plan has a legal impact on planning applications, as the local authority must refer to the Neighbourhood Development Plan when making planning decisions.


Why we need one?

We need a Plan so that local people can say how they want their community to develop and change in the future. These views can then feed into the planning system via the Plan.

Other local parishes are producing plans to protect themselves from unwanted development – without one we may become a target for developers.

Who is making the Plan?

A group of residents from all three villages in the parish have volunteered to work on the Plan. But the Plan needs the ideas and participation of the whole community.



What are the Issues?

Please tell us what you think are the important issues facing the parish. Not all issues will be covered by a Neighbourhood Plan—for example, traffic is not specifically included as the Plan is focused on housing, economic development and the environment. These will, however, impact on traffic. We will be holding a consultation with everyone in the parish in the coming months. However, some of the issues that have been identified include:

- ◆ A need for housing that is affordable
- ◆ How to protect and build on the current level of public transport services
- ◆ The need to support local shops and businesses
- ◆ The importance of protecting the local green belt from inappropriate development
- ◆ The importance of protecting and enhancing local community facilities.
- ◆ How to maintain viable and successful health care and education services
- ◆ Protect the character

A Neighbourhood Plan for Betley, Balterley and Wrinehill

Building a Better Community for Everyone

Building a Better Community For Everyone

www.bbwplan.org

Find out more

There will be a Neighbourhood Plan Roadshow at the following times:


Betley Village Hall - Tues 26 July 2016, 7pm
Betley Reading Room - Sat 30 July 2016, 11am
Betley Village Hall - Thurs 18 August 2016, 7pm

The Roadshow will include an exhibition, a slide show and videos outlining the plan.

Come along with your ideas for what you would like to see for your Neighbourhood.

It's your chance to help Build a Better Community.

Betley, Balterley & Wrinehill



Neighbourhood Plan

Copy of Poster


Betley, Balterley, Wrinehill Neighbourhood Plan Development

Please check the website for regular updates
and progress on the development of the plan

bbwplan.org



Copy of Information Letter, June 2016



Betley, Balterley & Wrinehill
Neighbourhood Plan

Gwyn Griffiths
Parish Clerk
18 Holly Mount
Basford
Crewe
CW2 5AZ
www.bbwpn.org

30th June 2016

Dear Neighbour,

Thank you for taking the time to read this.

The Parish Council has decided to produce a **Neighbourhood Plan** for the parish of Betley, Balterley and Wrinehill. You may be aware that in 2005 a Parish Plan was produced in which the community set out the things it would like to see in the future. We have now undertaken a detailed review of that Parish Plan and the enclosed booklet highlights many of the things that have been achieved in the last decade.

Times have now moved on and the planning landscape has changed. Under the *Localism Act (2011)* the Government made provision for communities to produce Neighbourhood Plans. These plans, unlike Parish Plans, have a real input into and impact on planning decisions made by local authorities. The Parish Council feel that it is important to find the views of residents in the parish before producing a Neighbourhood Plan that will feed those views into the Newcastle and Stoke Joint Local Plan. The Neighbourhood Plan will give us all the chance to say what kind of developments we want to see (and, perhaps more importantly, don't want to see) in the parish over the next 15 or so years.

Please read the information leaflets enclosed. As you will see we are planning a series of 'Roadshows' over the coming weeks starting with:

o Betley Village Hall	Tuesday 26 July at 7pm
o Betley Reading Room	Saturday 30 July at 11am
o Betley Village Hall	Thursday 18 August at 7pm

There will also be an information stand at the **Betley Show on 6th August**.

Please come along to find out more and let us know your views on the future of our parish.

Later this year we will be circulating a questionnaire to all residents to find out in more detail how they would like the parish to develop in the coming years. This questionnaire will be used as the basis for writing the Neighbourhood Plan which, when completed, will then be submitted to residents for approval in a referendum. If approved the Neighbourhood Plan will then go to the Borough Council and become a legal part of the planning process.

If you would like more information or feel you would like to help please use the contact details on the leaflet.

Kindest regards,

Richard Head
Chair, Neighbourhood Plan Steering Group

Copy of Information Leaflet, July 2016

A Neighbourhood Plan for Betley, Balterley and Wrinehill

Building a Better Community for Everyone

Find out more

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- The importance of protecting and enhancing local community facilities.
- How to maintain viable and successful health care and education services
- Protect the character

The Parish Council has decided to prepare a Neighbourhood Plan for the whole of the Parish. Once it has been produced, a local Referendum will give you the opportunity to vote on the approval of the Plan.

What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan (Plan) is a set of policies **decided by the community**. These policies state where and how land can be used, for example to develop housing, business premises and community facilities in a local area. It also considers how the environment will be protected. The Plan has a legal impact on planning applications, as the local authority must refer to the Neighbourhood Development Plan when making planning decisions.

Why we need one?

We need a Plan so that local people can say how they want their community to develop and change in the future. These views can then feed into the planning system via the Plan.




Other local parishes are producing plans to protect themselves from unwanted development – without one we may become a target for developers.

Who is making the Plan?

A group of residents from all three villages in the parish have volunteered to work on the Plan. But the Plan needs the ideas and participation of the whole community.

Building a Better Community For Everyone

www.bbwwplan.org

		<p>Vision:</p> <p><i>"We want the parish to be a thriving, sustainable and distinctive community, able to develop in a way that maintains its outstanding quality of life for current and future generations."</i></p>
<p>Can you help?</p> <p>Please get involved...</p> <p>We need people who can do the following:</p> <ul style="list-style-type: none">◊ Help to develop the plan◊ Help with community consultation◊ Analyse information◊ Create and run a website◊ Talk to others about the plan◊ Design leaflets and information sheets	<p>Contact Us</p> <p>Parish Council Neighbourhood Plan website: www.bbwrplan.org</p> <p>Richard Head (Chair) rhh@bbwrplan.org 07801 813831</p> <p>Sebastian Daly (Vice Chair)</p>	
<p>BETLEY, BALTERLEY & WRINEHILL 2025</p> <p>How many new houses? Is there still a village Post Office? ...or school? ...or pub? How about traffic? ...or community facilities? ...or the village character?</p>	<p>Betley, Balterley & Wrinehill</p>  <p>Neighbourhood Plan</p>	<p>Have your say...</p> <p>Be involved with</p> <p>Your Neighbourhood Plan</p>

Articles in Parish Magazine

**BETLEY, BALTERLEY & WRINEHILL
PARISH COUNCIL**

Entry for Parish Magazine – June 2016

PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

Many of the key aims set out in the 2005 Parish Plan have been met and, as was mentioned last month, the Parish Council believes we need to produce a "Neighbourhood Development Plan".

More than ever the parish is now at risk from speculative development. The idea of such a plan is to seek to guide how change happens in our parish.

The plan, which will have legal status, is intended to meet the needs identified by the local community and to ensure that the local community has a say in any change and development that will affect it.

The Neighbourhood Plan will take time and effort and, if we are to produce one, will need support from the people of the parish.

If you can contribute in any way please contact Richard Head at richyhead@yahoo.co.uk

**BETLEY, BALTERLEY & WRINEHILL
PARISH COUNCIL**

Entry for Parish Magazine – July 2016

PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

Hopefully by now you will know that the Parish Council believes we need to produce a "Neighbourhood Development Plan".

More than ever our parish is now at risk from speculative development. The idea of such a plan is to seek to guide how change happens.

Please note that, in order to explain this in more detail, there will be a Neighbourhood Plan information event at the Reading Room at 11:00am on Saturday 30th July. Do come along to give your views on the future of the parish – your community.

If you can contribute in any way please contact Richard Head at richyhead@yahoo.co.uk

Copy of Presentation / Slide Show


A Neighbourhood Plan for Betley, Balterley and Wrinehill





What are Neighbourhood Plans and why should we consider one?

NEIGHBOURHOOD PLANS



In very simple terms, a neighbourhood plan is:

- ✓ **A document that sets out planning policies for the neighbourhood area. Planning policies are used to decide whether to approve planning applications.**
- ✓ **Written by the local community, the people who know and love the area, rather than the Local Planning Authority.**
- ✓ **A powerful tool to ensure the community gets the right types of development, in the right place.**
- ✓ **A neighbourhood plan is an important document with real legal force, therefore there are certain formal procedures that it must go through.**

<http://mycommunity.org.uk/programme/neighbourhood-planning/>



Neighbourhood Planning

STORIES

GRANTS AND SUPPORT

RESOURCES

Want to have a say over where new homes, shops and offices are built or what new buildings should look like? Maybe you want to protect and enhance your local high street, choose where new industries should be located, or protect your local green spaces for generations to enjoy in years to come?

Neighbourhood Planning could be the right tool for you.

Share

[f](#) [t](#) [v](#) [p](#)

Neighbourhood Planning

Neighbourhood Planning: The guide to all that's involved in creating a plan for your area.

<https://youtu.be/SvA4tKxV10>





What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan is a set of policies that say where and how land can be used to develop housing, business and employment premises and community facilities in a local area, and how the environment will be protected. The Plan has legal status in the planning system. Unlike Parish Plans, the local authority **must** refer to it when deciding planning applications.



Why do we need one?

We need a Plan so that our community can set policies that will enable change and development that both meet our local needs and protect the countryside.

Other local parishes are producing plans to protect themselves from unwanted development – without one we may become a target for developers.



Who is making the Plan?

A group of residents from all three villages in the parish have volunteered to work on the Plan. But the Plan needs the ideas and participation of the whole community and it's not too late to get involved.

Also, the finished Plan will need your vote in a local Referendum.



Who is paying for it?

The cost is met by government grants. Our Plan has been offered £5000 to date but more will be needed. With other funding streams we should be able to raise up to £15,000. We will also receive a variety of free professional help. For example professional help could be used to assess the true level of need for new housing in our Neighbourhood Area.



<http://www.cnew-neighborhoodplan.org.uk/>

The three main stages in producing a Neighbourhood Plan

Stage 1 – Getting established

The first step for parish/town councils or prospective neighbourhood forums wishing to prepare a neighbourhood plan is to submit their proposed neighbourhood area to the local planning authority for designation. Prospective neighbourhood forums will also need to be designated by the local planning authority.



Stage 2 – Preparing the plan

Preparing to write a neighbourhood plan includes publicity, development of local partnerships, community consultation and engagement and the building of an evidence base. This will inform the development of a vision and/or aims for the plan. These in turn will inform the formulation of policy and, where appropriate, site allocations. Community engagement and consultation will be necessary at all stages of the plan-making process.

Stage 3 – Bringing the plan into force

The proposed neighbourhood plan will be submitted to the local planning authority, which will check that proper procedures have been followed in its preparation and that any necessary assessments accompany the plan. Following a period of publicity, the local planning authority will arrange for an independent examination. It will also organise the public referendum, subject to the plan meeting legal requirements.

How can you help?

We need people who can do the following:

- ✓ Manage and organise the production of the plan
- ✓ Liaise with planners and other groups
- ✓ Help to write the plan
- ✓ Gather information via questionnaires
- ✓ Analyse information
- ✓ Create and run a website
- ✓ Talk to others about the plan
- ✓ Design leaflets and information sheets



Further Information



If you would like further information or if you feel you would like to contribute to the Neighbourhood Plan please contact:

Richard Head

richyhead@yahoo.co.uk

07801 813831



Appendix 2: Residents' Questionnaire, 2017

Poster



Copy of Questionnaire Report

Betley Balterley & Wrinehill Parish

Neighbourhood Plan Questionnaire Analysis Report



**Published by the Betley Balterley and Wrinehill Neighbourhood Plan
Steering Group June 2017**

Betley Balterley and Wrinehill Parish Neighbourhood Plan Questionnaire Analysis Report

Introduction

The Betley Balterley and Wrinehill Parish Neighbourhood Plan Questionnaire was developed as part of the community engagement strategy to obtain the views of residents in the Parish on a number of issues. The results from the questionnaire will be used in the development of the Neighbourhood Plan.

Methodology

The questionnaire was developed by members of the Neighbourhood plan steering group acting on behalf of the Parish Council. Residents in the parish were informed through the Parish magazine, the Neighbourhood Plan website and posters located at various locations in the village advertising the website. The website stated the questionnaire was being developed and would be circulated in March 2017.

576 questionnaires were delivered by volunteers to all residences in the Parish commencing 11th March 2017. Deliveries were recorded to ensure no properties were missed. The return date for completed questionnaires was 31st March 2017.

In addition to paper questionnaires an online version of the questionnaire was developed matching the questions on the paper version. Details on how to access the online version were provided in an information letter delivered with the paper questionnaires.

A final total of 311 completed questionnaires were returned consisting of 57 online questionnaires and 254 paper questionnaires. A pre-paid envelope was provided to encourage the return of the paper questionnaires.

The return of 311 questionnaires represents a 53.99% response rate. This provides significant numbers and good evidence of community engagement.

A copy of the paper questionnaire, the information letter, pre-paid envelope and delivery envelope are supplied with this report. A full printout of all raw data including all comments is also available. The returned paper questionnaires are available for examination.

Data from all the paper questionnaires was entered into the online computer version of the questionnaire to allow for statistics to be generated.

Question 25 on the questionnaire is for use by the Parish Council only and will not be considered in the development of the Neighbourhood Plan.

Executive Summary

567 questionnaires were delivered to each household in the Parish from 11th March 2017 for a return date at the end of the month. The 311 questionnaires returned, including 57 electronic returns, representing a 53.99% response rate, which is deemed statistically significant.

The questionnaire, comprising 25 multiple choice and sometimes linked questions, (including one on increasing the Parish Precept), was designed to engage every household in the Neighbourhood Plan making process, and to elicit their views on the range of topics considered to be significant areas for formulating the likely policies and proposals.

On housing issues the majority of responses wanted any new housing to be located within Betley Village or an expanded village, but not in the Green Belt, and for the housing to be mainly, low cost started homes of 1-2 and 3-4 bedrooms. Responses opposed 5+ bedroom properties and apartments. Setting up a rural housing trust to deliver dwellings for local people was well supported. There is a high percentage that indicated no more housing is needed in the Parish.

On housing needs there was a small demand for local housing for immediate family with the overwhelming desire for purchase rather than rent. The responses indicated a high percentage of residents in the parish over the age of 65, many retired, with 62 responses indicating just one person in the household.

When preserving the character of the Parish, almost all respondents (apart from just one!) indicated Betley Parish is a pleasant place to live. A large majority wished to preserve the character of the built and natural environment and the Green Belt.

Business development in itself, either office, retail or small businesses, were supported and to be located in existing not new buildings.

On traffic and transport Locations of work, training or study were detailed with the large majority travelling by car. However a high percentage indicated they are retired.

People were concerned about traffic speed of through the village, parking, the maintenance of road surfaces and many additional comments on a variety of other highway matters were recorded.

Local services were highly valued – particularly the school, the doctor's, bus services, the shop/post office, broadband and others.

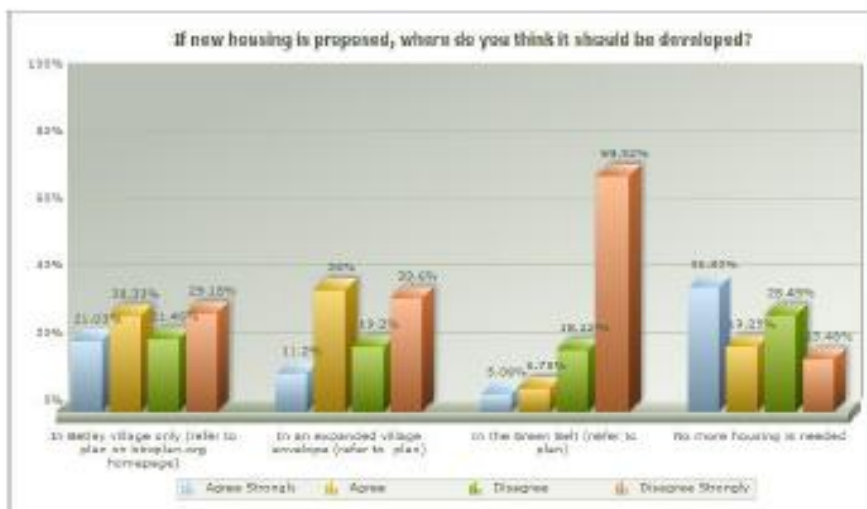
Summary Results

Question 1.

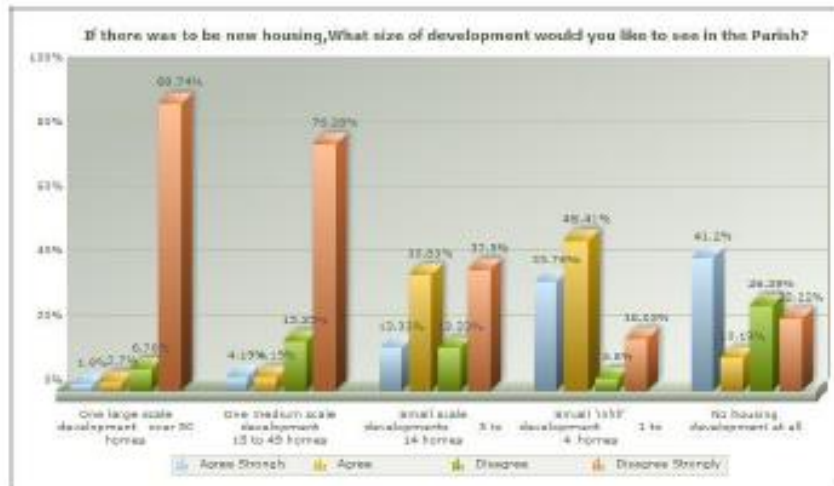
What do you like about living in the Parish of Betley, Balterley & Wrinehill?			
	Agree	Disagree	Response Total
A Pleasant place to live	99.7% (300)	0.3% (1)	301
The rural location & lifestyle	99.7% (299)	0.3% (1)	300
Easy access to the countryside	99.3% (284)	0.7% (2)	288
Feeling part of the community	88.7% (243)	11.3% (31)	274
Ease of access to major roads, rail & airports	94.1% (257)	5.9% (16)	273

Plus an additional 76 comments

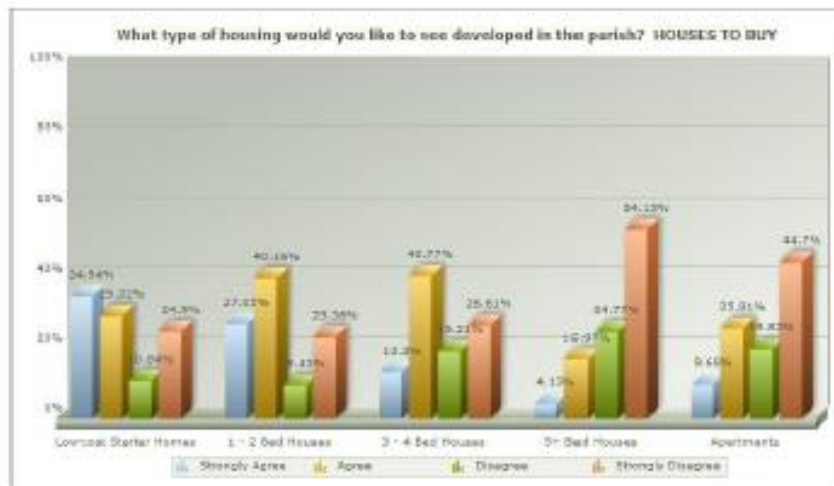
Question 2.



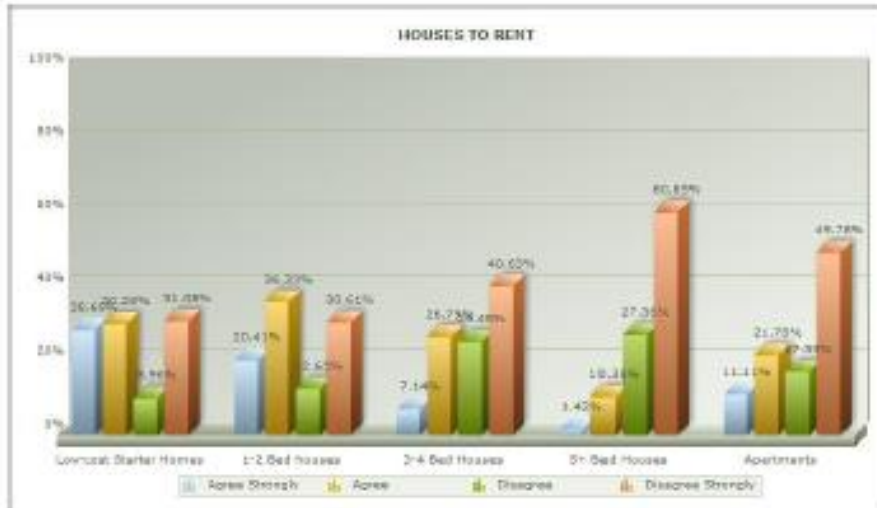
Question 3.



Question 4. Houses to Buy



Question 5. Houses to Rent



Question 6.

6. It may be possible to set up a 'Rural Housing Trust' for the Parish to develop an affordable shared ownership housing scheme to enable local residents on modest incomes to remain living in the Parish or return to the Parish.

	Yes	No	Response Total
Would you support this idea?	77.4% (233)	22.6% (68)	301

Question 7.

7. Do you have any family members who may want or need to move into the Parish

	Yes	No	Response Total
Family members	26.1% (80)	73.9% (227)	307

Question 8.

8. If you or members of your family were thinking of moving within or into the Parish, would you/they prefer to rent or buy?			
	Rent	Buy	Response Total
	8.5% (21)	91.5% (226)	247

Question 9.

9. Do you think the special architectural and historic character of the Parish should be preserved?					
	Agree Strongly	Agree	Disagree	Disagree Strongly	Response Total
	86.8% (263)	12.2% (37)	0.7% (2)	0.3% (1)	303

Question 10.

10. Do you think that the natural environment of the Parish should be preserved?					
	Agree Strongly	Agree	Disagree	Disagree Strongly	Response Total
	85.3% (262)	14.3% (44)	0.0% (0)	0.3% (1)	307

Question 11.

11. Do you think the current Green Belt within the Parish should be maintained?					
	Agree Strongly	Agree	Disagree	Disagree Strongly	Response Total
	78.0% (241)	15.9% (49)	5.5% (17)	0.6% (2)	309

Question 12.

12. Should our Neighbourhood Plan encourage economic development and employment opportunities?

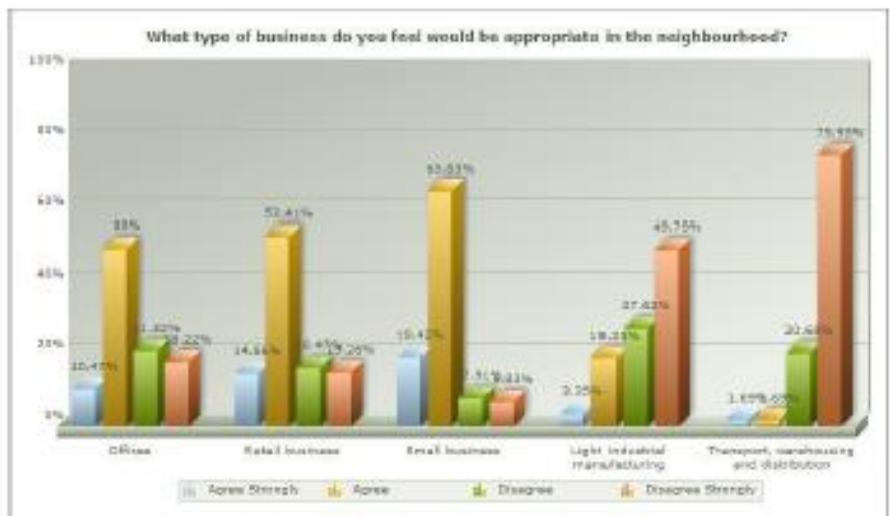
	Agree Strongly	Agree	Disagree	Disagree Strongly	Response Total
	15.7% (47)	49.3% (148)	21.7% (65)	13.3% (40)	300

Question 13.

13. If local and new businesses were created, what type of development would be acceptable?

	Agree Strongly	Agree	Disagree	Disagree Strongly	Response Total
Businesses that use existing buildings	42.6% (124)	52.2% (152)	2.1% (6)	3.1% (9)	291
Businesses that require new buildings	4.3% (10)	21.1% (51)	30.7% (71)	42.9% (99)	231

Question 14.



Plus an additional 38 comments

Question 15.

15. What is your postcode?			
		Response Percent	Response Total
1	Open-Ended Question See post code document	100.00%	298

Question 16.

16. How many people, including children, normally live in your household?							
	1	2	3	4	5	More	Response Total
	20.2% (52)	50.5% (154)	12.7% (39)	12.7% (39)	2.0% (6)	2.0% (6)	307

Question 17.

17. Would you please enter the number of people in your household by age group			Response Total
1	0-16	Total Children = 90	55
2	17-25	Total people = 46	34
3	26-64	Total people = 321	185
4	65-84	Total people = 208	131
5	85+	Total people = 16	15

Question 18.

18. How many years have you lived in the Parish?					
	1 to 5 years	6 to 10 years	11 to 19 years	Over 20 years	Response Total
	15.6% (48)	11.4% (35)	22.1% (68)	51.0% (157)	308

Question 19.

19. Where is your and your family's place of work, training or study? You may click more than one box					
	Betley	Crewe	Newcastle	Stoke	Response Total
	32.9% (71)	23.1% (50)	29.6% (64)	14.4% (31)	216

Additional comments locations:- Retired(74) Manchester(10) Madeley(6) Nantwich(9) London(8) Hanley(3) Sandbach(5) Northwich(3) Other local towns and Nationwide

Question 20.

20. What is your means of transport to work, training or study? You may click more than one box				
	Car	Bus	Bicycle	Response Total
	82.1% (206)	15.9% (40)	2.0% (5)	251

60 Additional comments on transport :- Train(6) Walk(11), work from home

Question 21.

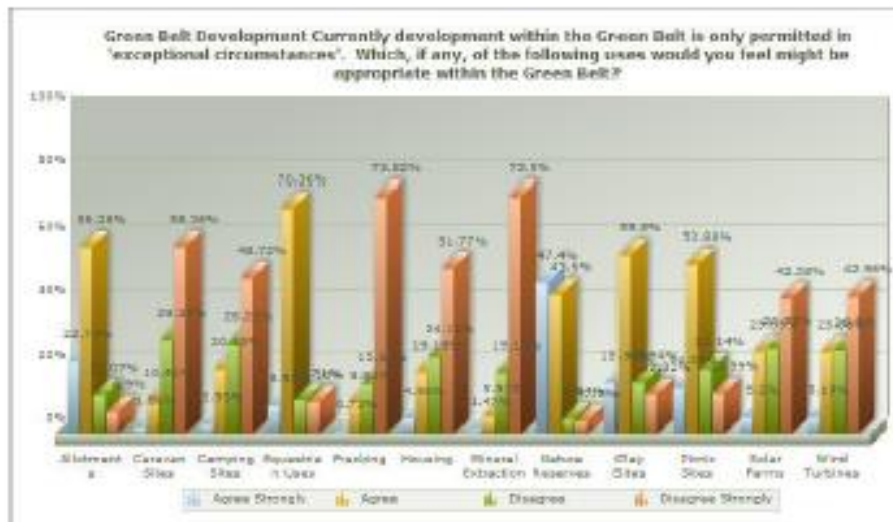
21. How Important are the following services to you?				
	Very Important	Important	Not Very Important	Response Total
Broadband	81.5% (243)	14.4% (43)	4.0% (12)	298
Bus Service	33.6% (99)	43.4% (128)	23.1% (68)	295
Doctors Surgery	78.5% (238)	14.2% (43)	7.3% (22)	303
First Responders	61.0% (180)	31.5% (93)	7.5% (22)	295
Mobile Library	11.7% (33)	33.5% (94)	54.8% (154)	281
Play Facilities	19.9% (54)	36.2% (98)	43.9% (119)	271
Nursery/Pre-School- Facilities	25.7% (74)	28.6% (84)	45.5% (133)	266

21. How Important are the following services to you?

	Very Important	Important	Not Very Important	Response Total
	(69)	(76)	(121)	
Primary School	46.2% (128)	22.0% (61)	31.8% (88)	279
Pubs/Restaurants	50.5% (152)	41.5% (125)	8.0% (24)	301
Reading Room	29.5% (86)	39.4% (115)	31.2% (91)	292
Rural Runabout	15.3% (42)	37.2% (102)	47.4% (130)	274
Shop/Post Office	77.2% (237)	21.8% (67)	1.0% (3)	307
Veterinary Surgery	45.5% (132)	30.7% (89)	23.8% (69)	290
Village Hall	55.6% (165)	35.4% (105)	9.1% (27)	297

Plus 33 additional comments

Question 22.



Question 23.

23. Please give your responses to the following statements					
	Agree Strongly	Agree	Disagree	Disagree Strongly	Response Total
Parking in the Parish is an Issue	25.1% (74)	35.6% (105)	35.6% (105)	3.7% (11)	295
Speeding traffic is an Issue in the Parish	57.8% (177)	34.6% (106)	7.5% (23)	0.0% (0)	306
Parish roads are inadequate for the current volume of traffic	30.7% (90)	31.1% (92)	36.5% (108)	1.7% (5)	296
Road surfaces in the Parish are poorly maintained	25.1% (75)	37.5% (112)	36.5% (109)	1.0% (3)	299
Pavements in the Parish are poorly maintained	40.5% (120)	28.7% (85)	29.7% (88)	1.0% (3)	296
The bus service though the Parish is not sufficient	6.7% (17)	32.5% (82)	56.0% (141)	4.8% (12)	252

Question 24.

24. Are there any other road traffic or transport Improvements that you think the Parish Council should encourage?			
		Response Percent	Response Total
1	Open-Ended Question with 150 comments	100.00%	150

Question 25.

25. Which of the following options would you support?			
	Agree	Disagree	Response Total
Maintaining the current Parish Precept, meaning services would have to be cut.	20.2% (35)	79.8% (138)	173
An average increase of £5 per household, per year to maintain current service levels	77.0% (171)	23.0% (51)	222
An average increase of £10 per household, per year allowing services to be enhanced	64.6% (153)	35.4% (84)	237

Please use this space to add any further comments			
		Response Percent	Response Total
1	Open-Ended Question 84 Additional comments	100.00%	84

Living in Betley Parish

The results for question one are extremely positive. A pleasant place to live 99.7%, the rural location and lifestyle 99.7%, feeling part of the community 88.6% and access to major roads, rail and airports.

An additional 74 positive comments were returned with question one. Many comments can be summarised and describe a friendly and safe village, peaceful and quiet. Good facilities and many activities. Close to family. "Brilliant" primary school and village church. Village Hall community centre with activities. The historical character of Betley village."

Comments include:

" Rural feel, but close to work, business and towns. Good local amenities. Local GP, reading room, many clubs and societies, three pubs. Very welcoming and helpful people"

" Facilities in the village e.g. an active place of worship (St Margaret's) .Village shop and Post Office, a local surgery, good places to eat out, watering holes, a regular bus Service, all utilities (gas, electricity, broadband) a well maintained Village Hall , the Reading Room, tennis, bowls, football & cricket, no sign of anti-social behaviour, I could go on.."

"This is a rural community surrounded by countryside and farmland. There is a lot of history and beautiful historic buildings. It is reasonably unspoilt. It is peaceful with stunning views, lovely country walks and farm animals. No urban disturbance or sprawl."

"The community feel is brilliant. I already know most of my son's future school class & he isn't even two!"

"Because it is peaceful and I feel safe here and its one of the few remaining villages that still operates as a village and remains rural. So many villages are now being turned into housing estates when there is so much 'brown field' land that could be developed."

"One can feel that we belong to a friendly and helpful community supported by our local shop and post office plus Dr. Patel and his staff."

Housing questions 2-8

When analysing the questionnaire results on housing it is impossible to draw conclusions just based on the statistics. When you view the results from question one with the many positive comments it is clear that the majority of people are very happy living in Betley Parish with the rural village feel together with the facilities and community. They are very happy with Betley Parish as it is now and any new housing changes may "change" the character of this parish.

Questions two to eight provide a range of statistics that could influence housing provision.

Question two makes it clear that the green belt should not be used for housing with an 88% disagreement and there is a majority on the side of no more housing 56%. The location for

new housing in Betley village envelope only, is split with disagree on 51% and expanding the village envelope 53% disagree.

Question three results indicate no large or medium developments. Small scale development is split but very positive on small infill development with 80% agreement. No housing is split with 51% supporting no housing.

Question four housing to buy. Low cost starter homes 64%, 1-2 bed houses 67% and 3-4 bed houses are supported with agreement but 5+ bed houses are not. Question five houses to rent. Low cost starter homes 59% and 1-2 bed houses 56% are supported.

Question six clearly indicates there is a high majority support for a "Rural Housing Trust" to provide housing for families in the village with a positive agreement of 77%.

Question seven shows 25% of respondents do have family members who may want to stay in the Parish and Question 8 shows 91% of respondents family members would prefer to buy.

The results from this group of questions is conflicting. There is support for no new housing but the strong support for a "Rural Housing Trust" with a high number of family members indicating they would prefer to buy in the Parish would indicate there is support for some new housing. Small infill developments with low cost starter homes, 1-2 bed and 3-4 bed homes preferred. The location for new housing is not conclusive but the majority are opposed to using the green belt.

Business, Economic and Employment opportunities

Question 12 indicates there is positive support for the development of economic and employment opportunities through the neighbourhood plan with an overall 65% agreement.

Question 13 supports local and new businesses being created but in existing buildings with 94.8% positive agreement. The use of new buildings is not supported with 73.8% disagreement.

The question 14 chart indicates the business type supported is offices 60%, retail business 68% and small business 71% in agreement. There is disagreement for Light Industrial 77% and transport/ warehousing 96% and they are not supported.

38 additional comments are attached to question 14. Comments are mainly positive but a small number would not like any business development in the parish. The comments can be summarized as positive for agriculture, a café, grocery shop, farm shop, garden centre and equestrian.

Comments include:

"We are fundamentally an agricultural village. Agriculture should be encouraged where possible"

"Agricultural, rural crafts, farm food"

"HiTech businesses or highly skilled services. The village is well placed to support this kind of business/services in conjunction with Keele University and Manchester Met University, Crewe Campus."

"We think small workshops and coffee/farm shops are acceptable"

"Model Farm needs careful consideration if the owner wants to use the building once it has been fully renovated. Holiday lets would create jobs, Other ideas could be considered, craft type workshops, drama studio, Something where vehicles would not be on full display to spoil the aspect of the wonderful building."

Architectural, Historic Character and Natural environment

The results to questions 9,10 and 11 provide an extremely high positive percentage in agreement with the questions.

Question 9 the special architectural and historic character of the Parish should be preserved 99% of respondents agreed.

Question 10 that the natural environment of the Parish should be preserved 99.6% agreed.

Question 11. The current Green Belt within the Parish should be maintained 93.9% agreed with 77.9% agreeing strongly.

Question 22. Also asks, which of the following uses would you feel might be appropriate within the Green Belt? There is strong evidence that respondents agree the green belt should be protected.

In question 22, 75.7% of respondents are against housing in the green belt. The positive items on the list include the use of allotments with 69% agreement, equestrian uses 79.2 % agreement and play sites 71% and picnic sites 67% are both supported. There is very strong support for Nature reserves 90.97%.

There is negative support for Caravan sites 87.7% ,Camping sites 77.5%, Fracking 89.4%, Mineral extraction 93%, Solar farms 68.9% and wind turbines 69% all in disagreement.

Public Realm

576 questionnaires were delivered in the parish. 311 questionnaires were returned.

An analysis of postcodes returned in question 15 listed 298 completed post codes, Out of the 311 questionnaires, 13 post codes were left blank. A further 8 responses only displayed a partial post code making it impossible to determine the location leaving a total of 290. A number of post codes on the paper questionnaires were difficult to read and may have been recorded incorrectly, therefore the following figures cannot be taken as exact and should be used as a guide only.

Post codes listed indicate returns from: Balterley 40, Betley 179, Wrinehill 61, with 8 unknown.

In question 17 the calculation of the number of people in each age group has been totalled from the data but the results cannot be taken as an exact figure. If more than one questionnaire was returned from the same household the number of people may have been doubled. However this may have occurred in a very small number of cases in the online questionnaire as additional paper questionnaires were not requested by households.

0-16	age group	Total Children = 90	13% of the total people
17-25		Total people = 46	6.75% of the total
26-64		Total people = 321	47% of the total
65-84		Total people = 208	30.54% of the total
85+		Total people = 16	2.3% of the total

The results indicate that there is a high percentage (33%) of people over the age of 65 including 16 people over 85 in the Parish. The total of 46 people in the age group 17-25 represents just 6.8% of the total.

In question 16, 50.5% of respondents indicated two people per household. 20% of the total 62 responses have just one person in the household. Question 18 shows 51% of people have lived in the Parish for over 20 Years with 22% living in the Parish between 11 and 19 years.

For question 19 there are an additional 165 comments attached to the work location. It is clear that there should have been an additional option listed on the question as retired. 72 people were listed as retired. 71 respondents work in Betley, 50 in Crewe, 64 in Newcastle and 31 in Stoke. From the additional comments respondents work in a number of local towns including Nantwich, Madeley, Sandbach, Northwich, but also in more distant locations including Manchester 10, London 8 and Nationwide.

In question 20 it is clear that the majority 82.1 % use the car to travel to a place of work. 40 people use the bus service and in the additional comments a small number use the train and walk to work. A number do work from home and therefore do not need transport.

Question 21 asks which of the following services listed are important. It is clear that virtually all the services listed are very important or important to the residents in the Parish. The exception being the mobile library and to some extent the rural runabout, the nursery/pre school and play facilities. High on the list is the Shop/Post office, Broadband, Doctors surgery, First Responders, Pubs/restaurants, Village hall, and Veterinary surgery. All put together support the positive response to question 1. Betley Parish is a pleasant place to live. 33 additional comments are listed with this question and 13 respondents state the importance of the Church. Other comments include the Cricket and Football clubs.

Access and Transport

Question 23 indicates there are issues in the Parish with Parking, Speeding traffic, roads and pavements. These issues are discussed in more detail through the 150 comments returned in question 24.

For the results parking in the Parish is an issue, 60.7% are in agreement. There is a high agreement with: speeding in the Parish is an issue with 92.4% in overall agreement. There is a 61.8% agreement the Parish roads are inadequate for the current volume of traffic. 62% agree road surface are poorly maintained and 69.2% agree pavements are poorly maintained. It is noted that further to the issue of the questionnaire maintenance work on pavements in Betley village have been carried out. 68% disagreed with the bus service through the parish is not sufficient.

Question 24 states "Are there any other road traffic or transport improvements that you think the Parish Council should encourage?"

The answers from those residents that responded to this question mainly fell into the following 5 categories and are summarised as follows:

Speeding cars, lorries and agricultural vehicles through the Village:

The issue of speeding vehicles was remarked upon many times in response to this question. Out of the 150 respondents to this question 55 (37%) of them complained about the excessive speed by vehicles through the village.

A number of suggestions to resolve the problem were mentioned, there were many comments in favour of installing permanent speed cameras and speed information signs. Some residents wanted HGV's to be banned from passing through the village, unless delivering goods. Other residents were concerned about the speed of agricultural vehicles travelling through the village. In particular one resident's comments were representative of many, they said: "electronic speed warnings PERMANENTLY placed either end of the village and one in the middle in the Wilderness by Betley Court, long straight".

Other residents said: "No HGV through the village. Fine all speeding heavy agricultural vehicles"

A number of residents said that there should be a pedestrian/zebra crossing in the middle of Betley, a possible site near the Village Shop was suggested.

There were also a number of suggestions for a By-pass, such as "The tiny village of Keele had a by-pass many years ago - why has it never occurred to the Parish Council to campaign for a by-pass for Betley and Wrinehill, given that the A531 forms a big loop through the villages and could be rerouted through open farmland to the east?"

Another resident said "if there is going to be housing a better road system needs to be encouraged e.g. ring road/bypass otherwise the feel of the village will deteriorate and it will seem like a busy town with town traffic".

A resident said "As the volume of traffic through the village is so great would it be possible to consider a by-pass?"

Extending the 30 mph limit after leaving Betley:

A number of residents (11 in total) were concerned about the speed of vehicles as they leave Betley and travel in the direction of Crewe and Nantwich. The 30 mph speed limit ends at that end of the village and the national speed limit of 60 mph applies.

One resident said "The 30 mph derestriction signs, on the Crewe side of the village, should be moved to the bend by Doddiespool Hall old folks home. There are more than 20 houses from Doddiespool Hall to the existing 30 mph signs in Betley. These signs should indicate your speed (as in Weston).

The speed of traffic leaving Betley in the direction of Crewe is EXCESSIVE" Another resident said, "I believe that a reduced speed limit should be in place leaving Betley to Doddiespool Hall. This section of road is not lit at night, has narrow pavements and is dangerous with traffic travelling at up to 60 mph". "The 30 mph derestriction causes overtaking due to the straight rd ahead. In my opinion it should be moved nearer to Doddiespool creating a bend to curb the excessive speeding".

Parking on pavements in the Village and around the School:

27 residents stated that parking, particularly around and near Betley School, was a real concern for them. A number of residents said that "Parking is a major issue; more and more cars are parking on pavements". "CHURCH LANE around the school especially". "Parking, Congestion, Speed are all issues. There are safety issues. These affect residents and other users. LADY GATES at school times".

Other residents suggested that we should "Discourage or prevent parking on pavements where that blocks the way for pushchairs and wheelchairs." "Maybe consider a residents only parking scheme". Parking by school is a problem and dangerous. "Parking outside school and Church. Zig Zags complete waste of money as people park on them, walking and driving down Church Lane dangerous at school and church times." "Parking outside the Hand & Trumpet on the main road is a major problem that has caused road accidents in the past. Needs stopping by small signs along the pavements stating no parking" "Only allow planning permission for new homes where there is adequate parking provision (2 parking spaces/property + room for visitors) Police parking on pavements on main road to ensure pavements are kept free of obstructions"

The poor state of repair of some pavements and blocked rainwater drains:

28 residents said that there were problems caused by people parking on the pavements and making it difficult for other residents to pass vehicles parked there. The following comments are typical of the majority of views of some residents "State of pavements & blocked drains appalling and have been for many years despite complaints" "Clear blocked drains so pedestrians do not get soaked by passing cars. Remove debris from pavements to enable walkers to walk side by side especially with children, reference to the wilderness." "Gully emptying" "The pavements are so bad they can barely be used and need serious investment".

Traffic calming measures:

Rethink the traffic calming/parking bay end kerbside protrusion near the vet's surgery. It protrudes onto the inside of a bend but large vehicles travelling south, often going well over 30, cut the bend without even realising the 'protrusion' is there. This means cars driving north suddenly find their road space unexpectedly narrowed and risk getting sideswiped as the back of a large vehicle cuts onto their northbound side of the road. The calming needs to be on the southbound side of the road to slow vehicles BEFORE the village centre. "Traffic calming bollards means 2 large vehicles can't pass"

As mentioned above most of the additional comments residents made to this question have been summarised above, however a few residents mentioned a Pelican crossing near the village shop and while a few residents wanted speed humps to be installed in the village, to deter speeding motorists and heavy goods vehicles, others clearly were against this suggestion. Some residents wanted more speed signage while others thought there was sufficient signage and just required enforcement. A few residents suggested cycle lanes in the village. A number of residents wanted a decorative Village Sign to inform visitors that they were entering the historic village of Betley and Wrinehill.

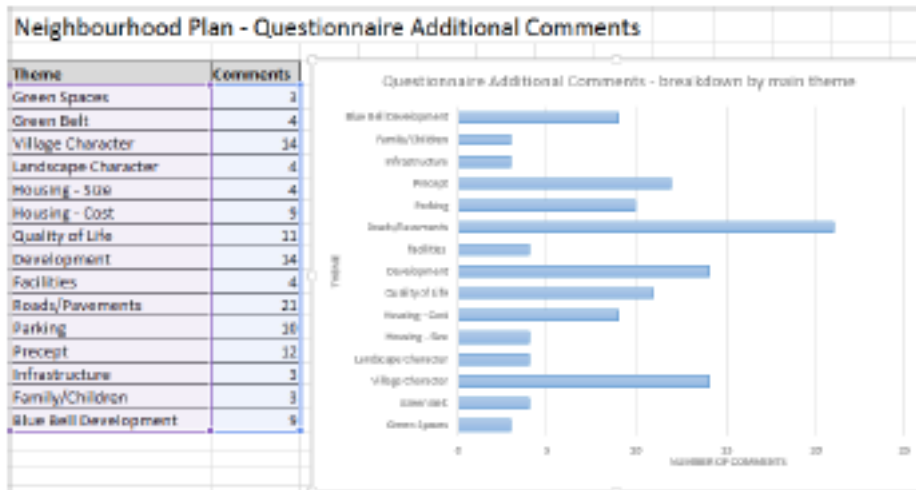
Neighbourhood Plan Questionnaire Additional Comments

Overview.

The comments box at the end of the questionnaire allowed respondents to add anything they felt was important but was not covered by the questions in the main body of the questionnaire.

By its very nature it allowed free reign to comment on a range of issues. Many of the issues raised therefore lay outside the remit of the Neighbourhood Plan – for example issues relating to roads and pavements or parking. However the analysis of key themes allow us to see concerns that are 'bubbling under' in the community – many of which we might hope to address either head-on or tangentially in the Neighbourhood Plan document.

Breakdown of Additional Comments by Theme



The key themes emerging in the Additional Comments need to be taken with care. Only 83 or the respondents (around 25%) chose to make additional comments presumably because most respondents felt that the questionnaire had covered most of their concerns.

Themes such as parking, roads, traffic and pavements lie outside the direct remit of the Plan but it is interesting to note them.

Themes like Village Character, Development, Quality of Life and Housing all elicited a strong response (born out by questions earlier in the questionnaire). The Blue Bell development was commented on (invariably negatively) by 11% of the respondents – many concerned it is out of character and the wrong kind of housing.

Comments include:

Village Character

"We live in a beautiful village. Let's keep it as a village and not add until we have a small town."

"We are very fortunate to live in such a fantastic rural parish. We must protect our green and open spaces for the benefit of future generations."

Housing and Planning Issues

"No one wants new development or change on their doorstep. We need to be careful that our NP is not a no development document. We need to work with

the council and developers to allocate land we want to come forwards rather than being faced with appeals that are overruled.

It will be clear that I am a developer/land promoter and have seen first hand that digging heels in with a not in my back yard standing won't assist our NP and protecting out green space/green belt.

There is a need for housing, but better for it to be what we want"

"The village rural lifestyle and its environments have been enjoyed and treasured by the residents for many generations, and so these values must have the highest priority in the future planning.

Although we are aware of the economic pressures in terms of job creation, housing development etc., the village life and its values must be preserved for our next generations. We therefore strongly urge the NP steering group to be highly selective with critical appraisal of any future projects to be incorporated into the planning. Bearing in mind that bad projects can do more harm than no projects."

"I think there needs to be a balance. people want to live in a nice quiet village BUT with the ageing population and no housing that is affordable or appropriate to younger members of the community they will have to move away. The resulting top heavy community will then fall off and die (literally).

No-one wants anything "next door to them" but development must go somewhere!"

"We have such a rich and diverse wildlife population and this must be preserved. Brownfield sites, although more expensive to develop must always be a first choice for new build because often the infrastructure is already in place.

I feel very strongly that any new build should be affordable housing for young local people rather than large expensive houses that only the wealthy can afford. It should be possible for local people to be able to buy in their home area.

We are so fortunate to live in a true rural village community with fantastic access to the surrounding countryside. The wildlife population is diverse and thriving and currently there is a balance that should be maintained at all costs.

It is heartbreaking to see how development is being approached in Cheshire with vast housing and industrial estates being built on green belt in areas that do not have sufficient infrastructure to support so that has to built as well destroying more green belt.

I agree that there is a need for additional housing but here is an opportunity to approach it in a considered manner so that the essence of Betley, its character and

"I am firmly of the opinion that the country and this village have more than enough family homes. The problem is that many are under occupied and suitable alternative properties are not available to allow residents in smaller households to downsize into something more relevant, thus freeing family houses for use by families.

As a for instance, of the 27 houses (all 4 bed family homes) in Ladygates nearly 20% were, until recently, occupied by single owner occupiers, 60% by retired couples and just 15% by younger families for whom the houses were designed. Whilst not all the single owners or older couples would want to move out, a significant proportion would, providing suitable properties were available at suitable prices.

Given the health issues and ages of the residents in question, such suitable housing should

be single storey, between 100 and 120m² floorspace (120 to 140m² with garage). The properties should not be allowed to be extended as another issue is that current housing stock is gradually being increased in size, removing smaller housing from the market."

"I am very unhappy with the overdevelopment of the bluebell site and the fact that the application for low cost housing was altered to these very large houses. I hope that this will not be repeated on the site of the garage opposite. This site needs to be tidied as it is an eyesore on the approach to the village."

"The development almost completed on the outskirts of Wrinehill is a total eyesore. It is totally out-of-keeping and massively over developed. If this is the sort of development that would happen in Betley then we are very strongly against. We also believe that it will cause congestion from not enough parking and in turn cause traffic hazards especially from Checkley Lane."

"The reason we have chosen no further housing is not Nimbyism. As an example the Blue Bell site in Wrinehill was planned and passed by NBC and looked OK for a village setting. However what have we ended up with? Large houses crammed into the site, dwarfing everything around it. anything less village like is hard to imagine. It was a perfect opportunity to enhance the village- All very disappointing. What hope for the future?"

"I live in Wrinehill close to "Bluebell court" I am disgusted at houses that have been built - too many dwellings brick totally out of character for an old village"

"The development of the former Bluebell site is an absolute disgrace. How was this ever passed as suitable beggars belief. Go and have a look at what a crowded very inappropriate eyesore has been created."


Appendix 3: Consultation with Local Businesses and Other Organisations

Copy of Introductory letter

**BETLEY, BALTERLEY & WRINEHILL
NEIGHBOURHOOD PLAN -**

**Consultation with
Local Businesses and
Community Groups**

Betley, Balterley & Wrinehill



Neighbourhood Plan

Secretary: G. Griffiths,
18 Holly Mount,
Basford,
Shavington,
CW2 5AZ

To:

Dear Consultee

A Neighbourhood Plan is a set of policies designed by the local community which indicate where and how land can be used - for housing, business premises and/or community facilities. It also considers how the natural and built environment can be protected and it has legal standing when future planning applications are being considered.

Local residents have already completed a questionnaire on these issues - you may have filled one in yourself - but we also want to gauge the views of local businesses and community groups. Even if you've completed the questionnaire as a resident we would like any comments relating to your business/community activity.

Therefore, in broad planning terms, what would help to sustain or develop your business/ community activity in our area?

You will be contacted shortly by a member of the Neighbourhood Plan Steering Group to seek your views. We will be happy to receive these verbally, or if you prefer you can provide us with written comments. Any comments given to us will be summarised in note form by the Steering Group member and the wording agreed with you before it is recorded formally. If you have no comments to make, we will simply record this.

We thank you in advance for your co-operation.

Richard Head
Chair of the Neighbourhood Plan Steering Group

Appendix 4: Informal Consultation on First Draft Plan, August to September 2019

Publicity

Display boards located in various highly visible locations across the Neighbourhood Area.

Wrinehill



Post Office Lane, Balterley



East Lawns, Betley



Memorial Gardens, Betley



Posters and flyers were located at strategic locations in the Parish including the Village Shop, Primary School and Village Hall.



Coming Soon...

Neighbourhood Plan Public Consultation

You will be asked for your views on the first draft of the Parish Neighbourhood Plan

When? Between 23rd August and 20th September 2019

Where? Public events:
Reading Room – Saturday 24th August 11am-12 noon
Village Hall – Sunday 1st September 3pm-4pm

How? Electronic copy of the document from the NDP website <https://www.bbwplan.org/>
Hard copies available to access from:
Reading Room Village Shop Swan Inn Church Vets



Coming Soon...

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Reading Room – Saturday 24th August 11am-12 noon
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How? Electronic copy of the document from the NDP website <https://www.bbwplan.org/>
Hard copies available to access from:
Reading Room Village Shop Swan Inn Church Vets

Copy of Poster for Reading Room event



Betley, Balterley & Wrinehill
Neighbourhood Plan

**Neighbourhood Plan
Public Consultation**

You will soon be asked for your views on the first draft of
the Parish Neighbourhood Plan

Public meeting:

Reading Room
Saturday 24th August
11am-12 noon

Please come along to talk to members
of the Neighbourhood Plan Working
Group and have a look at the first draft
of the Plan.

A4 information flyers were displayed in locations throughout the Parish including the Village Shop, Vets, Swan Inn, Village Hall and on Parish notice boards.



Neighbourhood Plan Public Consultation

You will be asked for your views on the first draft of the Parish Neighbourhood Plan

When?

Between 23rd August and 20th September 2019

Where? Public meetings:

Reading Room

Saturday 24th August 11am-12 noon

Village Hall

Sunday 1st September 3.30pm-4.30pm

How?

Electronic copy of the document from the NDP website

<https://www.bbwwplan.org>

Hard copies available to access from:

Reading Room

Village Shop

Swan Inn

Church

Vets

Feedback forms (electronic or hard copy) will be available for comments from 23rd August

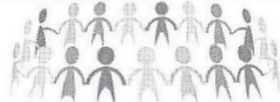
A full page copy of the information leaflet was included in the September 2019 issue of the Betley Parish magazine (circulation approx. 400)



Follow us on Facebook!

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Betley, Balterley & Wrinehill



Neighbourhood Plan

Neighbourhood Plan Public Consultation

You will be asked for your views on the first draft of the Parish Neighbourhood Plan

When?

Between 23rd August and 20th September 2019

Where? Public meetings:

Reading Room

Saturday 24th August 11am-12 noon

Village Hall

Sunday 1st September 3.30pm-4.30pm

How?

Electronic copy of the document from the NDP website <https://www.bbwplan.org>

Hard copies available to access from:

Reading Room	Village Shop	Swan Inn
Church	Vets	

Feedback forms (electronic or hard copy) will be available for comments from 23rd August



**Neighbourhood Plan
Public Consultation**

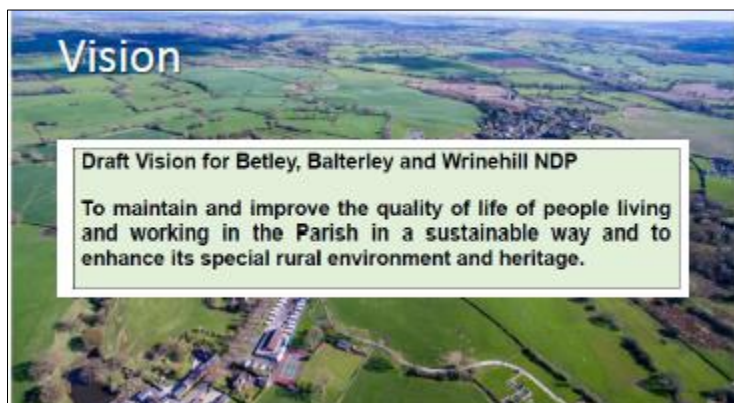
**We need your
views now**

**Public Consultation
closes on September 20th**

Feedback forms and copies of the draft
Neighbourhood Plan are available from
the Village Shop and Vets or **online** at:

www.bbwplan.org

Copy of PowerPoint presentation



Draft NDP Objectives

Objective 1: To promote sustainable development.

This will be achieved through NDP Draft Policy **BBW1: Promoting Sustainable Development** - see Section 6.1 Promoting Sustainable Development, p23.

Objective 2: To conserve and enhance the quality and appearance of the built environment and its unique and valuable historic and architectural buildings.

This will be achieved through the following NDP Draft Policies:
BBW3: Detailed Design in the Parish - see Section 6.3 Built Environment, p37;
BBW4: Conserving and Enhancing Betley Conservation Area - see Section 6.3 Built Environment, p50; and
BBW5: Protecting Heritage Assets and Archaeology - see Section 6.3 Built Environment, p51.

Objective 3: To protect and enhance the special rural and landscape character of the Parish and ensure that the individual settlements in the Parish remain distinct and do not merge.

This will be achieved through NDP Draft Policies:
BBW6: Protecting and Enhancing Local Landscape Character - see Section 6.4 Natural Environment, p55; and
BBW7: Protecting and Enhancing Wildlife - see Section 6.4 Natural Environment, p57.

Objective 4: To support the provision of appropriate new housing in the Parish.

This will be achieved through NDP Draft Policy **BBW2: New Housing in the Parish** - see Section 6.2 New Housing, p29.

Objective 5: To reduce the harmful impact of traffic in the centre of the village to reduce air pollution, noise and vibration and improve highway safety for pedestrians and cyclists.

This will be achieved through NDP Draft Policy **BBW1: Promoting Sustainable Development** - see Section 6.1 Promoting Sustainable Development, p23; and **Parish Council actions** - see Section 7.0 p65.

Objective 6: To influence other relevant agencies and bodies to maintain services and economic activity in the Parish including; the school, doctor's, village shop, pubs, restaurants and other small businesses and broadband etc.

This will be achieved through the following NDP Draft Policies:
BBW8: Supporting Conversions of Existing Buildings for Small Scale Business Development - see Section 6.5 The Local Economy and Community Facilities, p 59;
BBW9: Supporting Homeworking - see Section 6.5 The Local Economy and Community Facilities, p60;
BBW10: Community Facilities - see Section 6.5 The Local Economy, p64; and **Parish Council actions** - see Section 7.0 p65.

Parish Council Actions

In addition to the Draft Planning Policies, following actions have been identified for the Parish Council working with other groups and agencies as appropriate. These actions will complement the planning policies and help to make Betley, Balterley and Wrinehill a more sustainable parish.

Draft Parish Council Action 1: Addressing Transport, Safety, Noise and Air Pollution

Increasing traffic volume and speed, put residents' well-being, health and safety at risk. The Parish Council will seek to reduce traffic and improve safety in the Parish through "traffic management" and related measures.

To improve road and pedestrian safety and to reduce the impact of traffic the following traffic management measures will be sought:

1. A 20mph limit and zone in the centre of Betley Village and a 40MPH zone outside 30 limits;
2. "Traffic gateways" at the north and south entrances to the Betley and Wrinehill and beyond and at the Village Hall to reinforce the perception of the need to reduce speed;
3. A clearly marked and structured pedestrian priority area in the centre of the village between Church Lane and Common Lane and possibly beyond;
4. The potential for the introduction of average speed cameras;
5. A change in traffic signage and priority routing at Gornly to reduce the volume of traffic through the Village;
6. Support for the retention and enhancement of public transport services; and
7. Support for the retention and enhancement of public footpaths and bridle paths, to encourage walking and cycling for their contribution to health and well-being; and
8. The Parish Council will work in co-operation with relevant authorities to reduce the impact of air pollution throughout the Parish.

Draft Parish Council Action 2: Assets of Community Value (ACVs)


The Parish Council will seek the long term success and retention of ACVs by maintaining a dialogue and nominating and consider any ACV that is at risk of closure or for sale for acquisition for the benefit of the community.

Residents of the Parish benefit from and enjoy the use of a variety of services and facilities. Without these facilities such as the Village Hall (including tennis court, bowling green and play area), the Reading Rooms, the Village Shop, St Margaret's Church, St Margaret's School, the Doctor's and Vet's surgeries, the cricket and football clubs, Betley Court Farm Tea Rooms, the Swan, the Crowe, the Hand and Trumpet, and Laidcroft open space, the Parish would be a much diminished community. These "Assets of Community Value" are especially important to local people who value and use them and would wish to retain their continued presence and success.

Note
Under the Localism Act, 2011 and the Assets of Community Value (England) Regulations, 2012 the community in Betley can nominate places and spaces that are important to local people as "Assets of Community Value" and if they come up for sale, the community has the opportunity to bid for them". (http://community.org). Using the "Community Right to Bid" legislation, if an asset ever comes up for sale, the community has up to six months to raise the funds to bid for it.

Draft Parish Council Action 3: Other Actions

As the Plan develops matters may emerge, such as reviewing the Register of Locally Important Buildings and Structures, which may require action by the Parish Council.






Where next...?

A reminder of the process...

STAGE 1
The Draft NDP completed for administrative consideration
 (October 2018)

STAGE 2
Plan is posted in the light of community representations made by residents in the consultation

STAGE 3
Reduce the consultation by formal consultation where other agencies are involved in a consultation, agree to any other local opportunities and consider any further comments

STAGE 4
Finalised consultation in the light of Stage 3 consultation

STAGE 5
Submit NDP and accompanying documents to the Local Council's Joint Parish Councils and a resolution is passed to proceed to stage 6

STAGE 6
The document is an independent Expert to advise whether to make the required Best Consideration. Further changes are made at this stage

STAGE 7
Consultation on the final version of the Plan. If necessary, final NDP is revised. It will prove that the Plan is adopted by the Council and will be used to determine planning applications in the future

Regular review of implementation of Plan by Parish Council

How can you give your views?

- ✓ Read the Draft Neighbourhood Plan
 - ✓ Online at www.bbwplan.org
 - ✓ Hard copy available to borrow (short-term) from the Village Shop or the Vets
- ✓ Give your views via the feedback form online (hard copies of the feedback form are also available and can be dropped off at the Shop or Vets.

Consultation closes on 20th September





Any Questions?


Copy of Online Feedback Form (with Responses)

Neighbourhood Plan Feedback


Vision page 7			
			Response Percent
1	Agree		96.67%
2	Disagree		3.33%
			answered
			skipped
Comments: (3)			
1	Succinct and relevant		
2	This is an objective rather than a vision. The vision is the answer to the question: 'What will it be like to live in BBW in x years' time, in terms of buildings, landscape, the natural environment and community life?'		
3	This is not a vision. it is a bunch of random statements and buzzword jumbled up into meaningless blah. It needs a real vision that is something measurable		

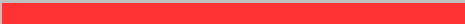
OBJECTIVES Objective 1 Page 7			
			Response Percent
1	Agree		100.00%
2	Disagree		0.00%
			answered
			skipped
Comments: (3)			
1	It would be helpful to have a definition of "sustainability" to give clarity of its meaning in planning/enviromental terms.		
2	The use of the word 'sustainable' is loose through the document. The definition in para 2.3 is helpful and implies a meaning of 'development that means the community continues to exist, survive or thrive through future generations'. In several places in the document 'sustainable' relates only to the natural environment and/or mitigating the impact of climate change. Clearer distinctions as to what the word is being used to mean in a given context would be helpful.		

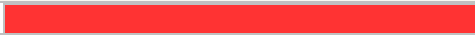
OBJECTIVES Objective 1 Page 7			
			Response Percent
3	However the objective is meaningless unless sustainable development in terms of the plan is defined. It could be building a factory building solar panels and housing for the workers - but is that what the plan intends. Clearly its not but without definition it means a lot of things to lots of people.		

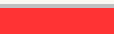

Objective 2 page 8			
			Response Percent
1	Agree		100.00% 32
2	Disagree		0.00% 0
			answered
			skipped
Comments: (4)			
1	Should be made clear that this applies to Betley village envelope but instead seems to want to apply the same restrictions to other parts of the built environment which need not be necessary.		
2	There needs to be a new clause to cover the situation at Betley Court		
3	Very important to maintain character of the village.		
4	wording is not the best but otherwise this is acceptable		



Objective 3 page 8			
			Response Percent
1	Agree		96.88% 31

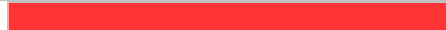

Objective 3 page 8			
			Response Percent
2	Disagree		3.13%
			1
			answered
			skipped
Comments: (3)			
1	The Natural England reports on Betley mere SSSI shows all units are unfavourable with most not showing signs of recovery due to inappropriate management of water and land. This needs addressing if we are to retain this special landscape and its diversity. Considerable negative effects of scrub invasion.		
2	Objective should include specific reference to enhancing ecological value and biodiversity.		
3	Wording similar to the vision - very poor - what is 'special rural and landscape character'. I see where this is going but it really needs a think about the words		

Objective 4 page 8			
			Response Percent
1	Agree		100.00%
2	Disagree		0.00%
			32
			0
			answered
			skipped
Comments: (4)			
1	As already commented this Objective seems to apply to the Betley village envelope as BBW2 but has dangers in extending the restrictions to all built environment in the parish		
2	To what degree does the plan access what is "appropriate" ***** relative to builders ideas/plans (OK agree with BBW2)		
3	New housing needs to take account of the ageing population, the need to downsize and the needs of younger people who would wish to buy in the village		
4	The corresponding policy is poor however, and doesn't really meet with the objective		

Objective 5 page 8				
			Response Percent	
1	Agree		100.00%	32
2	Disagree		0.00%	0
			answered	
			skipped	
Comments: (3)				
1	The bus service needs to be monitored, and action taken if it is seen to be at risk			
2	Stop parking on the pavements and reduce traffic around the school.			
3	As its written its meaningless but I support the idea. the Policy does not allow this to be met.			

Objective 6 page 8				
			Response Percent	
1	Agree		96.88%	31
2	Disagree		3.13%	1
			answered	
			skipped	
Comments: (4)				
1	Wording seems wrong as "influencing other agencies" is not a planning function so cannot support. If wording was changed to maintaining and developing small sale business and Community facilities within the Parish then would have been in agreement			
2	What influence does an NDP have on external agencies?			
3	Every effort must be made to keep the school and shop/post office			
4	what is with the 'and broadband' its here its not going away - 5 G would be of benefit though..... that will need planning support with mast provision			

POLICIES Policy BBW 1 page 23			
			Response Percent
1	Agree		96.88%
2	Disagree		3.13%
			answered
			skipped
Comments: (4)			
1	Thought should be given to the effects on wildlife of traffic, light pollution, noise and human disturbance when considering planning applications. Especially for owls and bats.		
2	To support sustainable environment consideration should be given for additional parking requirements to include facilities for charging electric battery vehicles		
3	1.1 A-D is more about conservation than sustainability		
4	This is primarily about how buildings look and fit into the land / townscape - it is not about sustainable development - where is economy....		


Policy BBW 2 page 29			
			Response Percent
1	Agree		96.88%
2	Disagree		3.13%
			answered
			skipped
Comments: (7)			
1	particularly with respect to the village envelope.		
2	As in much of the NDP the focus is on the Betley village envelope and fails to recognise the built environment outside this area, particularly in Wrinehill and may unnecessarily restrict developments that are to the benefit of the whole parish. The descriptions of existing developments in 6.3 for example ignores those in The Meadows/Willows and may give an impression that some parts of the parish matter less than others.		
3	New build is not allowed in Wrinehill and Balterley because they are in the Green Belt and not the Village envelope? Is infill acceptable or not? Obj 3 implies it isn't (keeping individual settlements distinct)		
4	There is little room for infill within the village envelope. Consideration should be given to include Wrinehill in the Village Envelope, it does not make sense to have a group of modern houses in the Green Belt		
5	Definition of 'infill site' to be clear; need to protect historic rear gardens on west side of Main Road		
6	Difficult to build small and affordable and still have space for bicycles, play---- & space between hose and wall & boundary for wheelbarrow or bin.		

Policy BBW 2 page 29	
	Response Percent
7 needs better evidence base - ill defined requirements some which are contradictory	

Policy BBW 3 page 37	
	Response Percent
1 Agree	93.75% 30
2 Disagree	6.25% 2
	answered
	skipped

Comments: (8)	
1	Please note that there are 4 not 6 large properties at the former Ivydene Garage - page 34, paragraph 6.3.19.
2	The detail design limitation should apply to the Betley Conservation area only and be less restrictive for other parts of the built environment in the parish where a more liberal approach to balance between materials and design could be allowed. This again is another area where the Betley village envelope objectives may be unnecessarily applied to the wider parish. Would have been in agreement if this Policy was only Betley Conservation area or village envelope but it's scope is too wide.
3	NB description of houses at Ivydene is incorrect. Behind Ivydene Cottage there are four dwellings of which three are 3-storey, and the tiles are slate.
4	See earlier comment re Betley Court
5	Para 3 A should help the above
6	New buildings should match old buildings around them..... does this apply to the Butts?
7	Restrictive - contradictory and oft meaningless and ill defined. Does not promote sustainable development
8	Plot density should be high priority to avoid another "Bluebell " abomination.


Policy BBW 4 page 50

		Response Percent	
1	Agree		96.88% 31
2	Disagree		3.13% 1
		answered	
		skipped	

Comments: (6)



1	See comments above for BBW3.
2	In terms of design expectations, the Mgt Proposal policies for the CA para 6.3.49 are clear and specific - use these.
3	The part of Ladygates within the Conservation Area should be removed from that area
4	Para 2 v. important
5	Important to maintain character and building styles
6	significant overlap and repetiton with BBW3

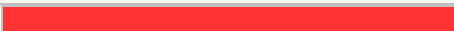

Policy BBW 5 page 51

		Response Percent	
1	Agree		96.77% 30
2	Disagree		3.23% 1
		answered	
		skipped	

Comments: (3)

1	This objective introduces "Historic buildings and structures" to cover those that lie outside of the existing conservation area without being clear which are being referred to. A reference to Appendix II may have made this clearer. The water meadow south of the Model Farm is I understand a man-made enhanced feature with some remaining evidence of terraces but it is not included in any historic structure.
2	Don't Know
3	irrelevant as this does no more than is required by national planning guidance

Policy BBW 6 page 55			
			Response Percent
1	Agree		96.88%
2	Disagree		3.13%
			answered
			skipped
Comments: (2)			
1	Excellent !		
2	repetative - overly prescriptive - shold be merged with BBW3		

Policy BBW 7 page 57			
			Response Percent
1	Agree		96.88%
2	Disagree		3.13%
			answered
			skipped
Comments: (2)			
1	Utterly pointless - all national policy or law!		
2	Is there any way local farmers can be encouraged to delay hedge cutting until spring		

Policy BBW 8 page 59

		Response Percent	
1	Agree		93.75% 30
2	Disagree		6.25% 2
		answered	
		skipped	

Comments: (4)

- 1 Sub paragraph 4 means that this Policy restricts any small business development to the Betley Village Envelope to the detriment of Wrinehill and Balterley built environments. For example a redevelopment of the existing Doctors Surgery would not fall within the allowed development as defined by this policy. This makes this policy overly restrictive and therefore I feel unable to support it even though the general principles are ones I would agree with.
- 2 Para 6.5ff does not say enough about businesses and facilities in Wrinehill and Balterley
- 3 Off road parking is espential to maintain traffic flow and to stop pavement parking
- 4 Agree with aim but part 4 is meaningles as its a policy somewhere else and 1 is impossible to meet (and badly worded)

Policy BBW 9 page 60

		Response Percent	
1	Agree		93.75% 30
2	Disagree		6.25% 2
		answered	
		skipped	

Comments: (3)

- 1 Although I support homeworking the need for a separate policy is I feel unnecessary and open to abuse as a way around other policies in the Plan.
- 2 Not necessary to 'support' homeworking in this way i.e. second paragraph. Does it mean an application for 15 new houses which have facilities (possibly shared ones) for homeworking will be approved?
- 3 not sure this is really needed to be honest - it repeats parts of other policies

Policy BBW 10 page 64

		Response Percent	
1	Agree	100.00%	32
2	Disagree	0.00%	0
		answered	
		skipped	

Comments: (2)

1	Community facilities essential to village people, especially elderly
2	This is clear. Could add that the Betley Show is over 160 years old, and with the Bonfire, attracts 1,000s of visitors. Betley is well-known for these events, and for the Cricket Club and the pubs. When we moved here and said we lived in Betley, almost everyone in the surrounding area said, 'There's a lot goes on in Betley'

General Comments

		Response Percent	
1	Open-Ended Question	100.00%	16
1	Plan may need to be amended in places to reflect the Betley Court fire.		
2	Consider need for a special policy for Betley Court, post fire. Consider policies protecting/improving the Parishes countryside footpaths and bridleways		
3	Congratulations to those involved so far, I am sure it has been a lot of effort and not much reward to produce the first draft. Future versions could perhaps be reduced in length by removal of detail of the process and need to revisit the past actions to produce a more focused plan. I would also like to see a greater clarity between Betley Village envelope and the rest of the parish built environment so that all in the parish feel included and therefore involved in the Plan.		
4	Excellent work!		
5	Detailed well considered document covering many aspects. Who manages/maintains the SSSI's Staffordshire wildlife trust or does it come under this document to maintain wild life in general?		
6	An issue with the Plan is the document structure. This makes it off-putting to read and will discourage local engagement. My suggestion would be: Part 1 History of the village, its buildings and its landscape (inc. geology, archaeology, conservation area etc). Take out duplications and less relevant detail (e.g. founding of the W.I. para 6.3.42 - what about all the other local organisations?) Census data		

General Comments	
	Response Percent
<p>Questionnaire results</p> <p>Part 2 Definition of terms and locations</p> <p>Part 3 Objectives with relevant policies detailed below. This would highlight the policy overlaps which are troublesome to identify currently but which make it repetitive. Policies should begin with existing relevant National/County/Borough policies e.g. saved Local Plan policies, clarify that these are endorsed in the neighbourhood and then enhance them with specific additions which have been identified in the light of the information in Part 1.</p> <p>Appendices The NDP process The 2017 Questionnaire All maps (each with clear legend) Glossary of terms and abbreviations</p> <p>Take out the Parish Council actions on traffic management - highlight these through a different channel (minutes etc.), while saying they emerged from NDP process.</p> <p>If I lived in Wrinehill or Balterley. I would feel the NDP had little to say about where I lived and I would be fairly indifferent as to whether anything came of it.</p>	
7	An extremely well thought out and workable plan to maintain current values and develop further opportunities within the area.
8	Parish Council Action 5 change in traffic signage at Gorsty. This has not been thought through and will not be of benefit to the area. The signage already directs traffic for Newcastle Under Lyme along the B5500. What change in signage is proposed? The road through Betley is better able to take traffic than the restricted road through Audley and Bignall End. A council should not adopt policies that make matters far worse in adjacent areas.
9	A lot of good work has gone into this Plan. Many thanks. Two comments and some omissions below which didn't fit into your questions on policy above. Para 6.3.5 Your description of Balterley does not recognise the two rather different halves of Balterley: a) Balterley Heath along the A531 and the B5500 near the former Broughton Arms, and b) Balterley Green which is a cluster of houses one mile away from Balterley Heath along the B5500, and which also includes a fair number of houses back from the main road down Deans Lane. Might I suggest a possible alternative form of words for this paragraph? "Balterley is separate from Betley Village, comprising of a string of dwellings along the A531 and B5500 at Balterley Heath together with a second main cluster of dwellings at Balterley Green along the B5500 and down Deans Lane. In Wrinehill and Balterley individual properties line the A531 and the B5500 with gaps in built form linking to the open countryside, as well as to farmhouses and other dwellings not on the two main roads." I suggest adding another property to your list of Locally Important Buildings on P72. It's Bell Farm, Back Lane which is situated in Balterley at the junction of Back Lane with the B5500. It is characteristic of the Fletcher-Twemlow large farmhouses in this area, and consists of the former farmhouse and its outbuildings, all hardly changed in overall outwards appearance from their original built state. The Farm is sited in a prominent position on the main road and is locally significant, as well as being an exemplar of the Fletcher-Twemlow "estate" farmhouses. (I hasten to add I do not live there! I'm just a resident of Balterley.) A major omission on your Appendix II, P. 70 - the only Listed Building for Balterley in your list is Hall O'The Wood. Balterley Hall, Back Lane, Grade II; Church of All Saints, B5500 Grade II and The Mile Post, 20 metres SW of All Saints Church, B5500 Grade II have been missed out. (Balterley Hall is however mentioned in the text P31, and all three are shown on the map P39.)
10	Well done; you've done a great job!

General Comments	
	Response Percent
<p>11 An admirable amount of work has obviously been put into this. Some of our footpaths are scarcely usable--- 3.7 line 7 Balterley has lost an e 6.3.7 St Margaret Court 6.3.25 Rainwater good// 6.3.20 Dodderspool Farm 6.3.42 line 3 Some of which Charles was a Nephew I think No mention of Prof Godfrey brown & family Appendix VII Kennerleys</p>	
<p>12 I agree with all the Draft Policy Documents 1-6.</p> <p>On Section 7 Policy Council Actions, I have the following comments. Action 1 Traffic Management.</p> <p>While I broadly agree the traffic management proposals, in particular, the 20 mph and 40 mph restrictions, I have some concern over Item 5 on a change in traffic signage to divert more traffic from the A531. This would have the effect of pushing more traffic on to the B5500 which has no speed restriction below 60 mph. To expand and to clarify I give below my comments made in an email to the Parish Council on 4 April 2019.</p> <p>I am fully supportive of the need to improve safety and speed reduction measures in the neighbourhood. The stretch of road from Doddlespool to The Broughton is a fairly straight length and encourages drivers in both directions to overtake, often at high speed, something I see almost daily when walking my dog.</p> <p>The answer has to be double white lines along this stretch and a 40mph speed limit to the Cheshire boundary. A Stop sign in place of the Give Way sign at the end of Post Office Lane on to the A531 would be an added safety measure as there is a blind spot when turning left towards Betley. This is an additional hazard if a car is overtaking when heading towards The Broughton.</p> <p>An equally, if not more, dangerous stretch of road is the B5500 from the Broughton Arms to Audley. This, again, is a straight stretch of road which is prone to accidents and near misses on and near the crossroads from Post Office Lane to Englesea Brook.</p> <p>There have been several bad accidents in the last three years, one, a collision involving two cars where an electricity pole and metal railings were damaged on the corner of Englesea Brook Lane and many others before this, two of which caused damage to our property.</p> <p>In most of these accidents, injuries were sustained by the occupants of the vehicles involved. Many drivers do not recognize, or ignore the fact, that it is illegal to overtake on a crossroads and there are many instances where drivers pull out from either of the two side roads without correctly judging the speed of oncoming traffic.</p> <p>In most of these accidents, injuries were sustained by the occupants of the vehicles involved. Many drivers do not recognize, or ignore the fact, that it is illegal to overtake on a crossroads and there are many instances where drivers pull out from either of the two side roads without correctly judging the speed of oncoming traffic. To help prevent this happening, there should also be a Stop sign at this end of Post Office Lane as there is at the end of Englesea Brook Lane.</p> <p>There are additional hazards on this stretch of road because of vehicles entering and leaving the housing development at Gorsty, the Gorsty Hill Fishery and the Aquatic Centre. This danger will be further increased once The Broughton Arms re-opens..</p> <p>Again, there needs to be double white lines and a 40mph speed limit from The Broughton to Bluebell Farm.</p> <p>I would be grateful if my comments could be brought to the attention of the Chairman of the Parish Council for his ongoing discussions with Staffordshire Highways.</p>	

General Comments		Response Percent
13	It is abundantly evident that the Neighbourhood Development Plan has been an enormous undertaking and I am only beginning to appreciate the work of the Parish Council and the Neighbourhood Plan Steering Group done on all our behalves. I thank those involve and convey my sincere gratitude to you all.	
14	The exercise of having to read the document on line (or indeed borrow it from the shop) has made the exercise quite onerous. I think that next time the public have to respond to a questionnaire it should be made much more user friendly.	
15	No meaningful promotion of sustaineble transpoty modes - electric cars you say - connections to HS2 and Keele, how is cycling to be imporved - of traffic reduced? Very little economic input to sustainability, or to be fair social. Most is a repetition of other policy, a huge chunk on what buildinsg should look like - and no vision set out for the parish.	
16	There is a growing national tendancy toward Autumn hedge cutting which destroys berries, fruits and nuts. Spring used to be the traditional time for "hedging and ditching". A good Draft Plan. Congratulations and thanks.	
		answered
		skipped

Overall, do you support the draft Neighbourhood Development Plan?

		Response Percent
1	Yes	96.77% 30
2	No	3.23% 1
		answered
		skipped

Copy of Paper Feedback Form

**Betley Balterley and Wrinehill Neighbourhood Plan
Public Consultation**

Please use the FORM below to give your views on the draft Neighbourhood Plan
(which take account of the responses received from the public consultation in the questionnaire of 2017)

	Agree	Disagree	Comments
Vision <i>Page 7</i>			
OBJECTIVES			
Objective 1 <i>page 7</i>			
Objective 2 <i>page 8</i>			
Objective 3 <i>page 8</i>			
Objective 4 <i>page 8</i>			
Objective 5 <i>page 8</i>			
Objective 6 <i>page 8</i>			
POLICIES			
Policy BBW 1 <i>page 23</i>			

Policy BBW 2 <i>page 29</i>			
Policy BBW 3 <i>page 37</i>			
Policy BBW 4 <i>page 50</i>			
Policy BBW 5 <i>page 51</i>			
Policy BBW 6 <i>page 55</i>			
Policy BBW 7 <i>page 57</i>			
Policy BBW 8 <i>page 59</i>			
Policy BBW 9 <i>page 60</i>			
Policy BBW 10 <i>page 64</i>			
Comments (continue on separate sheet if necessary):			

	Yes	No
Overall, do you support the draft Neighbourhood Development Plan?		

If you would like us to keep in touch with you about the Neighbourhood Development Plan please leave your name and contact details below.

By doing so you give the Parish Council and NDP Working Group consent to keep your details on record.

They will not be passed on to third parties.

Name	
Phone number	
email	
Signed	

Appendix 5: Regulation 14 Public Consultation, 8th October until 27th November 2020

Parish Council website

The screenshot shows the HugoFox website for Lower Washburn Parish Council. The page features a navigation menu with links for Home, Help, Contact, Sign Up, and Login. A prominent banner at the top reads "Betley Balterley and Wrinehill Parish Council". Below this, a navigation bar includes "Home", "Current Meetings", "Councillors", "Agenda and Minutes 2019", "Planning Tracker", and "Facilities/ Organisations".

The main content area is titled "Home" and contains the following text:

Welcome to the website of Betley, Balterley and Wrinehill Parish Council in the rural setting of North West Staffordshire. This site will give you information about the Parish Council and its work as well as more general information about our area, its facilities and organisations.

PUBLIC CONSULTATION: Regulation 14 Public Consultation on the Draft Neighbourhood Plan runs from Thursday 8th October to Friday 27th November. This is the opportunity for local residents and other interested parties to express their views on the Draft Plan. For further information use the Neighbourhood Plan tab above or go to www.bbwpplan.org

NOTICE : During the Covid-19 (Coronavirus) crisis all meetings and public activities of the Council were suspended. Arrangements were put in place for community support for households who self-isolate or have any special needs. The Council is now able to restart activities where it is safe to do so, and online meetings are now being held using the Zoom platform.

ABOUT BETLEY, BALTERLEY & WRINEHILL

The Civil Parish comprises the neighbourhoods of Balterley, Betley and Wrinehill and is located on the A531 and B5500 about 8 miles north-west of Newcastle-under-Lyme and 6 miles south-east of Crewe, on the boundary of Staffordshire with Cheshire. It covers 1,073 hectares and has a population of around 1,250.

Betley is first mentioned in the Domesday Book (1086) and received a market charter in 1226. It is likely the village developed as a medieval settlement and by the mid-15th century Betley Old Hall was

The right-hand side of the page includes a search bar with the text "Search this area...", a dropdown menu set to "News", a distance dropdown set to "1 miles", and a "Search" button. There is also a "Sign up to our Email Alerts" button and social media sharing icons for Facebook, Twitter, LinkedIn, and Email.

betleynp.org

Neighbourhood Development Plan Betley Balterley Wrinehill

[Home](#) [Regulation 14](#) [The Parish](#) [Community Engagement](#) [Documents](#) [Latest News](#) [Contact](#)

Betley Balterley and Wrinehill Neighbourhood Plan
Formal Regulation 14 Consultation
From 8th October 2020 to 5pm 27th November 2020

Click the blue link below to provide and record comments
[Record your feedback comments](#)

Click the Red link below to view and download a copy of Neighbourhood Plan
[Neighbourhood Plan for consultation](#)

EVENTS

Due to Covid-19 restrictions there will be no public meetings. However parishioners will be able to attend the following:

- . Online meeting (webinar) - Saturday 10th October 3.00pm
- . Online meeting (webinar) - Monday 19th October 7.00pm

To receive a link for one or both meetings, please email betleynp.yahoo.com in the preceding week.

Hard copies of the Draft Plan are available to borrow from the Veterinary Surgery. Please call 01270820007

betleynp.org


- . Online meeting (webinar) - Saturday 10th October 3.00pm
- . Online meeting (webinar) - Monday 19th October 7.00pm

To receive a link for one or both meetings, please email betleynp.yahoo.com in the preceding week.

Hard copies of the Draft Plan are available to borrow from the Veterinary Surgery. Please call 01270820007

What is a Neighbourhood Development Plan ?

A Neighbourhood Development Plan is a set of policies decided by the community. These policies indicate where and how land can be used, such as to develop housing, business premises



rs how legal must

Neighbourhood Plan relevant Publications

- [Betley Historic Character Assessment](#)
- [Betley Conservation appraisal](#)
- [Betley Conservation Management proposals](#)

The purpose of a Neighbourhood Plan


The purpose of a neighbourhood plan is to make Betley, Balterley and Wrinehill a better place by preparing and adopting a Neighbourhood Plan which will:

Influence and inform the local plan being prepared by Newcastle-

← → ↻ bbwplan.org ☆ Paused

What is a Neighbourhood Development Plan ?

A Neighbourhood Development Plan is a set of policies decided by the community. These policies indicate where and how land can be used, such as to develop housing, business premises



rs how legal must

Neighbourhood Plan relevant Publications

- [Betley Historic Character Assessment](#)
- [Betley Conservation appraisal](#)
- [Betley Conservation Management proposals](#)

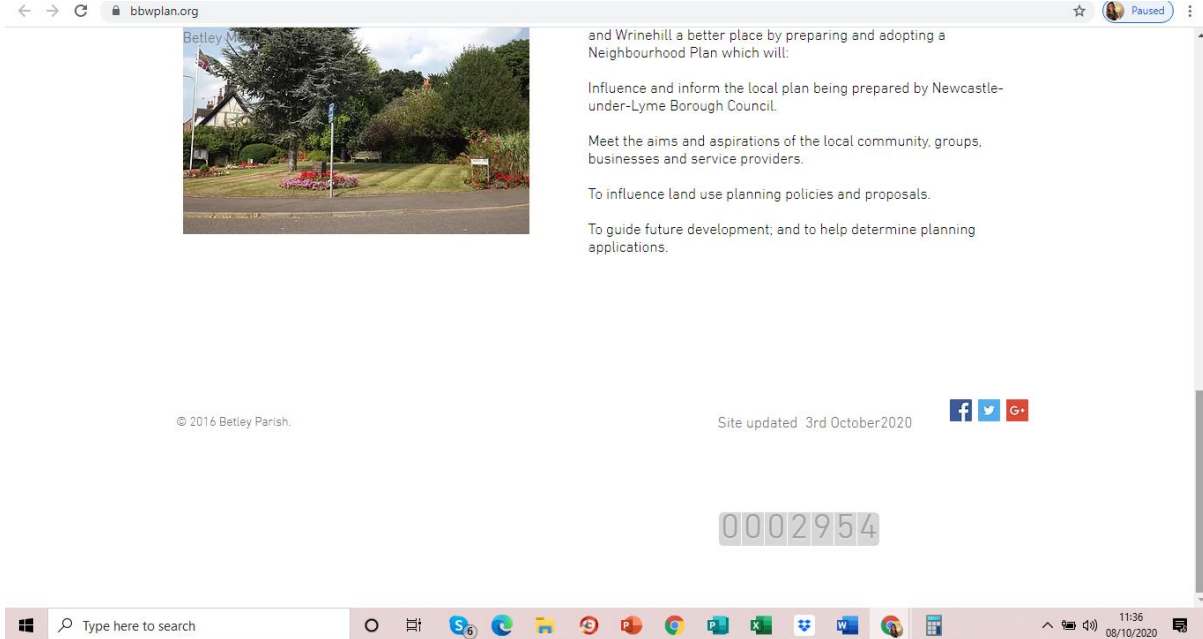
The purpose of a Neighbourhood Plan

The purpose of a neighbourhood plan is to make Betley, Balterley and Wrinehill a better place by preparing and adopting a Neighbourhood Plan which will:


- Influence and inform the local plan being prepared by Newcastle-under-Lyme Borough Council.
- Meet the aims and aspirations of the local community, groups, businesses and service providers.
- To influence land use planning policies and proposals.
- To guide future development; and to help determine planning applications.

© 2016 Betley Parish. Site updated 3rd October 2020

Windows taskbar: Type here to search, S, T, F, P, G, W, 11:36 08/10/2020



← → ↻ bbwplan.org ☆ Paused



and Wrinehill a better place by preparing and adopting a Neighbourhood Plan which will:

- Influence and inform the local plan being prepared by Newcastle-under-Lyme Borough Council.
- Meet the aims and aspirations of the local community, groups, businesses and service providers.
- To influence land use planning policies and proposals.
- To guide future development; and to help determine planning applications.

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0002954

Windows taskbar: Type here to search, S, T, F, P, G, W, 11:36 08/10/2020

Online Response Form

smartsurvey.co.uk/s//XYLLR1

Neighbourhood Plan Public Consultation

1. Betley Balterley and Wrinehill Neighbourhood Plan Regulation 14 Public Consultation 8th October to 27 November 2020

Please use the FORM below to give your views on the draft Neighbourhood Plan

Overall, do you support the Draft Neighbourhood Development Plan? *

Yes

No

The six Objectives are set out in the Neighbourhood Development Plan
Do you support these broad Objectives *

Yes

No

Type here to search

11:37 08/10/2020

smartsurvey.co.uk/s//XYLLR1

The six Objectives are set out in the Neighbourhood Development Plan
Do you support these broad Objectives *

Yes

No

If you answered No - Please indicate why

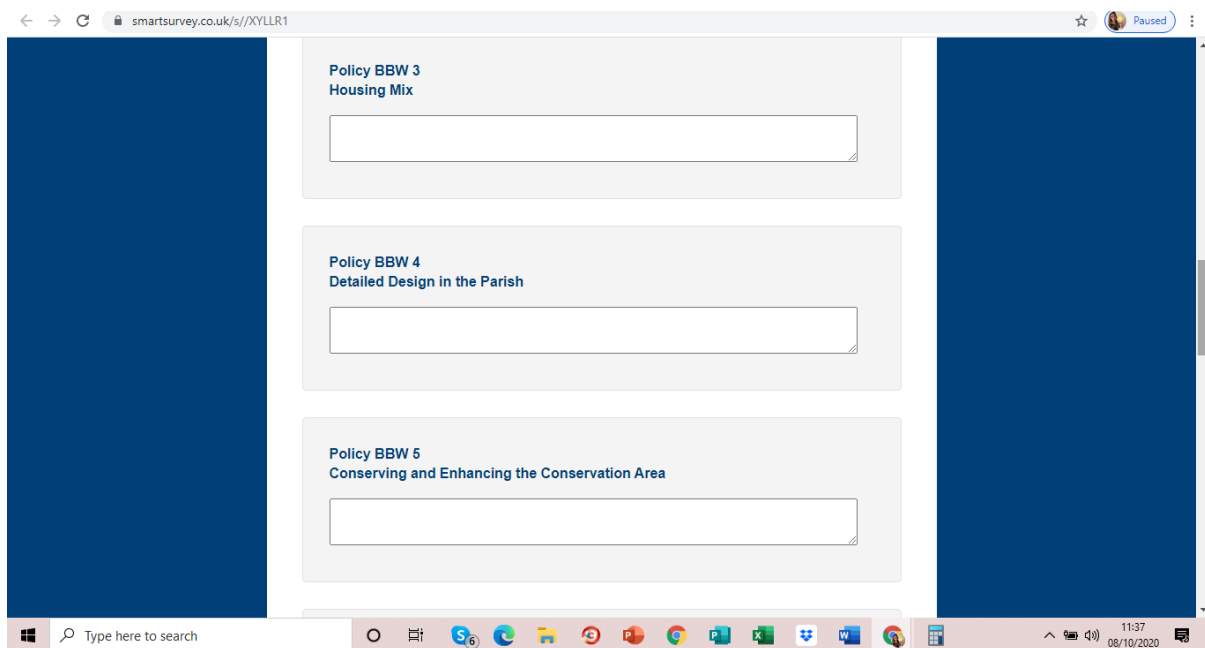
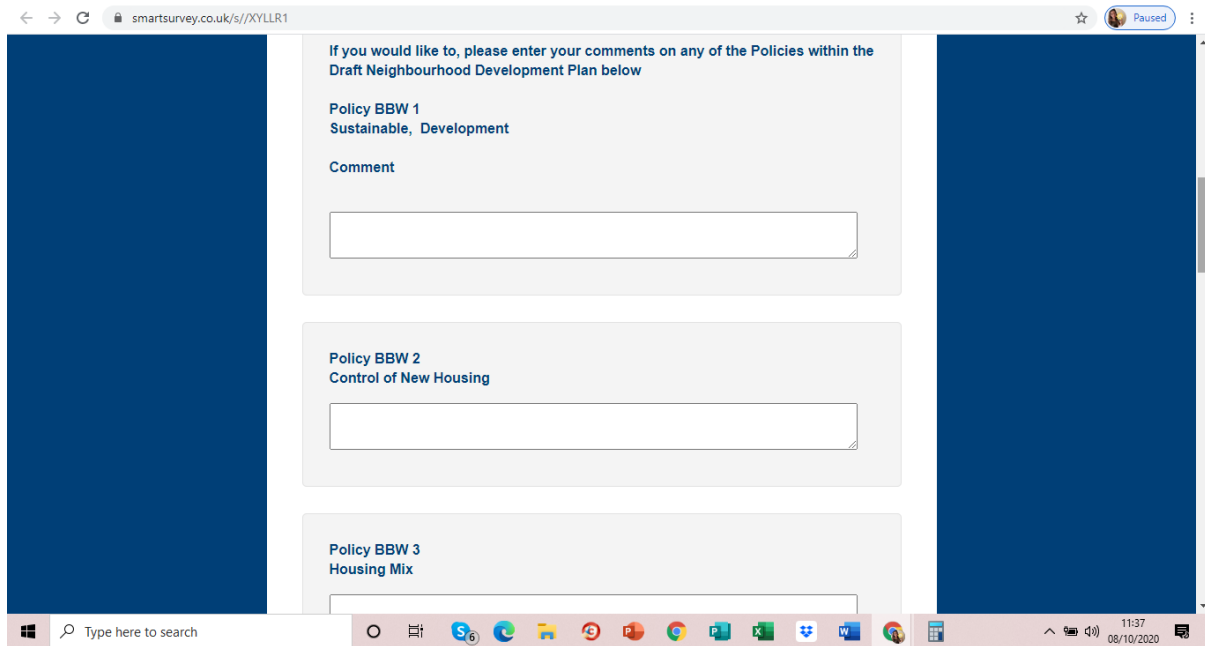
If you would like to, please enter your comments on any of the Policies within the Draft Neighbourhood Development Plan below

Policy BBW 1
Sustainable, Development

Comment

Type here to search

11:37 08/10/2020



smartsurvey.co.uk/s//XYLLR1

Paused

Policy BBW 6
Protecting Countryside and Landscape

Policy BBW 7
Small scale Business Development

Policy BBW 8
Supporting Homeworking

Type here to search

11:37 08/10/2020

smartsurvey.co.uk/s//XYLLR1

Paused

Policy BBW 9/10
Protecting Community, Recreation and Open Space Facilities

If you would like us to keep in touch with you about the Neighbourhood Development Plan, please leave your name and contact details below. By doing so you give the Parish Council and NDP Working group consent to keep your details on record. They will not be passed on to third parties.

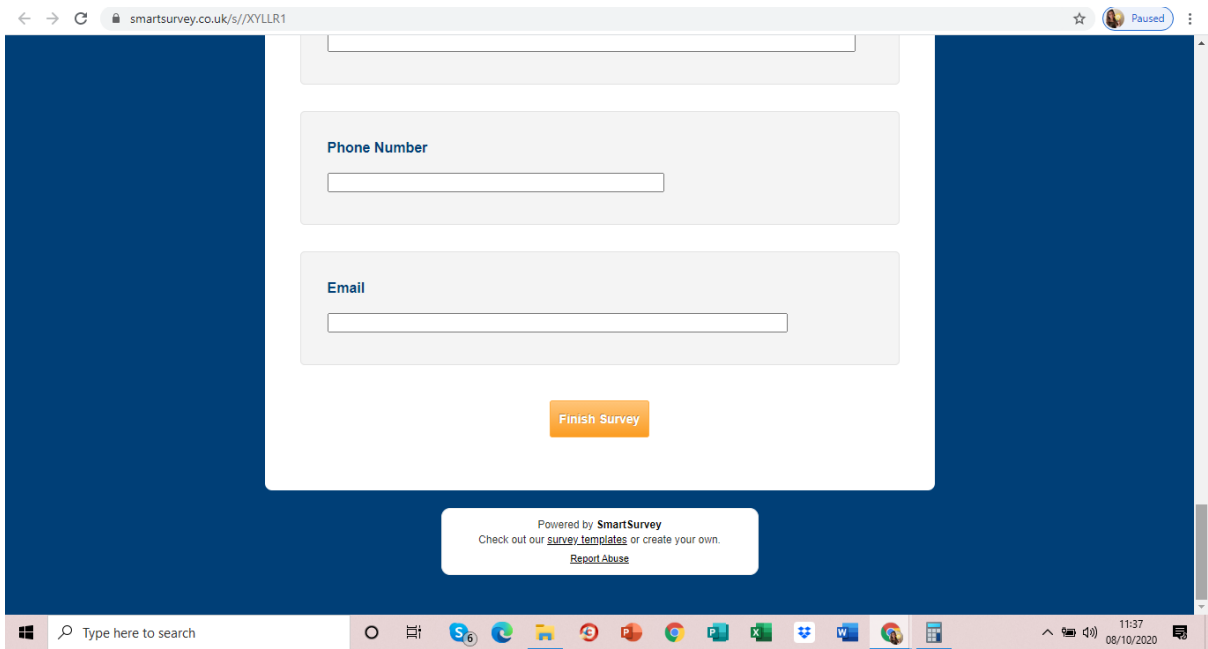
Name/Organisation

Phone Number

Type here to search

11:37 08/10/2020

Betley, Balterley and Winehill NDP Consultation Statement



Newcastle-under-Lyme website

newcastle-staffs.gov.uk/all-services/planning/planning-policy/neighbourhood-planning

My Account

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

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Home > All Services > Planning > Planning Policy > Neighbourhood Planning

Neighbourhood Planning

Neighbourhood Plans

The Localism Act 2011 enables communities to prepare a Neighbourhood Development Plan (NDP) for a defined area (the Neighbourhood Area). The Neighbourhood Planning Act 2017 and the Neighbourhood Planning (General) Regulations 2012 (amended 2015 and 2016) provide some of the legal requirements for preparing an NDP.

An NDP is prepared by a Qualifying Body on behalf of its local community and sets out local planning policies in relation to the designated Neighbourhood Area. An NDP has to meet certain basic conditions including taking account of national policy and being in general conformity with the strategic policies within the development plan for the area. These are tested through independent examination and then voted upon in a local referendum as to whether or not the NDP should be formally adopted. Once an NDP is 'made' (adopted), it will form part of the Borough Council's Development Plan and will be used in future planning decisions for that Neighbourhood Area.

Please use the right hand navigation menu for detailed information on each of the Neighbourhood Plans which are moving forward within the borough. A map of the Neighbourhood Plans currently in progress can be viewed here.

Information on the roles and responsibilities of the Borough Council and the Qualifying Body and support that is available can be found here.

Planning Policy

- Brownfield Land Register
- Current Development Plan
- Joint Local Plan Consultation
- Neighbourhood Planning**
 - Betley, Balterley and Wrinehill Neighbourhood Plan
 - Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Plan
 - Keele Neighbourhood Plan
 - Kidsgrove Neighbourhood Plan
 - Loggerheads Neighbourhood Plan
 - Madeley Neighbourhood Plan
 - Neighbourhood Planning Tools and Support

newcastle-staffs.gov.uk/all-services/planning/planning-policy/neighbourhood-planning

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Home > All Services > Planning > Planning Policy > Neighbourhood Planning

Betley, Balterley and Wrinehill Neighbourhood Plan

Consultation (Regulation 14)

The Neighbourhood Plan group have produced the Betley, Balterley and Wrinehill Draft Neighbourhood Development Plan (NDP) which is available to view from the link below:

www.bbwplan.org

The Neighbourhood Plan group are carrying out a public consultation on the Draft Neighbourhood Development Plan during October and November 2020. Comments must be sent directly to the group using the representation form at www.bbwplan.org, by e-mail to betleynp@yahoo.com.

For more information, including details of consultation events please visit their website.

The consultation period runs from 8 October 2020 to 27 November 2020.

Note the Borough Council is not hosting the consultation and therefore comments must be directed to the Neighbourhood Plan Group using the contact information above.

Last updated 8 October 2020

Neighbourhood Planning

- Neighbourhood Plan
- Keele Neighbourhood Plan
- Kidsgrove Neighbourhood Plan
- Loggerheads Neighbourhood Plan
- Madeley Neighbourhood Plan
- Neighbourhood Planning Tools and Support
- Newcastle-under-Lyme's Local Development Framework
- Non Local Development Framework Documents
- Planning Policy Evidence (pre-Joint Local Plan)
- Planning Policy Monitoring Information

Back to the top of the page

List of Statutory Consultees and other Organisations Contacted

(* An asterisk and emboldenment indicates a response was received)

LOCAL AUTHORITIES

- * **Staffordshire County Council**
Staffordshire County Council (Highways)
- * **Newcastle under Lyme Borough Council**

NEIGHBOURING LOCAL AUTHORITIES

Cheshire East Borough Council
Shropshire Council
Stoke-on-Trent City Council

PARISH COUNCILS

- * **Audley**
Barthomley
Blakenhall
Checkley-cum-Wrinehill
Chorlton
- * **Madeley**
Weston

HEALTH

North Staffordshire Clinical Commissioning Group

CONSULTATION BODIES

- Homes & Communities Agency
- * **Natural England**
- * **Environment Agency**
- * **Historic England**
Network Rail
Highways England
- * **Sport England**

ELECTRONIC COMMUNICATION/ UTILITY PROVIDERS

- Cornerstone Telecomms Infrastructure Ltd (Vodafone & Telefonica)
- British Telecommunications Ltd
- EE Ltd (EE, Orange & T Mobile)
- Hutchinson 3G Ltd
- Western Power Distribution
- * **National Grid**

SP Energy Networks
Energetics Electricity
Cadent Gas

- * **Severn Trent Water**
- * **United Utilities**

BUSINESS/VOLUNTARY SECTOR

Staffordshire Chamber of Commerce
Stoke-on-Trent & Staffordshire Local Enterprise Partnership
HS2 Ltd
Disability Solutions
Older Peoples Engagement Network
Age UK North Staffordshire
Interfaith Network
Community Council of Staffordshire

OTHER CONSULTEES

Aspire Housing
Canals & Rivers Trust
Staffordshire Fire & Rescue service
Staffordshire Police
West Midlands Ambulance Trust
Staffordshire Wildlife Trust

Copy of Email / Letter to Consultation Bodies and Other Organisations

BETLEY BALTERLEY & WRINEHILL PARISH COUNCIL

Clerk:

Gwyn Griffiths

18 Holly Mount

Basford

Crewe CW2 5AZ

01270 663832

griffiths725@btinternet.com

Dear Consultee

Notification of Formal Public Consultation on the Betley, Balterley and Wrinehill Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Betley, Balterley and Wrinehill Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Betley, Balterley and Wrinehill Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood plan steering group of interested residents and representatives of local organisations on behalf of the Parish Council, building on extensive informal public consultation and engagement undertaken since 2017 including a residents' questionnaire, informal consultation with businesses and local community groups and then publication of the emerging First Draft Plan in summer 2019.

The consultation period runs from 8th October to 27th November 2020.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: www.bbwwplan.org

As a consequence of Covid-19 pandemic requirements hard copies of the Neighbourhood Plan are not available for viewing. However hard copies of the Draft Plan will be provided on loan by prior request from Pool Farm Veterinary Surgery, Main Road, Betley (please telephone 01270 820007 to arrange collection).

Webinars, to include a presentation and a Question & Answer session, will be held on Saturday 10th (3pm till 4pm) and Monday 19th October (7pm till 8pm). To participate please e-mail betleynp@yahoo.com in the week preceding the event.

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan by Friday 27th November 2020 as follows:

Using the representation form at www.bbwplan.org

By e-mail to betleynp@yahoo.com

By post to G Griffiths (Clerk to the Parish Council), 18 Holly Mount, Basford, Crewe CW2 5AZ

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Newcastle under Lyme Borough Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Newcastle under Lyme Borough Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will proceed to a local Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Newcastle under Lyme Borough Council and used to help determine planning applications in the Parish.

When we submit the plan, personal information, including your name, address and email may be shared with Newcastle under Lyme Borough Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Newcastle under Lyme Borough Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Newcastle under Lyme Borough Council to enable them to perform their duties.

If you require any further information, please contact Gwyn Griffiths at the address provided above, by telephone on 01270 663832 or by e-mail to griffiths725@btinternet.com.

Yours Sincerely

Gwyn Griffiths

Clerk

Betley, Balterley & Wrinehill Parish Council

Copy of Letter to Residents (delivered with leaflet)



September 2020

Dear Neighbour,

**Betley, Balterley and Wrinehill Neighbourhood Development Plan
Formal (Regulation 14) Consultation: 8th October – 27th November 2020**

As you may be aware, a working group of parishioners, acting under the auspices of the Parish Council, have been producing a Neighbourhood Development Plan (NDP) for the Parish. This plan, if approved at a referendum in May, will form part of local planning policy and will help to protect the Parish from inappropriate development. The draft plan is similar to the one published during the first consultation last year and is based on the questionnaire which was sent to all households in 2017.

We are now at the stage of a formal consultation with residents of the parish and other interested bodies (including Borough and County Councils).

Included in this mailing is an outline of the key **Objectives and Policies** we are proposing to include in the final plan – including an overall **Vision** for the Parish. This will hopefully give you a taste of what the NDP is aiming to do.

If you would like to explore the full document copies are being made available both online and in hard copy.

Due to the restrictions of Covid-19 we are unable to hold any public meetings, but we will be hosting two online meetings (webinars) where you can attend and ask questions.

Regulation 14 Consultation Period – 8th October to 27th November 2020

Events

Due to Covid-19 restrictions there will be no public meetings. However, residents and other interested parties will be able to attend the following:

- Online meeting (webinar) – Saturday 10th October, 3pm
- Online meeting (webinar) – Monday 19th October, 7pm

To receive the link for one, or both, of the above meetings please email: betlevnp@yahoo.com in the preceding week.

Electronic copy of the document from the NDP website <https://www.bbwplan.org/>

Hard copies of the document available to borrow from:

- Pool Farm Veterinary Surgery – please call 01270 820007 to arrange for a copy to be delivered to you (please return it within 5 days.)

Please submit your comments by email or in writing by 5pm on **27th November 2020**

- Your feedback can be given via an online form using the NDP website (above)
- Email address for correspondence and comments betlevnp@yahoo.com
- Paper copies of the feedback can be returned to **Beechwood, Main Road, Betley** (opposite the former Black Horse), or to the Parish Clerk:
Gwyn Griffiths, Clerk to the Parish Council,
18 Holly Mount, Basford, CREWE CW2 5AZ

I hope you will be able to let us know your views on the draft NDP and, if you approve of the final version, vote to support it at the referendum in May 2021.

Thank you for taking the time to read this.

Kindest regards,

Richard Head

Richard Head

Chair - Betley, Balterley and Wrinehill Neighbourhood Development Plan Working Group

Copy of Leaflet for Residents

Betley, Balterley & Wrinehill

Neighbourhood Plan

Local Community

Formal (Regulation 14) Consultation
on the
Draft Neighbourhood Plan

In response to the views expressed in the local questionnaires completed and returned by local residents and further comments submitted by local residents at the informal consultation in 2019, Residents and Parish Councillors have drawn up this **DRAFT NEIGHBOURHOOD PLAN** which is now ready to be placed in the local domain for **YOUR FORMAL (REGULATION 14) CONSULTATION**

This leaflet sets out a summary of the draft vision, objectives and Policies within the Neighbourhood Plan (The full document is available for view at the Vet's Surgery or online at bbwplan.org). We want your views and comments. These may include support, objections and any changes you feel would be appropriate.

DETAILS OF HOW TO RESPOND ARE IN THE ENCLOSED LETTER

DRAFT VISION

for Betley, Balterley and Wrinehill NDP

By 2033 the quality of life of people living and working in the Parish has been maintained and improved in a sustainable way, and the special rural environment and heritage of the Parish has been protected and enhanced.

OBJECTIVES

- Objective 1:** To promote sustainable development
- Objective 2:** To conserve and enhance the quality and appearance of the built environment
- Objective 3:** To protect and enhance the intrinsic rural and landscape character of the Parish.
- Objective 4:** To support the provision of appropriate new housing in the Parish
- Objective 5:** To reduce the harmful impact of traffic in the centre of the village to reduce air pollution, noise and vibration and improve highway safety for pedestrians and cyclists.
- Objective 6:** To influence other relevant agencies and bodies to maintain services and economic activity in the Parish including the school, the doctors, the village shop, pubs, restaurants, and other small businesses as well as broadband etc.

DRAFT POLICIES

- | | |
|--------------------|---|
| Draft Policy BBW1 | Promoting Sustainable Development |
| Draft Policy BBW2 | New Housing in Betley Village Envelope |
| Draft Policy BBW3 | Housing Mix |
| Draft Policy BBW4 | Detailed Design in the Parish |
| Draft Policy BBW5 | Conserving and Enhancing Betley Conservation Area |
| Draft Policy BBW6 | Recognising the Intrinsic Character of the Countryside and Protecting and Enhancing Valued Landscapes |
| Draft Policy BBW7 | Supporting Conversions of Existing Buildings for Small Scale Business Development (Class B1a) |
| Draft Policy BBW8 | Supporting Homeworking |
| Draft Policy BBW9 | Community Facilities |
| Draft Policy BBW10 | Recreation and Open Space |

Copy of Representation Form

Betley Balterley and Wrinehill Neighbourhood Plan
Regulation 14 Public Consultation 8th October - 27th November 2020

Please let us have your views on the form below and return by **28th November**

	Yes	No
Overall, do you support the Draft Neighbourhood Development Plan?		
<i>The six Objectives are set out in the Neighbourhood Development Plan</i> Do you support these broad Objectives?		
If you answered No – please indicate why <i>(continue overleaf if necessary)</i> :		

If you would like to, please enter comments on any of the policies within the draft Neighbourhood Development Plan below <i>(continue overleaf if necessary)</i> :	
	Comment
Policy BBW 1 Sustainable Development	
Policy BBW 2 Control of New Housing	
Policy BBW 3 Housing Mix	
Policy BBW 4 Detailed Design in the Parish	
Policy BBW 5 Conserving and Enhancing the Conservation Area	
Policy BBW 6 Protecting Countryside and Landscape	
Policy BBW 7 Small scale Business Development	
Policy BBW 8 Supporting Homeworking	
Policy BBW 9/10 Protecting Community, Recreation & Open Space Facilities	

If you would like us to keep in touch with you about the Neighbourhood Development Plan, please leave your name and contact details below.

By doing so you give the Parish Council and NDP Working Group consent to keep your details on record. They will not be passed on to third parties.

Name/Organisation	
Phone number	
email	

Copy of PowerPoint Presentation at Online Webinar Events



What is a Neighbourhood Development Plan?

Introduced in the Localism Act (2011) NDPs give local people more say in planning decisions affecting their communities.

NDPs don't exist in isolation as the diagram, on the right, shows.

The Neighbourhood Development Plan takes precedence over existing non-strategic policies in the Local Development Plan.



Where are we now?

Since the last public meetings:

- ✓ We have undertaken an informal consultation in autumn 2019 and have adapted the draft plan in the light of feedback.
- ✓ Working with Newcastle-under-Lyme Borough Council we are now formally consulting with the public and other interested bodies. This is known as Regulation 14 Consultation.

Vision

Draft Vision for Betley, Balterley and Wrinehill NDP

By 2037 the quality of life of people living and working in the Parish has been maintained and improved in a sustainable way, and the special rural environment and heritage of the Parish has been protected and enhanced.

Draft NDP Objectives

Objective 1: To promote sustainable development.
This will be achieved through NDP Draft Policy **BBW1: Promoting Sustainable Development** - see Section 6.1 Promoting Sustainable Development, p23.

Objective 2: To conserve and enhance the quality and appearance of the built environment and its unique and valuable historic and architectural buildings.
This will be achieved through the following NDP Draft Policies: **BBW3: Detailed Design in the Parish** - see Section 6.3 Built Environment, p37; **BBW4: Conserving and Enhancing Betley Conservation Area** - see Section 6.3 Built Environment, p50; and **BBW5: Protecting Heritage Assets and Archaeology** - see Section 6.3 Built Environment, p51.

Objective 3: To protect and enhance the special rural and landscape character of the Parish and ensure that the individual settlements in the Parish remain distinct and do not merge.
This will be achieved through NDP Draft Policies: **BBW6: Protecting and Enhancing Local Landscape Character** - see Section 6.4 Natural Environment, p55; and **BBW7: Protecting and Enhancing Wildlife** - see Section 6.4 Natural Environment, p57.

Objective 4: To support the provision of appropriate new housing in the Parish.
This will be achieved through NDP Draft Policy **BBW2: New Housing in the Parish** - see Section 6.2 New Housing, p29.

Objective 5: To reduce the harmful impact of traffic in the centre of the village to reduce air pollution, noise and vibration and improve highway safety for pedestrians and cyclists.

This will be achieved through NDP Draft Policy **BBW1: Promoting Sustainable Development** - see Section 6.1 Promoting Sustainable Development, p23; and and Parish Council actions - see Section 7.0 p65.

Objective 6: To influence other relevant agencies and bodies to maintain services and economic activity in the Parish including; the school, doctor's, village shop, pubs, restaurants and other small businesses and broadband etc.

This will be achieved through the following NDP Draft Policies: **BBW8: Supporting Conversions of Existing Buildings for Small Scale Business Development** - see Section 6.5 The Local Economy and Community Facilities, p 59; **BBW9: Supporting Homeworking** - see Section 6.5 The Local Economy and Community Facilities, p60; **BBW10: Community Facilities** - see Section 6.5 The Local Economy, p64; and Parish Council actions - see Section 7.0 p65.

Where next...?

A reminder of the process...

Where next...?

- Stage 4: The views of residents and other interested bodies will be taken on board and the NDP redrafted as appropriate.
- Stage 5: The NDP will then be submitted to the Borough Council and its suitability assessed. Further minor amendments may be necessary at this stage.
- Stage 6: Once the Borough are happy with the Plan it will be submitted to an Independent Planning Inspector who will assess whether the Plan meets the required Basic Conditions. Again, further amendments may be required at this stage.
- Stage 7: Once the Inspector is happy with the Plan it will be submitted to a referendum of voters in the Parish (planned to tie in with the May elections). 50% +1 will ensure the Plan passes and becomes a formal part of the local planning framework.

How can you give your views?

- ✓ Read the Draft Neighbourhood Plan
 - ✓ Online at www.bbwpian.org
 - ✓ Hard copy available to borrow (short-term) by calling the Vets
- ✓ Give your views via the feedback form online or by email (hard copies of the feedback form are also available and can be dropped off at the points listed in the letter you received at the start of the Consultation).

Consultation closes on 27th November 2020





Appendix 6: Regulation 14 Response Tables

Betley, Balterley and Wrinehill NDP

Regulation 14 Consultation Responses

Table 1: Newcastle under Lyme Borough Council

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.	1				<p><u>Comment:</u> The National Planning Policy Framework is clear that strategic policies should be prepared over a minimum 15 year period and a local planning authority should be planning for the full plan period.</p> <p><u>Justification:</u> Neighbourhood Plans should be in general conformity with the strategic policies contained in the Local Plan.</p> <p><u>Suggested amendment:</u></p>	<p>Accepted.</p> <p>Check all references in NDP to 2033 and change to 2037. Also start period now should be amended to 2021.</p>	<p><u>Amend plan period to 2021 - 2037.</u></p>

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					Amend plan period to 2020 – 2037		
2.	P.26				<p>Comment: When updating the text in this section change any references to Part One or Part Two Draft Local Plan.</p> <p>Justification: Due to Covid, the planned consultation on Part One was delayed and the decision was taken to consult on a whole Draft Joint Local Plan rather than in two separate parts.</p> <p>Suggested amendment: Remove reference to Part One or Part Two of the Draft Joint Local Plan.</p>	<p>Accepted.</p> <p>Refer also to https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy</p> <p>Note also further consultation until 5 Jan on suitability of continuing with a joint plan with Stoke-on-Trent or undertaking work on the provision of a new Borough plan which will be more aligned to the needs and growth aspirations of businesses and residents in the Borough of Newcastle.</p>	<p><u>Remove reference to Part One or Part Two of the Draft Joint Local Plan.</u></p> <p><u>Amend:</u> <u>2.11</u> <u>2.13</u> <u>5.1</u> <u>6.2.4</u> <u>6.2.5</u> <u>P36 footnote 12</u> <u>P84</u> <u>P101</u></p> <p>Search all references to new emerging Local Plan and update with latest position prior to submission.</p>
3.	P.31		BBW1		<p><u>Comment:</u></p> <p>Consider altering the wording to 'conserved and enhanced' rather than 'protected and enhanced'. This does not diminish the protection afforded to</p>	Accepted.	<p>Amend NDP Policy BBW1:</p> <p>Amend Paragraph 1: <u>'and to protect conserve and enhance its intrinsic rural and built environment now and in the future.'</u></p>

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					<p>heritage assets but recognises that conservation is broader and more flexible than protection.</p> <p><u>Justification:</u></p> <p>To align with national guidance on the historic environment: https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</p> <p><u>Suggested amendment:</u></p> <p>Consider altering the wording to 'conserved and enhanced' rather than 'protected and enhanced'</p>		<p>Amend 1C: '<u>C. Demonstrate how historic buildings and structures (including both designated heritage assets and non-designated heritage assets), and archaeological sites (whether inside or outside the Conservation Area) are protected conserved and enhanced ..</u>'</p>
4.	P.31		BBW1		<p><u>Comment:</u></p> <p>It is unclear how the policy is intended to be implemented with particular reference to policy 1 C and</p>	Accepted.	<p>Amend NDP Policy BBW1:</p> <p>Amend first sentence of 1 to: 'To be supported development proposals should, <u>where appropriate</u>'</p>

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>point 2 where it states ‘to be supported development proposals should demonstrate how’... Are applicants required to submit an additional statement? Should the policy apply to all development proposals such as minor extensions?</p> <p><u>Justification:</u></p> <p>The policy contains a section on context and justification, but it does not set out how it will be implemented. It should provide clarity to the applicant or decision maker.</p> <p><u>Suggested amendment:</u></p> <p>Suggest possible amendment to wording 2: ‘To be supported development proposals should ensure’.</p>		<p>Amend 1C: Insert after 'Demonstrate' : <u>' , where heritage assets are likely to be affected by development proposals, ...'</u></p> <p>Amend Point 2: Delete: ' To be supported development proposals should demonstrate how: And replace with: <u>'To be supported development proposals should ensure, where applicable, that'.</u></p> <p>Insert additional supporting text as a new paragraph 6.1.8: <u>'Policy BBW1 should be applied to all development proposals except where proposals are for minor residential extensions, when Parts 1, 2A and 2B will apply. Applicants should address the criteria in Policy BBW1 in planning statements or in additional supporting documents.'</u></p>

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					Consider adding 'where applicable' to elements of the policy. For example in respect of policy clause 1. C, it is not considered to be necessary for an applicant to demonstrate how particular assets are protected and enhanced unless it is likely they will be affected by the development proposal.		
5.	P.34		BBW2		<p><u>Comment:</u></p> <p>In maintaining the footprint of the original building wherever possible, this may exclude opportunities to optimise the use of land and could restrict opportunities where the original footprint of the building does not accord with other policies in the plan such as BBW1 2, A</p> <p><u>Justification:</u></p>	Accepted.	<p>Amend NDP Policy BBW2:</p> <p>Amend last sentence of Part 2 to:</p> <p>'and maintain the footprint floor area of the original building wherever possible;'</p>

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					<p>This element of the policy clause is difficult to justify or enforce.</p> <p><u>Suggested Amendment:</u></p> <p>Remove the wording 'and maintaining the footprint of the original building wherever possible' or replace the word 'footprint' with 'floor area'.</p>		
6.	P.38		BBW4		<p><u>Comment:</u></p> <p>Clause 4, Plot density does not align with national policy on making effective use of land. Applicants should not have to justify higher densities but requirements around character, design, spacing and form of the development should adequately ensure that higher density development does not result in poorly planned developments.</p>	<p>Noted.</p> <p>Clause 4 Plot Density is included in NDP Policy BBW4 to protect the area from inappropriate and insensitive development. The PC objected to the recent development of 5 large detached dwellings on the site of the former Bluebell Inn PH, Wrinehill, on several grounds, including that the density was too high and inconsistent with the character of the area. This development has also been mentioned in some of the residents' responses as an example of a high density</p>	<p>No change.</p>

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					<p><u>Justification:</u></p> <p>See NPPF page 35 point 11 d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)45; and</p> <p><u>Suggested Amendments:</u></p> <p>Remove wording: A. New development on previously developed sites should retain the previous volume of built development and plot density. B. Where a higher volume and density is proposed, then a clear justification will be required</p>	<p>development which is inappropriate. The PC considers that there is a risk of further overdevelopment of plots in the Parish due to development pressures.</p> <p>The Policy wording was supported by a number of residents in their responses to the Reg 14 consultation.</p> <p>The Group agreed that the policy should be retained and that, if necessary, the matter could be tested at Examination.</p> <p>The PC would prefer to retain the existing wording in the Submission NDP and leave any further changes to be determined through the examination process.</p>	

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					to demonstrate the need for higher density development.		
7.					<p><u>Comment:</u></p> <p>Point 5 of the policy may be unduly restrictive. Point A – Does this still apply where the applicant is submitting a contemporary design?</p> <p>Point B – Does this apply to all parking for all new properties or do you mean only in instances where there is a parking or garage court?</p> <p><u>Justification:</u> Consider application and implementation of policy. Position of parking needs to take into consideration safe and convenient access for the occupant to their dwelling otherwise the occupant will park on the road to get as close as possible to the entrance.</p>	<p>Noted.</p> <p>Point A applies to contemporary as well as traditional designs.</p>	<p>Amend NDP.</p> <p><u>Insert to beginning of 5A: 'Where front gardens are provided, schemes should consider local character and context. Where appropriate, ...'</u></p> <p><u>Amend 5B to: 'Wherever possible, adequate off road parking should be provided to minimise adverse impacts of cars on the streetscene. Where provisions can be made to minimise disturbance to neighbouring properties and quiet garden areas, parking areas, garage courts and service areas should be located at the rear of the site. Surface materials should be sensitive to the local context.'</u></p> <p><u>Add further text to 6.33: 'The location of parking areas should take into consideration</u></p>

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					<p>By seeking to ensure new parking provision is located to the rear of properties may necessitate vehicles passing along the side of buildings potentially close to neighboring houses and bring disturbance arising from closing doors and engines starting to the more private and quieter areas to the rear of people's houses.</p> <p><u>Suggested Amendments:</u> Additional clarification to points A and B and the supporting text in paragraph 6.3.33</p>		<p><u>safe and convenient access for occupants to their dwellings, or residents may park on the road in order to be as close as possible to their entrance. Where new parking provision is located to the rear of properties, there may be disturbance to neighbouring houses from vehicles passing along the side of buildings, opening and closing doors and engines starting and this may impact on the more private and quieter areas to the rear of people's houses. Therefore, proposals should include provisions to minimise disturbance through screening, landscaping and careful siting of parking areas.'</u></p>
8.	P.50		BBW5		<p><u>Comments:</u></p> <p>Cross reference to Draft Policy BBW1: Promoting</p>	<p>Noted.</p> <p>Refer to 3. Above.</p>	No further change.

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					<p>Sustainable Development, Policy clause 1, C</p> <p><u>Justification:</u></p> <p>Policy BBW 5 uses the national guidance terminology “conserve and enhance”</p> <p><u>Suggested Amendments:</u></p> <p>Policy BBW 5 uses the national guidance terminology “conserve and enhance”</p>		
9.	P.50		BBW5		<p><u>Comment:</u></p> <p>Sentence revision required:</p> <p>7. The impacts of development proposals should demonstrate that they will not harm to the special character and appearance of the identified "Buffer Zones" (see Map 7 Management Proposals Map</p>	Accepted.	<p>Amend NDP Policy BBW 5 Part 7 as suggested.</p> <p>Amend BBW 5 Part 7 to: ' <u>Development proposals should demonstrate that they will not harm to the special character and appearance of the identified "Buffer Zones" (see Map 7 Management Proposals Map from the Conservation Area Management Plan).</u>'</p>

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					<p>from the Conservation Area Management Plan).</p> <p><u>Justification:</u></p> <p>Grammatical error with the sentence.</p> <p><u>Suggested Amendments:</u></p> <p>Remove – ‘the impacts of’</p> <p>‘development proposals should demonstrate that they will not harm to the special character and appearance of the identified "Buffer Zones" (see Map 7 Management Proposals Map from the Conservation Area Management Plan).</p>		
10.	P.63		BBW6		<p><u>Comment:</u></p> <p>Clarification of the Betley neighbourhood area.</p> <p><u>Justification:</u></p> <p>Clarification required</p> <p><u>Suggested Amendments:</u></p>	Accepted.	<p>Amend NDP Policy BBW6:</p> <p>Delete ' Development proposals should recognise the intrinsic character of the countryside of Betley neighbourhood area '</p> <p>And replace with:</p>

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					<p>Amend wording: Development proposals should recognise the intrinsic character of the countryside of Betley the designated neighbourhood area</p> <p>Or</p> <p>The Betley, Balterley and Wrinehill neighbourhood area.</p>		<p><u>'Development proposals should recognise the intrinsic character of the countryside of the Betley, Balterley and Wrinehill neighbourhood area.'</u></p>
11.			BBW6		<p><u>Comment:</u></p> <p>2. Clause 2 may be overly prescriptive on use of materials on agricultural buildings and does not appear to be supported by an assessment of the viability of development or the applicability of use materials for such buildings, aside from consideration of the aesthetic quality.</p>	Accepted.	<p>Amend NDP Policy BBW6 Clause 2:</p> <p>Delete: 'The prominence and impact of new, large scale agricultural buildings in the rural parts of the Parish should be reduced and recessed in the landscape by the use of timber cladding, dark coloured roofing material and an associated landscape scheme.'</p>

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					<p><u>Justification:</u></p> <p>Overly prescriptive and may not allow sufficient recognition for the farming needs underpinning the scale of development being proposed.</p> <p><u>Suggested Amendments:</u></p> <p>Suggest amending wording to recognise the need to integrate buildings into the landscape rather than just seeking a reduction in the proposed scale of the building as a matter of principal. Also amend wording to provide greater flexibility on materials, perhaps use the list of materials as examples rather than requirements.</p>		<p>Replace with:</p> <p>'New, large scale agricultural buildings in the rural parts of the Parish should be designed to integrate into the landscape, for example through the use of timber cladding, dark coloured roofing materials and including an associated landscape scheme and screening.'</p>
12.			BBW7		<p><u>Comments:</u></p>	<p>Accepted.</p> <p>Note for SG:</p>	<p>Amend NDP Policy BBW7.</p> <p>Amend title to refer to Class E.</p>

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					<p>This policy would not apply in all instances. There does not appear to be recognition in the supporting text of permitted development rights and the prior approval procedure (see planning portal for details).</p> <p><u>Justification:</u></p> <p>Clarity for the reader on which applications the policy would apply to.</p> <p><u>Suggested Amendments:</u></p> <p>Suggest adding some text to the context section about permitted development rights.</p>	<p><u>Class E - Commercial, Business and Service</u></p> <p>Class E is introduced from 1 September 2020.</p> <p>In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):</p> <p>E(a) Display or retail sale of goods, other than hot food E(b) Sale of food and drink for consumption (mostly) on the premises E(c) Provision of: E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)</p>	<p>Insert, '<u>Where planning permission is required</u>' to the beginning of the first sentence.</p> <p>Insert the following new paragraph 6.5.7 and renumber others:</p> <p>'It should be noted that generally planning permission is not needed when the existing and the proposed uses fall within the same 'use class'. In addition some changes from one use class to another are covered by 'permitted development' rights (meaning that planning permission is deemed to have been given). Some building work associated with these changes of use can also be covered by 'permitted development' rights. However, to be eligible for any of these rights, the proposals must meet the specific limitations and conditions set by national legislation. One</p>

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						<p>E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</p> <p>E(f) Creche, day nursery or day centre (not including a residential use)</p> <p>E(g) Uses which can be carried out in a residential area without detriment to its amenity:</p> <p>E(g)(i) Offices to carry out any operational or administrative functions,</p> <p>E(g)(ii) Research and development of products or processes</p> <p>E(g)(iii) Industrial processes</p>	<p>such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior Approval'; or to determine if its 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain factors (e.g. transport and highways) and how these may be mitigated.</p> <p>For further information, including on recent changes to use Classes, permitted development and prior approval please see the Planning Portal https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use/2 and https://www.planningportal.co.uk/info/200126/applications/60/consent_types/10.'</p>
13.	P.101				<u>Comments:</u>	Accepted.	<u>Check and update the Glossary.</u>

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					<p>Note the glossary for the Joint Local Plan was produced Pre revisions to the NPPF. Suggest this is updated before Reg 16 version and only include glossary of terms relevant to the Neighbourhood Development Plan</p> <p><u>Justification:</u></p> <p>For accuracy</p> <p><u>Suggested Amendments:</u></p> <p>Revise glossary.</p>		

**Betley, Balterley and Wrinehill NDP
Regulation 14 Consultation Responses**

Table 2: Consultation Bodies and Other Organisations

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NP
Audley Parish Council 1.1	All				Overall, we support the draft neighbourhood plan and noted that it has lots of positive references to the conservation of the area and green spaces. In reference to the Regulation-14 consultation we would like to make the following points:	Noted.	No change.
1.2	All				0 The policy wording in some cases is about enabling for example saying 'should'. It is suggested that this could be changed to 'must', strengthening to achieve the desired outcome.	Not accepted. Planning policies have to be flexible and examiners generally delete terms such as 'must' and replace them with 'should' or similar.	No change.
1.3	All				0 The timing of the Betley NP will coincide with the emerging JLP, which may seek to maximise	Noted. The NDP has been prepared to be in general conformity	No further change.

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					<p>economic growth in the Borough and therefore could look to create circa 36k houses in the Borough over the plan period. We wonder how this NP will deal with a potential increase at this late stage, given that the JLP will be looking to all rural Parishes, especially those considered to be Rural Centres, to contribute and fulfil the overall housing numbers. Numbers are already emerging from the evidence base for the borough and as a result may look to change the status of land to provide the housing supply.</p>	<p>with the existing local plan - the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026, adopted October 2009, and the Saved Policies of the Newcastle under Lyme Local Plan, Adopted 2003. It also takes into account the reasoning and evidence for the proposed new Local Plan. The NDP will be reviewed and updated prior to submission and is also likely to be amended following the examination. The supporting text will be amended to reflect the most up to date position with regard to the Local Plan at each stage.</p>	
1.4		1.5			<p>0 We note that the Parish Council Action (ref 1.5) that you intend to change traffic signage and</p>	<p>Noted. The Parish Council will consider the issue in conjunction with the</p>	<p>No change.</p>

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					priority routing at Gorsty to reduce the volume through the village. We would welcome further clarity and if necessary, consultation on how you plan to achieve this.	Highways Authority and neighbouring Parish Councils	
1.5	All				0 There seems to be little or no reference to addressing issues outside of the core of the village envelope but within the Parish eg outlying areas such as Balterley.	Noted. Betley is the largest settlement in the Parish but it is noted that the new emerging Local Plan is likely to identify Betley and Wrinehill as a Joint Rural Centre. Development is likely to continue to be concentrated within the village envelope with other areas washed over by the Green Belt. The NDP will be updated to refer to the latest information from the new emerging Local Plan prior to submission. Several NDP policies eg BBW1, BBW4,	No change.

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						BBW6, BBW7 and BBW8 apply to the NDP area as a whole.	
1.6			BBW7	Comment	0 Suggest that in policy 'BBW7 Supporting Conversions of Existing Buildings for Small Scale Business Development' is more explicit about the type of buildings that can be converted as this enables the conversion of any type subject to the policy criteria. This may have unintended consequences.	Noted. Refer to Table 1 Newcastle under Lyme BC comments. The Policy can only be applied when planning permission is required and recent changes to the Use Classes order and Permitted Development rights mean that some conversions will not require planning consent.	No change.
1.7			BBW8	Comment	0 Policy 'BBW8 Supporting Homeworking' requires some amendment to remove the part that is covered by permitted development rights, this could be moved to the rationale	Not accepted. Paragraph 6.5.18 sets out that 'Not all development which supports homeworking requires planning consent.' The Policy was supported by the BC at the informal	No change.

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					section. It is suggested that the policy is re-worded to simply include the element about the delivery of high-speed broadband as homeworking is generally PD and does not require permission.	consultation stage and should be retained in the NDP, particularly as more people are working from home than ever due to Covid-19 restrictions.	
Madeley Parish Council 2.1	All			Comment	The Plan was noted on the Agenda of Madeley Parish Council on 5 th November 2020 and there were no objections.	Noted.	No change.
Staffordshire County Council 3.1			BBW1	Comment	THROUGHOUT: Suggested additions / alterations to draft policies are given in red, below. Ecology Draft policy BBW1 has a section that refers to the natural environment, including biodiversity net gain, and this is welcome.	Noted.	No change.

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3.2			BBW6	Comment	Further reference to wildlife and habitats is only found in draft policy BB6 where they appear somewhat swamped by landscape details, namely in section B (and then only in reference to landscape schemes.)	Noted. BBW6 addresses landscape character. A former policy in the First Draft Plan, Draft Policy BBW7: Protecting and Enhancing Wildlife was deleted following advice from Newcastle under Lyme Borough Council.	No change.
3.3			BBW6 Supporting text	Comment	Other items that could be covered include: Reference to the catchments of the Meres as very critical to their conservation. Any pollution, including siltation occurring in the catchments will eventually end up adversely affecting the Meres. Mapping these catchments would be a helpful adjunct to the Plan	Noted. Further supporting text and a map could be added to section after 6.4.18. Request catchment map from SC.	Amend NDP. Add further paragraph to supporting text after 6.4.18: 'At the Regulation 14 consultation stage, Staffordshire Council suggested that the NDP should note need for conservation of the catchments of the Meres. Any pollution, including siltation occurring in the catchments will eventually end up adversely affecting the Meres. The catchments are shown on Map X.'
3.4			BBW6		Not all landscape schemes in developments can provide net gain; where it proves impossible it is usual to use	Noted. Amend BBW6 as suggested.	Amend NDP Policy BBW6 B to: B. Landscaping schemes use locally appropriate native

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					off-site compensation where habitats are improved / created nearby. Biodiversity opportunity mapping (6.4.14) can be used to target any monies accumulated.		species in tree, woodland and hedgerow planting which provide opportunities for biodiversity net gain <u>or, where off site compensation is provided, habitats are improved or created nearby (see paragraph 6.4.14) ;</u>
3.5		6.4.14		Comment	Small-scale improvements for biodiversity – these should include nectar-rich planting for pollinating insects, the provision of hedgehog access in garden fences and walls, installation of appropriate bird and bat boxes. How might residents / best-kept village work etc., be encouraged to retro-fit some of these measures?	Noted. Add these examples to the supporting text.	Amend NDP Add further text to 6.4.14: <u>'In addition there various opportunities for small-scale improvements for biodiversity. These include nectar-rich planting for pollinating insects, the provision of hedgehog access in garden fences and walls, installation of appropriate bird and bat boxes. The Parish Council would like to work with residents to retrofit measures such of these to support biodiversity across the Parish.'</u>
3.6		6.4.15		Comment	At 6.4.15 having looked at the habitat descriptions for the Local Wildlife Site and Biodiversity Alert Site	Noted. The PC would support surveys of woodland in the	Amend NDP. Add to 7.1.3:

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					<p>woodlands, it is likely that these are most / all Ancient Woodlands, including those not listed as such on the Woodland Inventory. This raises the question of whether other small areas of woodland in the area are also of ancient origin and have been similarly overlooked. Surveys to ascertain this would be valuable, although it is recognised that all are in private ownership.</p> <p>The intention of linking these woodlands (6.4.14) is welcomed, as is the intention to survey hedgerows in the same paragraph.</p>	neighbourhood area but this would be outside the NDP process.	<u>The Parish Council will investigate further woodland surveying.</u>
3.7		6.4.6			<p>Tree protection Veteran trees are not well-documented in Staffordshire. From aerial photography the Betley, Balterley and Wrinehill Neighbourhood Development Plan (NDP) area contains numerous mature trees, and the Plan itself refers to</p>	<p>Noted. See 3.6 above. The PC would support surveys of trees in the neighbourhood area but this would be outside the NDP process.</p>	No further change.

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					hedgerow oaks (6.4.6.) Survey and identification of any veteran or near veteran trees would be a valuable contribution to the NDP.		
3.8			BBW1 BBW2	Comment	<p>Transport</p> <p>In regard to Policies BBW1 and BBW2 we suggest the following amendments in red in relation to transport.</p> <p><i><u>Draft Policy BBW1: Promoting Sustainable Development</u></i></p> <p>To be supported development proposals should:</p> <p>A. Not have an unacceptable impact on local roads and the wider highway network, and demonstrate that any unacceptable significant impacts on congestion,</p>	<p>Accepted.</p> <p>Amend BBW1 as suggested.</p>	<p>Amend NDP Policy BBW1 part 3:</p> <p>'To be supported development proposals should:</p> <p>A. Not have an unacceptable impact on local roads and the wider highway network, and demonstrate that any unacceptable significant impacts on congestion, highway safety and air and noise pollution can be cost effectively mitigated (<u>air and noise pollution will be assessed by Environmental Health</u>);</p> <p>B. Promote improved accessibility for all by walking, cycling and public transport, through provision of linkages to existing routes and services, and incorporating safe and secure <u>weatherproof cycle storage facilities</u>;</p>

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					<p>highway safety and air and noise pollution can be cost effectively mitigated (air and noise pollution assessed by Environmental Health);</p> <p>B. Promote improved accessibility for all by walking, cycling and public transport, through provision of linkages to existing routes and services, and incorporating safe and secure weatherproof cycle storage facilities;</p> <p>C. Incorporate electric vehicle (EV) charging points.(EH condition)</p>		<p>C. Incorporate electric vehicle (EV) charging points.(Environmental Health Condition)</p>

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3.9			BBW1 BBW4 BBW5		<p>Archaeology / Historic Environment</p> <p>The importance of the historic environment has been acknowledged by the local communities during the consultation process for the plan and it is therefore pleasing to note that the draft vision for the Betley, Balterley and Wrinehill Neighbourhood Development Plan (NDP) includes the protection and enhancement of the rural environment and heritage within the NDP area.</p> <p>The Betley Historic Character Assessment and Betley Conservation Area Appraisal and Management Plan have been used part of the historic environment evidence base to inform the production of the NDP</p>	Noted.	No change.

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					and includes a useful summary historical background. The plan also clearly identifies designated heritage assets (Listed Buildings, Locally Listed Buildings and Conservation Areas), with illustrative maps and appendices.		
3.10		6.3.37			The plan could be enhanced by also providing similar information on non-designated heritage assets (including historic buildings and structures as well as above and below ground archaeological sites and monuments). This could be achieved by directing users of the NDP to the Staffordshire Historic Environment Record (HER) (her@staffordshire.gov.uk / https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment	Accepted. Insert reference to non designated heritage assets as suggested. Request map from SCC.	Amend NDP. Add further text to 6.3.37: <u>'Information about non-designated heritage assets (including historic buildings and structures as well as above and below ground archaeological sites and monuments is provided in the Staffordshire Historic Environment Record (HER) - see https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Record.aspx . Non designated</u>

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					<p>ent/Historic-Environment-Record.aspx) as one of the primary sources of information on the local historic environment.</p> <p>Alternatively consideration could be given to the inclusion of a map and / or and index providing information on these non-designated heritage assets; such mapping and information can be supplied directly by the Staffordshire HER for inclusion in the plan upon request (by emailing her@staffordshire.gov.uk).</p>		<p><u>heritage assets are shown on Map X.'</u></p> <p><u>Insert new Map.</u></p>
3.11			Objs 1, 2, 4 BBW1, BBW4, BBW5 BBW6	Comment	Objectives 1 and 2 with draft policies BBW1, BBW4 and BBW5 make specific provision for the conservation and enhancement of the built environment, including the unique and valuable historic interest of both designated and non-designated historic buildings and structures.	<p>Noted.</p> <p>The NDP includes policy BBW5 which aims to conserve and enhance the conservation area.</p> <p>Newcastle policies protect listed buildings and archaeology.</p>	No change.

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					<p>Reference is also made within BBW1 (C) to archaeological sites, while Object 4 and draft policy BBW6) aims to protect and enhance and the intrinsic rural and landscape character of the Parish.</p> <p>The focus of these objectives and policies is very much on the built environment and they could be strengthened further in terms of the wider historic environment by making specific reference to Section 16 of the NPPF (which relates to the conservation and enhancement the historic environment) and / or through inclusion of specific historic environment policies.</p> <p>Such policies could take account of not only the historic built character of the plan area but also to its archaeological resource. (In terms of policy development, there are a number of neighbourhood plans which</p>		

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					<p>have already successfully developed and integrated historic environment polices. The Whittington and Fisherwick Neighbourhood Plan represents a good example of such a plan which has been approved and adopted. The plan can be found at https://www.lichfielddc.gov.uk/neighbourhood-plans/whittington-fisherwick-neighbourhood-plan/1).</p>		
3.12		6.3.38		Comment	<p>In terms of development in relation to historic farmsteads it may also be worth noting that Staffordshire County Council, in partnership with Historic England, has produced guidance on understanding their contribution to the historic landscape character of the county. The guidance offers design advice and a framework to facilitate long term conservation and sensitive conversion of</p>	<p>Noted.</p> <p>Add a reference to the study to the sup[porting text.</p>	<p>Amend NDP.</p> <p>Add further bullet point to 6.3.38: <u>'The Staffordshire Historic Farmsteads Guidance and other associated documents - see https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Farmsteads.aspx.</u></p>

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					<p>historic farm buildings. Consideration could be given to making reference to this guidance within the relevant built environment policies (e.g. BBW1) The Staffordshire Historic Farmsteads Guidance and other associated documents can be found online at https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Farmsteads.aspx.</p>		
3.13			BBW2 BBW3	Comment	<p><u>Draft Policy BBW2: New Housing in Betley Village Envelope</u></p> <p>Proposals for new housing development will be supported provided that they are within the Village Envelope and satisfy all other Neighbourhood Plan policies, particularly BBW4: Detailed Design in the Parish and BBW5:</p>	<p>Accepted.</p> <p>Add 'vehicle access' to BBW 2 as suggested.</p>	<p>Amend NDP Policy BBW2:</p> <p>Add 'vehicle access' to BBW2 Part 2 as suggested.</p>

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					<p>Conserving and Enhancing Betley Conservation Area. In addition, any proposals for housing development in the Village Envelope will be supported where:</p> <ol style="list-style-type: none"> 1. Development is located on a previously developed site which adjoins existing built form; 2. Proposals for replacement dwellings and re-development of existing buildings are of a suitable massing and density taking into account the character of the surrounding area. Replacement buildings should allow for the provision of suitable garden areas, vehicle access, parking and service access and maintain the footprint of the original building wherever possible; 3. Development is accessible, adaptable and well 		

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					<p>orientated ensuring adequate outdoor space for play and recreation.</p> <p>6.2.8 Policy BBW3 sets out that house types and sizes should include more smaller housing to meet local needs including first time buyers, young families and residents wishing to downsize but remain in the local area.</p>		
3.14		6.2.9			<p><u>Housing Opportunity Site 1: East Lawns, Betley 6.2.9</u></p> <p>The NDP identifies a housing opportunity site for affordable housing at the former disused garage site, East Lawns, Betley. This site is owned by Aspire Housing Ltd (a registered provider) and is considered suitable for around 7-9 new homes.</p> <p>This site has 18 garages and a large forecourt, which appears to still be utilised for parking. If this space is</p>	<p>Noted.</p> <p>Local residents have also raised concerns about the housing opportunity site at East Lawns. The text should be revised to reflect a more cautious approach to the site.</p>	<p>Amend NDP.</p> <p>Find and delete references to East Lawns housing opportunity site in the NDP.</p> <p>Delete: Housing Opportunity Site 1: East Lawns, Betley 6.2.9 A housing opportunity site is identified for affordable housing at the former disused garage site, East Lawns, Betley. This site is owned by Aspire Housing Ltd (a registered provider) and is considered suitable for around 7-9 new</p>

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					<p>removed it could exacerbate on street parking on East Lawns and Lakeside unless alternative parking is provided. The NDP should set out that development of this site should, in addition to providing parking for the new houses, consider the scale of displaced parking by the development of the site and how this could be addressed if needs be.</p>		<p>homes. The site lies within the existing village envelope of Betley and is shown on Map 3. Map 3: Housing Opportunity Site 1, East Lawns Betley</p> <p><u>Amend NDP para 6.2.9 to:</u></p> <p><u>Apart from the village of Betley which is inset, the Parish is washed over by the Green Belt and therefore the NDP does not identify any specific future housing sites within the Parish. Aspire Housing Ltd (a registered provider), however, has previously suggested the former garage site at East Lawns could provide some 7-9 new homes. The responses to the Regulation 14 Consultation showed that some residents strongly objected to this proposal due to possible loss of parking spaces and highways impacts, and there were also concerns from Staffordshire County Council and United Utilities linked to highways, drainage and flooding / impacts</u></p>

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							<p><u>on a nearby water body. If the site comes forward for development in the future, proposals will have to address the various issues raised. It must be noted that residential development will continue to occur within the Parish in the Plan period up to 2037; and Appendix X sets out that 29 new dwellings have been granted planning permission in the last six years.'</u></p> <p><u>Delete Map 3 and renumber others.</u></p>
3.15			BBW4	Comment	<p><i><u>Draft Policy BBW4: Detailed Design in the Parish</u></i></p> <p>In relation to Policy BBW4 we would suggest the following additions (red) at point 5:</p> <p><u>5. Boundary Treatments, Gardens and Driveways</u></p> <p>A. Front garden areas should be enclosed by</p>	<p>Accepted.</p> <p>Refer also to Table 1 NuLBC comments.</p> <p>Amend Policy BBW4 as suggested.</p>	<p>Amend NDP Policy BBW4:</p> <p>Amend 5A: ' <u>adequate access to properties including visibility splays and parking to properties. Garages are recommended to be a minimum dimension of 6m x 3m to allow for the parking of a vehicle and storage.'</u></p>

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					<p>hedges using appropriate local species in planting, traditional low brick walls or railings and should provide safe and adequate access including visibility splays and parking to properties. Garages recommended to be a minimum dimension of 6m x 3m to allow for the parking of a vehicle and storage.</p> <p>B. Wherever possible, parking and service areas should be located to the rear of the site and surfacing materials, including surface water drainage to prevent surface water flowing out onto the public highway should be sensitive to the local context.</p>		<p>Amend 5B (taking account of new wording below - see Table 1)</p> <p><u>'Wherever possible, adequate off road parking should be provided to minimise adverse impacts of cars on the streetscene. Where provisions can be made to minimise disturbance to neighbouring properties and quiet garden areas, parking areas, garage courts and service areas should be located at the rear of the site. Surfacing materials, including surface water drainage to prevent surface water flowing out onto the public highway should be sensitive to the local context.'</u></p>

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					Reasoned Justification Form and general development of the Parish 6.3.4 Betley and Wrinehill lie along the A531, on the Staffordshire/Cheshire border.		
3.16 Landscape			BBW6	Comment	<p>Draft Policy BBW6: Recognising the Intrinsic Character of the Countryside and Protecting and Enhancing Valued Landscapes</p> <p>Development proposals should recognise the intrinsic character of the countryside of Betley neighbourhood area and demonstrate that they do not damage or diminish the rural character or distinctive historic built form. Landscaping schemes should protect and enhance locally valued landscapes.</p>	<p>Noted.</p> <p>Amend Policy BBW6 as suggested.</p>	<p>Amend NDP Policy BBW6:</p> <p>Amend first paragraph - insert <u>'or distinctive historic built form' after 'rural character.'</u></p> <p>Insert additional text at the end of A: <u>' Modern suburban hard and soft landscaping elements and excessive external lighting should be avoided and SUDS principles should be incorporated in the design of driveways and access routes.'</u></p>

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					<p>Development will be supported where:</p> <p>A. Development proposals demonstrate how siting and design have taken into consideration local landscape character by using locally appropriate materials (see Draft Policy BBW4), designing suitable landscaping schemes and providing locally appropriate boundary treatments including hedges, brick walls and railings. Modern suburban hard and soft landscaping elements and excessive external lighting are avoided and SUDS principles are incorporated in the design of driveways and access routes.</p> <p>D. Additional screening fits with the scale and character of existing landscape elements and, where possible, boundary treatments include replacing lost field boundary hedges and field corners. Key</p>		<p>Add new criterion and renumber others: '<u>Key views into and out from the villages of Betley and Wrinehill are protected from inappropriate development (see Policy BBW5).</u></p> <p>Insert further text to F: '<u>The existing linear settlement pattern of Betley Village is protected including the historic arrangement of intact Burgage plots. Backlands and their unique built form should be conserved.</u>'</p> <p>Add new G: '<u>The visual and physical separation of Wrinehill and Betley along the A531 is maintained, and the villages' distinctive identities and landscape context are protected.</u></p> <p>Delete numbering 1 and 2 and add subheadings to first paragraph and paragraphs 1</p>

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					<p>views into and out from the villages of Betley and Wrinehill are protected from inappropriate development.</p> <p>F. The existing linear settlement pattern of Betley Village is protected including the historic arrangement of intact Burgage plots. Backlands and their unique built form are conserved.</p> <p>1. Proposals for major development should be accompanied by a landscape and visual impact assessment which demonstrates that proposals recognise the intrinsic character of the countryside and protect and enhance valued landscapes.</p> <p>2. The visual and physical separation of Wrinehill and Betley along the A531 should be maintained together with their distinctive identities and landscape context.</p>		<p>and 2 to improve clarity and drafting.</p>

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3.17			BBW7	Comment	<p>Draft Policy BBW7: Supporting Conversions of Existing Buildings for Small Scale Business Development (Class B1a)</p> <p>In relation to Policy BBW7 we would suggest the following additions (red): Conversions of existing buildings for new small-scale employment and service related business facilities will be supported where:</p> <p>1. Satisfactory Safe access is provided to and from the public highway for all vehicles including the provision of servicing and turning areas; 2. Conversion does not lead to the introduction of significant additional traffic into environmentally sensitive areas or the creation or aggravation of traffic problems. Any significant adverse impacts from traffic will be required to be</p>	<p>Accepted.</p> <p>Amend BBW7 as suggested.</p>	<p>Amend NDP Policy BBW7.</p> <p>Amend Part 1: 1. 'Satisfactory <u>Safe access is provided to and from the public highway for all vehicles including the provision of servicing and turning areas;</u></p> <p>2. Delete 'such as traffic calming schemes'</p> <p>3. <u>There is suitable provision of parking, including cycle parking'</u></p>

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					<p>mitigated through suitable traffic management measures such as traffic calming schemes; I don't think it needs to be specific that traffic calming is required other measure may be appropriate.</p> <p>3. There is suitable provision of parking, including cycle parking for employees and visitors, where possible provided on site, taking account of the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels, and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles, ;</p> <p>4. Local residential amenity is protected, and suitable measures are put in place to mitigate and reduce to a minimum any noise or air pollution or other disturbance</p>		

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					which impacts on human health and quality of life; and 5. The proposed conversion conserves or enhances intrinsic local character and distinctiveness and maintains the historic character and setting of traditional rural buildings through landscaping and design.		
3.18			BBW10	Comment	<p>Draft Policy BBW10: Recreation and Open Space</p> <p>Facilities Recreation and Open Space facilities in the Parish are identified on Map 10. In relation to Policy BBW10 it is suggested that at point B reference is also made to cycle parking:</p> <p>B. The loss would be replaced by alternative provision, on a site within the Parish, of equivalent or enhanced facilities, which are accessible by walking and cycling and</p>	<p>Accepted.</p> <p>Amend BBW10 as suggested.</p>	<p>Amend NDP Policy BBW10.</p> <p>Add '<u>and cycle parking</u>' to B.</p>

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					which have adequate car parking and cycle parking.		
Severn Trent Water 4.1	All			No comment	We currently have no specific comments to make however please keep us informed as your plans develop and when appropriate we will be able to offer a more detailed response.	Noted.	No change.
4.2	All				<p>For your information we have set out some general guidelines that may be useful to you.</p> <p>Position Statement</p> <p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to</p>	Noted.	No change.

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					<p>provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p>		
4.3					<p>Sewage Strategy</p> <p>Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not</p>	Noted.	No change.

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					currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.		
4.4					<p>Surface Water and Sewer Flooding</p> <p>We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or</p>	Noted.	No change.

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					<p>combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system.</p>		

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					<p>More details can be found on our website</p> <p>https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p>		
4.5					<p>Water Quality</p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations.</p> <p>The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and</p>	Noted.	No change.

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					River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.		
4.6					<p>Water Supply</p> <p>When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.</p> <p>We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to</p>	Noted.	No change.

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					accommodate greater demands.		
4.7					<p>Water Efficiency</p> <p>Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> 0 Single flush siphon toilet cistern and those with a flush volume of 4 litres. 0 Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. 	<p>Noted.</p> <p>These are detailed technical standards which should be addressed through Building Regs.</p>	No change.

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					<p>0 Hand wash basin taps with low flow rates of 4 litres or less.</p> <p>0 Water butts for external use in properties with gardens. To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building</p>		

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					Regulations of 110 litres of water per person per day. We hope this information has been useful to you and we look forward in hearing from you in the near future.		
Sport England 5.1	All			Comment	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within 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. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive</p>	Noted.	No change.

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					<p>planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. 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. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-</p>		

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					<p>and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</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 Par 97 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</p>		

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					<p>relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>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>		

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					<p>Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-</p>		

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					<p>guidance/design-and-cost-guidance/</p> <p>Any 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 approved 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> <p>In line with the Government's NPPF (including Section 8) and</p>		

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					<p>its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how many new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of</p>		

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					<p>how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8:https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section:https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance:https://www.sportengland.org/activedesign</p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>		

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Historic England 6.1				Support	<p>BETLEY, BALTERLEY AND WRINEHILL NEIGHBOURHOOD PLAN- Thank you for the invitation to comment on the Draft Neighbourhood Plan.</p> <p>Historic England is supportive of both the content of the document and the vision and objectives set out in it. We are very pleased to note that the Plan evidence base is well informed by reference to the Staffordshire County Historic Character Assessment and commend the historic townscape and landscape analysis undertaken by the Neighbourhood Plan Steering Group. Such studies will no doubt prove invaluable in guiding the design and location of future development.</p> <p>The emphasis on the conservation of local distinctiveness through good design and the protection of heritage assets, countryside</p>	Noted.	No change.

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					<p>landscape and townscape character and including green spaces and important views and vistas is to be applauded.</p> <p>In conclusion, the plan reads overall as a well written, well-considered document which is eminently fit for purpose. We consider that an exemplary approach is taken to the historic environment and that the Plan constitutes a very good example of community led planning.</p> <p>I hope you find these comments and advice helpful.</p>		
6.2			BBW5	Comment	<p>We do have one suggestion relating to the fact that the Plan makes it clear that Betley's origin is as a medieval planned town and it retains well preserved burgage plots.</p> <p>There is, therefore, every potential for below ground archaeological remains to survive that could be adversely affected by future development. It would be</p>	<p>Accepted.</p> <p>Amend BBW5 as suggested.</p>	<p>Amend NDP Policy BBW5.</p> <p>Insert additional text at the end of the Policy:</p> <p><u>' New development must take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after</u></p>

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					<p>entirely appropriate to acknowledge this more specifically in Plan Policy. The following wording which has been successfully adopted in other Staffordshire neighbourhood plans might perhaps be inserted in Policy BBW5:</p> <p><i>“New development must take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Staffordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.</i></p>		<p><u>consultation with the Staffordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence’.</u></p> <p>Add further text to Reasoned Justification new para 6.3.61:</p> <p><u>'In response to the Regulation 14 public consultation, Historic England commented that as Betley’s origin is as a medieval planned town and it retains well preserved burgage plots, there is every potential for below ground archaeological remains to survive that could be adversely affected by future development. Therefore, an additional clause referring to archaeology has been inserted into Policy BBW5.'</u></p>

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Natural England 7.1	All			Comment	<p>Thank you for your consultation on the above dated 05 October 2020. 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 and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the draft Betley, Balterley</p>	<p>Noted.</p> <p>These issues and suggestions are largely already addressed in the NDP.</p>	No change.

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					<p>and Wrinehill Neighbourhood Development Plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>Yours sincerely</p> <p>Consultations Team Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities</p> <p>Natural environment information sources</p> <p>The Magic1 website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are:</p>		

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					<p>Agricultural Land Classification, Ancient Woodland,</p> <p>Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here².</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here³. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local</p>		

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					<p>Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here⁴.</p> <p>There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of</p>		

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					<p>place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic5 website and also from the LandIS website⁶, which</p>		

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					<p>contains more information about obtaining soil data.</p> <p>Natural environment issues to consider</p> <p>The National Planning Policy Framework⁷ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁸ sets out supporting guidance.</p> <p>Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.</p> <p>http://magic.defra.gov.uk/</p> <p>http://www.nbn-nfbr.org.uk/nfbr.php</p> <p>http://webarchive.nationalarchives.gov.uk/2014071113355</p>		

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					<p>1/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making</p> <p>http://magic.defra.gov.uk/</p> <p>http://www.landis.org.uk/index.cfm</p> <p>7https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachm_data/file/807247/NPPF_Feb_2019_revised.pdf</p> <p>http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/8</p>		

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					<p>http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/</p> <p>Landscape</p> <p>Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape</p>		

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					<p>assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p>Wildlife habitats</p> <p>Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁹), such as Sites of Special Scientific Interest or Ancient woodland¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p> <p>Priority and protected species</p> <p>You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species. To help you do this, Natural</p>		

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					<p>England has produced advice here¹² to help understand the impact of particular developments on protected species.</p> <p>Best and Most Versatile Agricultural Land</p> <p>Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land¹³.</p>		

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					<p>Improving your natural environment</p> <p>Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:</p> <p>A. Providing a new footpath through the new development to link into existing rights of way.</p> <p>B. Restoring a neglected hedgerow.</p>		

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					<p>C. Creating a new pond as an attractive feature on the site.</p> <p>D. Planting trees characteristic to the local area to make a positive contribution to the local landscape.</p> <p>E. Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.</p> <p>F. Incorporating swift boxes or bat boxes into the design of new buildings.</p> <p>G. Think about how lighting can be best managed to encourage wildlife.</p> <p>H. Adding a green roof to new buildings.</p> <p>http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation</p>		

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					<p>/biodiversity/protectandmanage/habsandspeciesimportance.aspx9http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</p> <p>https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences10</p> <p>https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</p> <p>http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx11http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</p>		

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					<p>ersity/protectandmanage/hab sandspeciesimportance.aspx 2.</p> <p>https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals</p> <p>3.</p> <p>http://publications.naturalengland.org.uk/publication/35012</p> <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <p>A. Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.</p> <p>B. Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.</p>		

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					<p>C. Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this 14).</p> <p>D. Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).</p> <p>E. Planting additional street trees.</p> <p>F. Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.</p> <p>G. Restoring neglected environmental features (e.g. coppicing a prominent hedge</p>		

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					that is in poor condition, or clearing away an eyesore).		
United Utilities 8.1				Comment	<p>Betley, Balterley and Wrinehill Neighbourhood Plan: Formal Regulation 14 Consultation.</p> <p>Thank you for the opportunity to comment on the Plan.</p> <p>United Utilities works closely with Newcastle-under-Lyme Borough Council to understand future development sites so we can facilitate the delivery of necessary sustainable infrastructure at the appropriate time.</p> <p>It is important that we highlight that as the water and sewerage company for Newcastle-under-Lyme Borough Council, we have statutory obligations which include:</p>	Noted.	No change.

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					<p>a.. The right to connect domestic wastewater flows to the public sewer. This includes foul and surface water; and</p> <p>b.. A domestic supply duty in respect of public water supply.</p> <p>United Utilities seeks to work Newcastle Under Lyme and Betley, Balterley and Wrinehill Parish Council to ensure all surface water from new development is drained in the most sustainable manner, in line with the surface water hierarchy (see specific comments for more detail).</p> <p>We wish to highlight our free pre-application service for applicants to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting:</p>		

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					<p>Developer Services - Wastewater</p> <p>Tel: 03456 723 723 Email: WastewaterDeveloperServices@uuplc.co.uk</p> <p>Website: http://www.unitedutilities.com/builder-developer-planning.aspx</p> <p>Developer Services – Water</p> <p>Tel: 0345 072 6067 Email: DeveloperServicesWater@uuplc.co.uk</p> <p>Website: http://www.unitedutilities.com/newwatersupply.aspx</p> <p>Specific Comments</p> <p>We have reviewed the draft Neighbourhood Plan and wish</p>		

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					to make the following comments:		
8.2			BBW1		<p>We have reviewed Draft Policy BBW1 and make the following suggested amendments (in red):</p> <p>Draft Policy BBW1: Promoting Sustainable Development</p> <p>The sustainable development of land and buildings, and sustainable use of water, energy and transport, will be supported in order to maintain and improve the quality of life for people living and working in the Parish, and to protect and enhance its intrinsic rural and built environment now and in the future.</p> <p><u>1. Built Environment</u></p>	<p>Accepted.</p> <p>Amend Policy BBW1 as suggested.</p>	<p>Amend NDP Policy BBW1:</p> <p>Amend part 1 A: 'A. Incorporate high quality sustainable design which promotes energy, water and resource efficiency and protects against any increased flood risk in line with the Government's policy for national technical standards; '</p> <p>Amend 2B ' B. They minimise flood risk'</p>

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					<p>To be supported development proposals should:</p> <p>A. Incorporate high quality sustainable design which promotes energy, water and resource efficiency and protects against any increased flood risk in line with the Government's policy for national technical standards;</p> <p>B. Seek to conserve and enhance the intrinsic and distinctive local character of buildings and architectural features in the wider Neighbourhood Area and be sympathetic to the context in terms of scale, massing, height, materials and detailed design; and</p> <p>C. Demonstrate how historic buildings and structures (including both designated heritage assets and non-designated heritage assets), and archaeological sites</p>		

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					<p>(whether inside or outside the Conservation Area) are protected and enhanced - see Appendix III Listed Buildings in Betley, Balterley and Wrinehill Neighbourhood Area and Appendix IV Register of Locally Important Buildings and Structures in Betley, Balterley and Wrinehill Neighbourhood Area.</p> <p><u>2. Natural Environment</u></p> <p>To be supported development proposals should demonstrate how:</p> <p>A. Siting and design recognises the intrinsic character of the countryside and protects and enhances local landscape character and valued landscapes;</p> <p>B. They minimise flood risk, light and noise pollution and incorporate measures to avoid disturbance of local wildlife; and</p>		

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					<p>C. They contribute to biodiversity net gain.</p> <p><u>3. Transport</u></p> <p>To be supported development proposals should:</p> <p>A. Not have an unacceptable impact on local roads, and demonstrate that any unacceptable significant impacts on congestion, highway safety and air and noise pollution can be cost effectively mitigated;</p> <p>B. Promote improved accessibility for all by walking, cycling and public transport, through provision of linkages to existing routes and services, and incorporating safe and secure cycle storage facilities; and</p> <p>C. Incorporate electric vehicle (EV) charging points.</p>		

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					Should you prefer a more detailed reference to flood risk, then please let me know as United Utilities would be happy to assist with the additional wording.		
8.3			Housing Opportunity Site	Comment	<p>We also note the inclusion of a Housing Opportunity Site:</p> <p>Draft Policy BBW3: Housing Mix</p> <p>Housing Opportunity Site 1: East Lawns, Betley</p> <p>Following a review of the proposed Housing Opportunity Site against our existing infrastructure within the area, United Utilities wishes to highlight the need for careful consideration of any future drainage strategy for the delivery of new housing within this location.</p> <p>In order to ensure no increased risk of sewer</p>	Noted. Refer to 3.14 above.	No further change.

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					<p>flooding within the localised area for both future and existing residents, surface water from any new development should be disposed of in line with the Surface Water Hierarchy and following consultation with the Lead Local Flood Authority (LLFA), the public sewerage undertaker and where appropriate the Environment Agency.</p> <p>Surface water should be discharged in the following order of priority:</p> <ul style="list-style-type: none"> a.. An adequate soakaway or some other form of infiltration system. b.. An attenuated discharge to watercourse or other water body. c.. An attenuated discharge to public surface water sewer, highway drain or another drainage system. d.. An attenuated discharge to public combined sewer. 		

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					<p>We note that the site lies adjacent to a large body of water and therefore expect that any future plans for this site would utilise this water body as a means for discharging surface water.</p> <p>In order to ensure the delivery of this housing site does not have a detrimental impact on the wider area, it is important to make a reference within the Plan to ensure new development does not increase the risk of sewer flooding within the immediate and/or wider area.</p>		
8.4	All			Comment	<p>Summary</p> <p>Moving forward, we respectfully request that Betley, Balterley and Wrinehill Parish Council continue to consult with United Utilities on all future planning documents. We are keen to continue working in</p>	Noted.	No change.

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					<p>partnership with you and Newcastle-under-Lyme Borough Council to ensure that all new growth can be delivered sustainably.</p> <p>In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me.</p> <p>Best regards</p>		
Environment Agency 9.1				Comment	<p>Betley, Balterley and Wrinehill Neighbourhood Development Plan (Regulation 14)</p> <p>Consultation Thank you for referring the above Neighbourhood Development Plan (NDP) which was received on 03 November 2020. We have reviewed the Betley, Balterley and Wrinehill NDP and have the following comments to make:</p>	Noted.	No change.

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9.2			BBW1	Comment	The NDP should propose local policies to safeguard land at risk from fluvial flooding and the provision of sustainable management of surface water from both allocated and future windfall sites. The local policies should seek to enhance the policies in Newcastle-Under-Lyme and Stoke-on-Trent's Core Spatial Strategy 2006 to 2026, in particular Policy CSP3 Sustainability and Climate Change.	Noted. Refer to detailed changes below.	No change.
9.3			BBW1	Comment	The plan area includes a number of watercourses including the Basford Brook, Englesea Brook, Dean Brook, Checkley Brook and their associated tributaries. The Basford Brook and Engslea Brook are designated mains rivers and have areas of floodplain associated with them including Flood Zone 3 (high probability). There are also smaller ordinary watercourses with associated	Noted. Refer to detailed changes below.	No change.

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					floodplain. We note the NDP currently does not make reference to flood risk in the proposed draft policies.		
9.4			BBW1	Comment	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. Where appropriate, development should include measures that mitigate and adapt to climate change. In line with National Planning Policy we would wish to see all new development, directed away from those areas at highest flood risk, i.e. towards	Noted. Refer to detailed changes below.	No change.

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					Flood Zone 1. 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. Planning applications for development within the NDP area must be accompanied by site-specific flood risk assessments in line with the requirements of national policy and advice. These should take account of the latest climate change allowances.		
9.5			BBW1		In addition to the comments above, we note the Water Framework Directive (WFD) and objectives from the North West River Basin Management Plan has not been included. Under the WFD	Noted. Refer to detailed changes below.	No change.

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					<p>there is a requirement for all waterbodies to meet 'Good Ecological Status or Potential' by 2027. Sustainable drainage measures should always be considered for the improvement of water quality, even if it is necessary for surface water attenuation. The NDP should support the WFD to secure water quality improvements where possible.</p> <p>Consideration should be given to the following measures to protect and enhance the river corridors located in the NDP area. The existing flood risk management policy,</p>		
9.6			BBW1		Draft Policy BBW1: Promoting Sustainable Development	Accepted.	Amend NDP Policy BBW1. Insert new section 4:

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					<p>could be strengthened and should consider the inclusion of the following mitigation measures;</p> <ul style="list-style-type: none"> 0 Ensuring all new development is in Flood Zone 1. Only if there is no viable/available land in Flood Zone 1 should other areas be considered using the Sequential Test approach. Please note that any watercourse which does not have any flood extents associated with them, will require further work or modelling as part of detailed planning applications to ensure the development will be safe and not increase flood risk. 0 All developments should create space for water by restoring 	Amend Policy BBW as suggested.	<p><u>'4 Reducing Flood Risk</u></p> <p><u>To protect and enhance the river corridors located in the NDP area and minimise flood risk, development proposals should:</u></p> <p><u>A Be located in in Flood Zone 1. Only if there is no viable/available land in Flood Zone 1 should other areas be considered using the Sequential Test approach. Any watercourse which does not have any flood extents associated with them, will require further work or modelling as part of detailed planning applications to ensure the development will be safe and not increase flood risk.</u></p> <p><u>B Create space for water by restoring floodplains and contributing towards Blue and Green Infrastructure.</u></p>

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					<p>floodplains and contributing towards Blue and Green Infrastructure.</p> <p>0 Allocated sites should be highlighted and the flood risk associated with them identified.</p> <p>0 Opportunities to reduce flood risk elsewhere by allocating flood storage areas.</p> <p>0 Setting back development 8m from the watercourses to allow access for maintenance and restoring the natural floodplain. This includes existing culverted watercourses and flood defences.</p> <p>0 Ensure all SuDS features are located outside</p>		<p><u>C Take opportunities to reduce flood risk elsewhere by allocating flood storage areas.</u></p> <p><u>D Set back development 8m from any watercourses to allow access for maintenance and restoring the natural floodplain. This includes existing culverted watercourses and flood defences.</u></p> <p><u>E Ensure all SuDS features are located outside of the 1 in 100 year plus climate change flood extent.</u></p> <p><u>F Open up culverted watercourses and remove unnecessary obstructions. All developments should seek to control and discharge all surface water runoff generated on site during the 1 in 100 year plus climate change rainfall event. For Greenfield development sites, the surface water runoff generated as a result of the development</u></p>

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					<p>of the 1 in 100 year plus climate change flood extent.</p> <p>0 Open up culverted watercourses and remove unnecessary obstructions.</p> <p>All developments should seek to control and discharge all surface water runoff generated on site during the 1 in 100 year plus climate change rainfall event. For Greenfield development sites, the surface water runoff generated as a result of the development should not exceed the Greenfield runoff rate.</p> <p>For Brownfield development sites, developers are expected to deliver a substantial reduction in the existing runoff rate, and where</p>		<p><u>should not exceed the Greenfield runoff rate. For Brownfield development sites, developers are expected to deliver a substantial reduction in the existing runoff rate, and where possible, reduce the runoff to the equivalent Greenfield rate. Surface water discharge should not exceed the Greenfield runoff rate (as described above) and this does not usually require detailed hydraulic modelling to be carried out to determine the effects of this.'</u></p> <p>Add further information to supporting text, new para 6.1.9:</p> <p><u>' In response to the Regulation 14 public consultation, the Environment Agency commented that the NDP should include local policies to safeguard land at risk from fluvial flooding from any future windfall sites and the provision of sustainable management of</u></p>

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					possible, reduce the runoff to the equivalent Greenfield rate. Surface water discharge should not exceed the Greenfield runoff rate (as described above) and this does not usually require detailed hydraulic modelling to be carried out to determine the effects of this.		<u>surface water. The plan area includes a number of watercourses including the Basford Brook, Englesea Brook, Dean Brook, Checkley Brook and their associated tributaries. The Basford Brook and Englesea Brook are designated mains rivers and have areas of floodplain associated with them including Flood Zone 3 (high probability). There are also smaller ordinary watercourses with associated floodplain. The EA suggested consideration should be given to measures to protect and enhance the river corridors located in the NDP area. Criteria therefore have been added to Policy BBW1.'</u>
9.7			BBW1	Comment	We would recommend the '2. Natural Environment' under Draft Policy BBW1: Promoting Sustainable Development is strengthened by including a requirement to retain and enhance river habitats and taking	Accepted. Amend BBW1 part 2 natural Environment as suggested.	Amend NDP Policy BBW1 Part 2. Add further criterion D: <u>' D They retain and enhance river habitats and take opportunities to improve connectivity through blue and</u>

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					opportunities to improve connectivity through blue and green infrastructure, whilst also ensuring flood risk is not increased and where possible, reduced. Where possible opportunities should be taken to open up any existing culverts to reduce the associated flood risk and danger of collapse as well as enhancing biodiversity and green infrastructure.		<u>green infrastructure, whilst also ensuring flood risk is not increased and where possible, reduced. Where possible opportunities should be taken to open up any existing culverts to reduce the associated flood risk and danger of collapse as well as enhancing biodiversity and green infrastructure.'</u>
9.8	All			Comment	<p>We recommend that the Lead Local Flood Authority (LLFA) at Staffordshire County Council are consulted on this Plan. The LLFA are responsible for managing flood risk from local sources including ordinary watercourses, groundwater and surface water.</p> <p>If you have any queries contact me on the details below.</p> <p>Yours sincerely</p>	<p>Noted.</p> <p>Staffordshire County Council have provided detailed comments - see 3 above.</p>	No change.

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National Grid 10.1	All			Comment	<p>Betley, Balterley and Wrinehill Neighbourhood Plan Regulation 14 Consultation</p> <p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the</p>	Noted.	No change.

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					<p>UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed by or in close proximity to National Grid assets</p> <p>Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:</p>		

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>Gas Transmission</p> <p>Asset Description</p> <p>Gas Transmission Pipeline, route: AUDLEY TO ALREWAS 1</p> <p>Gas Transmission Pipeline, route: AUDLEY TO ALREWAS 2</p> <p>Gas Transmission Pipeline, route: AUDLEY TO SHOCKLACH</p> <p>Audley_3621 - AGI Gas Transmission Facility</p>		
10.2	All			Comment	<p>A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.</p> <p>National Grid also provides information in relation to its assets at the website below.</p> <p>0 www2.nationalgrid.com/uk/services/land-and-</p>	Noted.	No change.

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					<p>development/planning-authority/shape-files/</p> <p>Please see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific</p>		

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					<p>proposals that could affect our assets.</p> <p>We would be grateful if you could add our details shown below to your consultation database, if they are not already included:</p>		

**Betley, Balterley and Wrinehill NDP
Regulation 14 Consultation Responses
Table 3: Residents and Stakeholders**

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NP
			General				
7			Aims and Objs	Comment	aims and objectives are not the same as a plan. A plan sets out clearly the way that aims and objectives are to be achieved.	Noted.	No change.
14		2.13			To recognise <u>and protect?</u> the intrinsic character and beauty of the Parish's countryside.	Accepted.	Amend last bullet point of 2.13 to '<u>recognise and protect</u>'.
14		4.4			Whilst it is accepted that it is not a function of the NH Plan to address this specific item, I believe that residents would welcome the Plan supporting whatever measures can be taken to tackle this fundamental problem and its adverse effect on rural village life.		
14		4.18			Speed of Vehicles?!		
22	All		BBW1		I am generally OK with most of the policy areas and the group have done well in particular in maintaining the traditional aspects. I would like to disagree with the sustainable transport policy, as I think this needs addressing urgently in a much shorter timeframe to the other village plan areas. I have a vision of an infrastructure of safe off-road links through the parish that has been lost	Noted. BBW1 supports improved accessibility for all by walking, cycling and public transport, through provision of linkages to existing routes and services.	No change.

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					over centuries to vehicular ways and private land closure and this moment in time is right for its restoration.		
24	All			Comment	there is no where else to enter comment in general, which i believe is poor practice. I will note here that the Parish council action 1 contains contradictory actions that do not accord with government policy. There is no policy basis for a reduction to 40 either side of the village (other than very short stretches to reduce speeds before the 30mph limit). A 30 limit on a A road through a village is also unsupported in policy (or indeed by the RTCs). there is some irony that lowered vehicle speeds will increase air pollutant levels from ICE vehicles, so this could be a problem. i would suggest that proposing SPECS type average speed to enforce the speed limit (indeed it is unenforceable now - so no one will do 20mph....	Noted. The PC actions will require further detailed consideration and consultation. They have been included in response to local residents' concerns which cannot be addressed in planning policies, but do not include detailed implementation plans.	No change.
27	All			Support	A comprehensive document. Well done to all those involved. You have done a great job on behalf of the community	Noted.	No change.
29			BBW3 housing opportunity site	Object	I agree with development but in the right area which i dont believe the area under discussion(East Lawns Estate) is right considering all the cons	Noted. Refer to Table 2 3.14 - the text has been amended.	No change.

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						See responses to the housing opportunity site below and in Tables 1 and 2.	
			BBW1				
2				Support	Support	Noted.	No change.
4				Support	Fully supported	Noted.	No change.
5				Comment	The Document is that wordy that most people won't bother to read it. I tried but it was like walking on sinking sand. I admire those who have produced it but far too much to take in and stay awake!	Noted. The NDP is a complex planning policy document. The Steering Group have worked hard to engage residents through various means including flyers, events and online fora to help ensure all stakeholders can be meaningfully involved.	No change.
7				Comment	I am not sure what sustainable development really is. It seems to be a buzz-word at the moment. Does it mean any development that lasts a long time or forever, that fits in, that complies with eco- sustainability ie SUDS, low carbon emissions, non reliance on fossil fuels etc.?	Noted. Refer to p13 for more information about sustainable development and how it applies to planning.	No change.
9				Comment	Good point that development should not have a detrimental effect on our already	Noted.	No change.

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					disregarded (by Staffordshire Highways) roads and pavements. Electric charging points should be within the plots of any development not public access ones that we see in town centres as this would be very detrimental to the area.		
10				Support	Support	Noted.	No change.
11				Support Comment	In 3b. Transport; it is good to see aims which promote non-car use. As you know, many villagers talk at length of traffic volume and speed along Main Road. Promoting accessibility for all in the Plan is encouraging; will this attract funds to totally resurface the pavements throughout the Parish?	Noted. The PC will work with SCC on projects to improve accessibility including resurfacing pavements where this is needed.	No change.
12				Comment	The character of the Betley envelope should be protected as I believe it is worth preserving. Though desirable I believe that objectives related to pollution are set at a higher level and changes in use of diesel and petrol vehicles will change in the lifetime of the plan contributing to this policy. The nature of a street village is that the heavy goods traffic will continue to pollute air quality unless it can be re-routed.	Noted. Air quality is largely a matter for environmental health (Gwyn query - Newcastle BC) but the PC will support measures to reduce problems of traffic and air quality in the Parish.	No change.
13				Support	Support	Noted.	No change.

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14				Support	Broad thrust of this agreed.	Noted.	No change.
16				Support	Vitally important area and the Plan seems to address it appropriately	Noted.	No change.
19				Support	Section 3 – Transport. EV charging points will become necessary and many residents will be able to incorporate them within their own property. There should be clarity for those residents who have to park on the street where charging points could be located. We have seen in another village, cables running from houses across pavements to the kerbside and covered with rubber ramps for pedestrians to step over. We should have a clear policy to avoid such approaches in the Parish. 6.1.5 – Could we have more definition of "mitigation measures" to reduce the adverse impact of traffic on the highway?	Noted. The PC will work with Newcastle and Staffordshire Councils to address these detailed matters as EVs become more common. Mitigation measures are likely to include changes to speed limits and traffic calming, but is also hoped that changes in national and local transport policies will reduce reliance on petrol and diesel cars in the future.	No change.
20				Comment	Sustainable and appropriate are the key messages. The community needs to accept that, over time, there will be changes. The trick is to try and ensure the changes actually improve the villages.	Noted.	No change.
22				Comment	The statements regarding sustainable transport within the village are so bland and vague as to be very unhelpful in	Noted.	No change.

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					future thinking and planning. Where are the bold policy aims that will encourage and prioritise actions to be followed so that in 5 years time I will be able to safely cycle to the shop without sharing a space with a motorised vehicle for example? Nonsense phrases like "linking with existing facilities" encourage painting cycle lanes on shared vehicle ways and erecting cheap, dangerous signs such as "rejoin main carriageway", all of which enable politicians to claim the policy aims are met. Come on, some radical changes are needed here	These are detailed actions and go beyond planning policies in an NDP. If the PC progress more detailed actions in the future in relation to sustainable transport then these and other ideas could be considered in more detail.	
24				Comment	This is overly long and multifaceted policy, which would be difficult to assess compliance with. It should be split into a number of policies, indeed much is repeated in subsequent ones. Those that reinforce government policy / standards are unnecessary. Given the policy for maintaining the linear village and its location how they promote cycling and walking I have no idea, it could not be much better! Incorporation of EV charging may be difficult due to limits imposed by the stat undertakers.	Noted. The Policy has been amended taking into account comments submitted by the local authority and consultation bodies. It provides the broad, overarching approach to development in the Parish.	No change.
25				Comment	The key requirement of contemporary planning policies is that they should, and the buildings developed within their	Noted.	No change.

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					<p>framework, be sustainable (however defined) both in the immediate and medium term and, as far as possible, future proofed so the development is compatible with the direction of travel (with the aim of meeting anticipated longer term requirements). As an example, some buildings erected in the 1960's are no longer fit for purpose and have been demolished whilst the main structure of Beech Wood, which was built in 1780 has proved durable and evolved with time, passing through a variety of uses from family home, to doctors practice, nursing home and back to family home again . To this extent the proposed policy would meet those criteria. A major issue within the Parish is the A531, which runs through the village and causes traffic problems at peak times. This route has become significantly busier with through traffic over the last 25 years with the expansion of Keele University in the south and the development of Wychwood Park and Wychwood Village to the the north. Unlike Keele, Betley does not have a bypass. [The inceasing size and speed of agricultural traffic is also an issue; particularly, at dusk when work is finishing for the day.]</p>		

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26				Comment	To consider, how we can work towards reducing carbon emissions	Noted.	No change.
30				Comment	We feel strongly all development should be sustainable and think this policy addresses that.	Noted.	No change.
31				Support	I agree with the policy	Noted.	No change.
32				Support	Agree	Noted.	No change.
			BBW2				
2				Support	Support	Noted.	No change.
3				Comment	Betley has enough 'executive housing and no more should be allowed. If any new housing is to be built it should be true affordable housing for local people. It doesn't help matters when the Borough allow developers to pay to ignore planning policy such as the Blue Bell development. In the last 20 years the amount of expensive housing built has soared and has irreversibly damaged the character of the village.	Noted.	No change.
4				Support	Fully supported	Noted.	No change.
5				Comment	New housing is needed and as has been said many times needs to be within the price range of younger people.	Noted. Affordable housing policies are included in the Local Plan and NPPF.	No change.
7				Comment	who makes the decisions and what are their preferences. Are these accepted by the locality or just within the planning committee, the parish council etc.? Were	Noted. The NDP has been prepared through a wide	No change.

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					people in the village canvased re their preferences and tastes re design of buildings and type of architecture etc.?	ranging and comprehensive public engagement and consultation process. Please refer to the Consultation Statement for information about the consultation process at each stage and how consultees' comments and suggestions have been addressed at all stages.	
9				Comment	Regarding the statement: ""Replacement buildings should allow for the provision of suitable garden areas, parking and service access and maintain the footprint of the original building wherever possible"" I feel that ""wherever possible"" should be removed. if development cannot provide suitable garden areas and parking etc. this it is inappropriate development and MUST NOT be allowed.	Noted. Refer to Tables 1 and 2 - there have been some changes to this wording. However planning policies have to be flexible and take into consideration the fact that not all development proposals can deliver all criteria.	No change.
10				Support	Support	Noted.	No change.
11				Support	The ideas about new houses make sense. Of particular relevance I think, is the reference to providing parking in any proposed new development.	Noted.	No change.

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12				Support	Generally agree	Noted.	No change.
13				Support	Support	Noted.	No change.
14				Support	Agreed. Housing mix does need to address shortage of ""cheaper"" starter homes and homes for rent at an affordable price.	Noted.	No change.
16				Support	Fully support - a suitable housing mix is important to create a balanced and sustainable community.	Noted.	No change.
20				Comment	The comment above applies to this point too.	Noted.	No change.
24				Comment	this lacks suitable flexibility. promotion only of sites in the village envelope is against the principles of sustainable development, as this precludes previously developed sites or vacant plots within the wider Wrinehill Betley Ribbon	Noted. The need to guide development to within the village envelope is set out in Newcastle's planning policies.	No change.
25				Support	There is total logic in this policy, which will enable appropriate development to take place without an adverse impact on other policies. A problem with a parish of this sort is that the infrastructure cannot be expanded indefinitely should significant new development take place; for example, the village school is already at capacity and, two years ago, two children in the Parish were not initially allocated places (they were allocated places in a school two miles away and this	Noted.	No change.

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					arrangement would have a negative impact on Policy BBW1). At times, particularly school times, the A531 road is hazardous and difficult to cross and enter but there are problems improving matters for pedestrians; particularly, within the conservation area. Significant development within the village would compound this problem as vehicles would have problems entering the main highway from their properties.		
26				Comment	To avoid becoming a dormitory village	Noted.	No change.
29				Comment	we are unable to see how additional housing will fit in the area proposed and allow for gardens and services to still Manuver about. Also there are children already playing on the streets with nowhere to play so put themselves at risk if they are using the bank for skate boarding given the double parking its hard to see them within the vehicles currently on the estate	Noted. New housing proposals are likely to be limited over the NDP plan period as the Parish is not identified for significant growth in the new Local Plan.	No change.
30				Support	We think this is a good plan.	Noted.	No change.
31				Support	I agree with the policy	Noted.	No change.
32				Support	Yes with very little land available this is vital	Noted.	No change.
			BBW 3				
2				Support	Support	Noted.	No change.
4				Support	Fully supported	Noted.	No change.

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5				Comment	Don't overthink it!	Noted.	No change.
7				Comment	only one area for housing has been identified (for low cost housing?) which resembles part of a plan. Are there mo other areas in the Parish which could be identified for any other kind of housing? Affordable housing is not the same and should not be confused with council/social housing. Has the need for low cost housing been quantified (ie how many to satisfy need?) . There is a difference too between housing need and the housing market.	Noted. The PC and Steering Group agreed that the NDP should not allocate housing sites. If opportunities come forward for affordable schemes (possibly as exception housing or within the village envelope) then NDP policies will inform the decision making process. Overall the PC recognises that affordability is an issue for many residents and more detailed information may be provided in the future if a Parish Housing Needs Survey is undertaken in partnership with Newcastle BC.	No change.
9				Comment	How will this policy stop the ever expansion of existing houses from 2 or 3 bedroom to 4-5 and even 6 with continual extensions permitted by the Borough Council	Noted. The Policy cannot be used to stop development but	No change.

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						proposals will be assessed against all NDP policies, including those related to design and context.	
10				Support	Support	Noted.	No change.
11				Support	For the parish to have housing suitable to meet the requirements of different ages and incomes is sound and makes for an interesting environment.	Noted.	No change.
12				Support	Agree with the general consensus in this policy that housing mix needs to recognise the need for dwellings that are affordable and that are suitable for an increasingly aged population mix. Many want to stay in the villages but have little alternative to dwellings that were once suited to a larger family but now in single occupancy.	Noted.	No change.
13				Support	Support	Noted.	No change.
14				Comment	See above.	Noted.	No change.
16				Comment	As above.	Noted.	No change.
19				Comment	Regarding the potential development site on the disused garages at East Lawns the access road is narrow and additional vehicles could add congestion. Would it be an advantage to create some "pull in" parking bays at intervals along the access road to ensure easy access for emergency vehicles?	Noted. Refer to Table 2 3.14 - the text has been amended.	No change.

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						If a development scheme comes forward then parking and access will be considered through the development management process.	
20				Comment	The typical size of houses in the villages are getting larger. New houses tend to be bigger (more profit) and the extensions etc made to existing housing stock. Smaller houses required for younger buyers and those downsizing.	Noted.	No change.
24				Comment	This is a reasonable policy backed by evidence of need. provision f retirement properties would also help with a vibrant community.	Noted.	No change.
25				Comment	There is a need for lower cost smaller houses, however funded and what ever ownership, to meet the needs of younger people (with and without young families), many of whose families have lived in the area for several generations. There is no reason why such housing should be out of keeping with the existing size, shape and form of the existing built environment given a number of the dwellings in the village are of an artisan cottage type which, at that time, would have provided accommodation for a family but now, with a similar footprint, could	Noted.	No change.

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					accommodate one or two individuals to a well acceptable modern standard. Similarly, if imagination is used such accommodation could provide opportunity for downsizing; however, the classic mistake of total integration with accommodation for young people on a first floor and older people on a ground floor is best avoided, given their conflicting social and environmental needs and requirements.		
26				Comment	Important to have some low cost housing to allow younger residents change to stay in the village they grew up in.	Noted.	No change.
18				Comment	what is the proposal for parking should new housing be built? most households have two or more vehicles will cause more congestion	Noted. Refer to Table 2 3.14 - the text has been amended. SCC have commented in detail with concerns about parking and amendments are proposed to the wording in relation to the East Lawns housing opportunity site.	No change.
30				Support	We strongly agree with reference to small developments and smaller properties to	Noted.	No change.

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NP
					meet the needs of first time buyers and people downsizing.		
31				Support	I agree with the policy	Noted.	No change.
32				Support	Very important without housing suitable for younger people the village will suffer	Noted.	No change.
			BBW4				
2				Support	Support	Noted.	No change.
4				Support	Fully supported	Noted.	No change.
7				Comment	Have clear guidelines for the parish been issued to give clarity to developers? ie heights of buildings permitted in certain areas of the parish? This guidance needs to be parish-wide and not just for the village Conservation Area. What is meant by the term 'appropriate' housing. Is there a shared agreement on what appropriate might be?	Noted. The Policy sets out that new development should be sympathetic to the surrounding buildings in terms of scale, height etc. Detailed and prescriptive guidelines are not provided. The policy refers to sections 6.3 and 6.4 which provide detailed character descriptions and which should provide information about what is considered 'appropriate'.	No change.
9				Comment	Is the word ""sympathetic"" too vague here. I would prefer it to read something	Noted.	No change.

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NP
					along the lines of "" it must be inkeeping""	The term 'sympathetic' is a standard planning and design term.	
10				Support	Support	Noted.	No change.
11				Comment	With reference to point 5 B. it is of course desirable to have 'parking and service areas . . .located to the rear of the site'. If this is not possible though, how important is it to the granting or refusal of permission is this suggestion?	Noted. Refer to Tables 1 and 2. This wording has been amended.	No further change.
12				Support	Agree, with emphasis on reducing carbon footprint of the village by encouraging design that is energy and resource efficient to high standards.	Noted.	No change.
13				Comment	Very minor correction in para 6.3.21 is that none of the properties in Ivydene have white rainwater goods. they are all black.	Noted. Amend 6.3.21 as suggested.	Amend NDP para 6.3.21 - replace 'white' with 'black'
14				Support	Support	Noted.	No change.
15				Support	Agreed, the village has some important sites and built environment which need to be conserved.	Noted.	No change.
16				Support	Again an important area to protect the character of the area.	Noted.	No change.
19				Comment	4 – Plot Density: Could we have anything stronger to avoid a repeat of the style and density of the development on the Blue Bell site?	Noted. 4 - Refer to Table 1. Newcastle BC objected to the wording relating to plot density during the	Amend NDP. Add to PC Action 1: '9. The PC is aware of the issue of overhanging

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					5 – Boundary Treatments Gardens & Driveways: Could the need for homeowners to ensure hedges do not encroach on to the space available on the pavement be incorporated. Vegetation from below hedges has increasingly spread across pavements reducing the useable width. The pavement on the main road running from Back Lane all the way to Balterley is a good example where pedestrians are obliged to walk nearer the kerb and closer to passing traffic.	<p>Reg 14 consultation. Hopefully this policy criterion and other NDP policies will help to ensure future development is more sensitive to local character, including in relation to density.</p> <p>5 - clipping hedgerows is not a planning policy issue. The PC are aware of the issue of overgrown hedgerows impacting on footways and will work with landowners and SCC to try and improve this matter.</p>	<u>hedges and will continue to work with Staffs CC and landowners to keep pavements and footpaths clear from overgrown hedges, trees and vegetation.'</u>
20				Comment	New designs should blend in with existing architectural styles. Significant infilling has been seen over the last 20 / 30 / 40 years and mostly blends in quite well. However, further infilling would harm some of the open feel of parts of the ribbon development.	<p>Noted.</p> <p>Policies in he NDP should help to protect local character from insensitive development.</p>	No change.
24				Comment	This is overly prescriptive and does not allow sufficiently for modern not traditional materials that could ad to the vibrancy of the village through a high	<p>Noted.</p> <p>BBW4 also supports contemporary and</p>	No change.

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					quality architectural design, whilst delivering superior energy / cost performance.	sustainable designs in Part 2.	
25				Comment	The detailed designed criteria are sound and provide a clear framework of guidance within which those wishing to develop their sites, or expand their properties, can do so. There is, but not always, a conflict between what an individual wishes to do and what society and their neighbours would wish them to do: these matters are emotional and are best addressed objectively. A clear framework eliminates some of the subjectivity. The purchase of a house and living in a conservation area brings with it certain obligations which must be followed for the benefit of the whole community and area. Buildings are listed because of their importance and development in their proximity should not detract from those buildings; that is not to say such development should not happen as, when done in an appropriate location, constructed to appropriate size, shape and form and by using appropriate materials the existing building could in fact be enhanced: we saw this with the house built adjacent to The Summer House in Wrinehill. This could serve as a	Noted. BBW4 also supports contemporary and sustainable designs in Part 2.	No change.

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					useful example of 'the exceptions that are appropriate' and would add something to the Wrinehill dimension. Following recent planning decisions and a recent appeal such an additional to the plan would be at minimum beneficial but could, in fact be essential. There may also be other examples. The fact that the plan is in draft is not an argument not to give weight to this new dimension and militate against such adverse impact as far as possible.		
26				Comment	Not be too prescriptive about design - flexibility	Noted.	No change.
29				Comment	if houses are built to the rear of Lakeside then the view will be compromised. Most of the gardens are high level so if new houses appear are the going to build there then will that mean that the gardens are in eye level of new housing, how will privacy be maintained?	Private views cannot be protected by planning policy. Protecting residential amenity, addressing overlooking etc would be addressed through the development management process.	No change.
30				Comment	We feel this is very Betley centric and would hope the aspirations for these plans are reflected across the whole parish.	Noted. Policy BBW4 will be used to determine development in the	No change.

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						whole Parish - not just Betley.	
31				Support	I agree with the policy	Noted.	No change.
32				Support / comment	Agree, but not sure what final section means	Noted.	No change.
			BBW5				
2				Support	Support	Noted.	No change.
4				Support	Fully supported	Noted.	No change.
5				Support	This is necessary and should be inclusive to all residents.	Noted.	No change.
7				Comment	this is not just about traffic control etc.. Conservation also means to keep in good order/repair etc the buildings etc. which are listed or which are of merit within the parish. To improve the traffic situation in the village area there needs to be some form of car parking (even a by-pass??!) Has an area for parking been established or park and ride system sorted? To limit use of vehicles then footpaths need to be greatly improved, widened (even created) so that pedestrians are protected. Hedges and vegetation cut back. grids cleared of debris and gutters of vegetation. This	Noted. Refer comments about car parking, footpaths, hedges etc to PC.	No change.

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					would also prevent flooding in various parts of the parish.		
9				Support	Good	Noted.	No change.
10				Support	Support	Noted.	No change.
11				Support	Betley is definitely worth conserving I think and most would agree.	Noted.	No change.
12				Support	Agree and would like to see the requirements on planning applications for any developments in the Conservation area clearly communicated within the parish.	Noted.	No change.
13				Support	Support	Noted.	No change.
14				Support	Absolutely agree.	Noted.	No change.
16				Support	Support.	Noted.	No change.
19				Comment	There is good detail about new build requirements but should there be some emphasis placed on work to existing buildings such as choice of replacement window frames and fences? Street Lighting. Ad hoc replacements for street lamps has resulted in the use of cold white lamps. Could traditional orange lamps be used for both the warmer light and integrating with existing street lamps.	Noted. Changes to existing properties should be controlled through the Article 4 Direction which removed some of the permitted development rights of owners. Street lighting is a matter for SCC. New lighting should be sensitive to the conservation area and its setting.	No change.

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20				Comment	Conserving the conservation area is not something the Parish Council can affect greatly. We have some special features and these must be conserved and enhanced by those that have the power to do so.	Noted.	No change.
24				Comment	Whilst some of the terms are too prescriptive and don't allow for reasoned alternatives, there is a lack of consideration of trees in the Conservation area. particularly with regards to developments, which are built nearer high quality trees for this to be subsequently used as a reason for the removal of said tree (when refusal would have been better)	Noted. Important trees should be protected by TPOs.	No change.
25				Comment	There is a need to conserve and enhance the Conservation Area which, by definition, was designated because of its importance visually and historically. These policies achieve that objective whilst not constraining the area totally by preventing suitable enhancement. For example, the restoration of the railings to the front of Beech Wood (removed in the last war) would not conserve the existing but by putting it back to what it was would (I would imagine) enhance the conservation area. There is a reference to traditional materials. I think this is wrong	Noted. This appears to relate to the Conservation Area Appraisal documents rather than Policy BBW5.	No change.

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					and the reference should be to ""vernacular materials of a traditional nature"" (anything can become traditional once a tradition has been established (the school by tradition lay a wreath annually on the Memorial Garden on 11 November.....started in 2018).		
26				Support	Very important to preserve important areas, both natural and historical	Noted.	No change.
29				Comment	What measures are in place to protect wildlife? there are Owls, Toads, water fowl, Birds Bats roosting in the area. I believe that these will be put at risk if development takes place at the rear of Lakeside	Noted. Refer to Table 2 SCC comments. The NDP will be amended and strengthened in relation to supporting local biodiversity.	No change.
30				Support	We agree with this plan	Noted.	No change.
31				Support	I agree with the policy	Noted.	No change.
32				Support	Agree	Noted.	No change.
			BBW6				
1				Comment	More emphasis needs to be placed on the conservation of the RAMSAR and SSSI surrounding the Mere. The area to the East of the mere is becoming increasingly overgrown by brambles and noxious weeds (Ragwort) which are beginning to invade the mere itself. Drains in this area have been neglected for many years and	Noted. Refer to Table 2 SCC comments. The NDP will be amended and strengthened in relation to supporting local biodiversity.	No change.

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					are now completely overgrown and blocked leading to flooding. It is essential that the countryside is kept clear of Himalayan balsam and working parties could be put in place to ensure this.	Improved management of the wildlife sites is not a planning policy matter.	
2				Support	Support	Noted.	No change.
4				Support	Fully supported	Noted.	No change.
5				Support	Of Course!	Noted.	No change.
6				Comment	The photograph of Post Office Lane, Balterley does not reflect the true state of the lane; Some of the hedgerows on the roadside of the fields which are used for cattle have not been cut for over two years and the road is more often than not covered in mud. Also, one of the properties near to the A 531 which has not been inhabited for several years appears to be used as a dumping ground for scrap of all sorts and the roadside verge on the opposite side has been covered with builders' sacks and piles of concrete blocks.for the same length of time.	Noted. The photograph is a recent photograph. Refer comments to the PC. These are not planning policy matters.	No change.
7				Support Comment	yes but any plan of how and what is to be done to ensure this?	Noted. This is a planning policy and will be used to help determine planning applications.	No change.

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9				Support Comment	Good put what enforcement of this will be available?	Noted. Enforcement is a matter for Newcastle BC.	No change.
10				Support	Support		
11				Support	As with BBW5, this is a must. I know this is slightly at a tangent to the Plan but I've read in the Parish magazine that the U3A do tree planting and I've noticed that there is a dead tree in the Wilderness - would this be a good place to replant? Indeed could there be a replacement tree planting scheme in the Parish?	Noted. Refer proposal for tree planting to PC.	No change.
12				Support	Agree and the Green Belt should be preserved and protected though unfortunately Central Government policies will override any wishes expressed in a local plan. The more the plan is able to do to strengthen the protection the better.	Noted.	No change.
13				Support	Support	Noted.	No change.
14				Support	Absolutely agree.	Noted.	No change.
16				Support	Fully support - perhaps there should be a Landscape and Biodiversity Review and Policy at a later stage?	Noted.	No change.
19				Comment	The shocking state of some of our pavements are well known and should continue to be a strong part of the NDP. We have an excellent network of	Noted.	No change.

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					footpaths in the Parish but many stiles are in such a poor state of repair they can be dangerous. Some footpaths are difficult to pass owing to overgrown hedges or insufficient width. Could we have a coordinated approach to maintain the condition of our footpaths to encourage greater use by walkers.	These are not planning policy matters. Refer comments to PC.	
20				Comment	The Parish Council always seeks to protect the landscape and surrounding countryside,	Noted.	No change.
21				Comment	Transport . Great concern about the speed and volume of traffic through the village. Would like to see safe cycleways off road that connect to other villages and towns.	Noted.	No change.
24				Support Comment	Broadly agree, but it is overly prescriptive, particularly with respect to the treatments for agricultural buildings	Noted.	No change.
25				Comment	The Parish of Betley, which comprises Balterley, Betley and Wrinehill, has developed over several hundred years and it must be recognised that the settlement, stating the obvious, would have started for a purpose. Indeed, the vilage of Betley is mentioned in The Domesday Book. There was an important cross roads in the centre of Betley to the east of which is now Bowhill Lane, which was an old packhorse route. This is now	Noted.	No change.

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					an important arterial walking route and bridle way. Such landscape features must be protected. The parish has settled into its landscape setting and, although there is the odd visual clash due to inappropriate development (in landscape terms) in earlier years, at the edges, such problems are not significant but must not be added to. These policies will prevent an expansion of such errors.		
26				Comment	Avoid encroaching outside the village, development of small sites and in fill preferred	Noted.	No change.
28				Support	Agree with Policy but please see separate emails regarding omission and typo.	Noted.	No change.
29				Comment	See above, if housing is built then it will have a knock on effect to the wildlife and peoples view of the rear of Lakeside	Noted.	No change.
30				Comment	The maps in the plan were difficult to read and do not illustrate fully the aims of the policy. From our understanding there was great emphasis of green belt and protection around Betley but less so on the wider parish. We would wish the protection of countryside and landscape to also cover Wrinehill and Balterley.	Noted.	No change.
31				Comment	Map 6 shows historic garden wall (in Green) round Betley court part of which is not highlighted (round gardens 1 and 2 Court Walk)	Noted.	No change.

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						This is being addressed by the PC / Newcastle BC.	
32				Comment	Agree, but we do need to ensure that it is safe - for example are all styles safe?	Noted.	No change.
			BBW7				
2				Support	Support	Noted.	No change.
4				Support	Fully Supported	Noted.	No change.
5				Support	Wherever possible. Yes	Noted.	No change.
7				Support	yes villages and parishes need these to survive and remain sustainable to support schools, churches, local shops and community organisations. These need careful planning as does working from home.	Noted.	No change.
10				Support	Support	Noted.	No change.
11				Support	A good thing to promote - business development and good that mention is again given to possible traffic implications.	Noted.	No change.
12				Comment	Over the last twenty years the number of businesses operating from premises in the parish has diminished quite a lot and there is a danger of it becoming reliant on commuting.	Noted.	No change.
13				Support	Support	Noted.	No change.

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14				Support Comment	Needs encouraging where existing buildings can be used / adapted for use 4. ie Speed of traffic. Could the Plan, for example, support developments such as traffic calming measures?	Noted. Refer to Table 2 SCC comments. 'Traffic calming measures' is recommended for deletion as an example, however the County Council recommend other changes to general policies to support various measures to reduce traffic impacts in the Parish. The PC will support such measures generally on the Parish - see PC Action 1 p81.	No change.
20				Support	Existing businesses in the community should be supported. they maintain the vibrancy and diversity of the villages.	Noted.	No change.
24				Object	This is an unacceptable policy as it fails to meet the aims of sustainable development. promotion of residential and employment uses that are compatible and within distances that can be accessed by non-vehicular travel should be promoted, even in the event that this allows for new, appropriate business facilities. Delivering these would reinforce the retention of community	Not accepted. The Policy supports suitable business investment and employment opportunities but sets out criteria to ensure proposals are	No change.

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					facilities, and bring new employment opportunities to the village, reducing its commuter village status.	appropriate to the rural area and character.	
25				Comment	The key thing is supporting small scale business development, which this policy does whilst at the same time acknowledging that, in a Parish of this sort, there are societal constraints that must be acknowledged and worked within. Such development is appropriate and could add to sustainability and local employment opportunities as we see with the Veterinary Practice and Tea Room. At the point such a business outgrows its space to a significant extent it is probably not suited to a village environment. That said, certain businesses, such as the tea room only exist because of the village environment and the veterinary practice may well benefit from a rural environment and its (area famous) Herriot-esque approach.	Noted.	No change.
26				Support	Encourage this as it helps sustain other businesses in the area	Noted.	No change.
29				Comment	assuming that if there is more housing on the east lawns estate there will be another access road added or vehicles will not be allowed to double park? effectively east lawns estate is a cul-de-sac	Noted. Refer to Housing Opportunity Site comments above.	No change.

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30				Support	We agree with this policy.	Noted.	No change.
31				Support	I agree with the policy	Noted.	No change.
32				Support	Agree	Noted.	No change.
			BBW8				
2				Support	Support	Noted.	No change.
4				Support	Fully supported	Noted.	No change.
5					???????	Noted.	No change.
9				Support Comment	agreed but perhaps need some guidelines in place agree	Noted.	No change.
10				Support	Support	Noted.	No change.
11				Comment	As above	Noted.	No change.
12				Comment	I would like to see a balance in provision of options for working in the village perhaps encouraging facilities for shared/rental office space for those who increasingly opt for working from home but maybe don't have the space for a suitable home office. The Coronavirus pandemic has accelerated a number of social and economic changes and planners should recognise these in provisions in the parish.	Noted. Refer to Policy BBW7 which supports conversions for small scale business development subject to criteria.	No change.
13				Support	Support	Noted.	No change.
14				Support	Critical! Broadband in the village is patchy and needs to be leveled up (to coin a phrase) throughout. We should perhaps mention the exponential rise in this since Covid-19 and	Noted. See 12 above.	No further change.

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					that much of it may prove to be permanent?		
19				Support	Fully agree that good internet access is essential to support those able to work from home. Could the NDP bring any influence to improve mobile phone connectivity? Home working should not be confused with running business from home if it results in additional traffic flow and roadside parking. Business requiring commercial vehicles as part of the business should be restricted to business premises with appropriate space to manage them. Premises offering Air B&B should have off road parking for visitors.	Noted. Unfortunately the NDP cannot provide improved mobile phone coverage. Other matters should be addressed through BBW8 and other NDP policies.	No change.
20				Comment	The covid pandemic has resulted in many more people working from home on a regular basis. Broadband etc needs to be kept up to ""best in class"" standards.	Noted. See 12 above.	No change.
24				Comment	Agreed, but this is mandated by central government now, so not relevant	Noted.	No change.
25				Comment Support	Supporting home working was important but is now essential, as a result of Covid. We have seen a significant increase in home working, which will be sustained even though Covid may have represented a 'current' high water mark. This policy, which although fit for purpose at the time of drafting, should be revisited and enhanced, with improved definitions.	Noted. See 12 above. Other NDP policies will be used to help determine extensions where pp is required.	No change.

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					There is already an impact on IT (wifi/Broadband) infrastructure, within and without the home. The policy should be made more specific; for example, a family house that has reached its limits may need an extension for home working purposes and, like the green belt, could (and maybe should) comprise 'very special and exceptional' circumstances' to be taken into account where other policies would otherwise preclude such development.		
26				Support	YES	Noted.	No change.
29				Comment	Faster internet is not a sales pitch to take an estate that is already highly populated and add to it just by saying houses will be attractive for homeworking. Currently the estate is populated by an older generation and i believe of the younger generation not many are working from home	Noted.	No change.
30				Support	We fully agree with this and appropriate broadband infrastructure needs to be in place on a developing basis.	Noted.	No change.
31				Support Comment	In principle I support the policy provided that the activity and related visitors do not cause a nuisance	Noted.	No change.
32				Support	In the current situation this is very important	Noted.	No change.

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			Policy BBW 9/10				
2				Support	Support	Noted.	No change.
4				Support	Fully supported	Noted.	No change.
5				Comment	Not really possible as shown by the vandalism at Sandycroft. It was inevitable that would happen and also despicable but unstoppable! Sadly!	Noted.	No change.
6				Comment	<p>Parish Council Actions</p> <p>7.1 Item 1.A reduction of speed limits outside 30 mph limits needs to include the B 5500</p> <p>7.1 Item 5 A proposed change to traffic signage at Gorsty.. Below is a copy of my email to the Parish Council sent on 7 April 2019:</p> <p>I am fully supportive of the need to improve safety and speed reduction measures in the neighbourhood.</p> <p>This stretch of road from Doddlespool to The Broughton is a fairly straight length and encourages drivers in both directions to overtake, often at high speed, something I see almost daily when walking my dog.</p>	<p>Noted.</p> <p>Referred to PC.</p>	No change.

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					<p>The answer has to be double white lines along this stretch and a 40 mph speed limit to the Cheshire boundary.</p> <p>A Stop sign in place of the Give Way sign at the end of Post Office Lane on to the A531 would be an added safety measure as there is a blind spot when turning left towards Betley. This is an additional hazard if a car is overtaking when heading towards The Broughton.</p> <p>An equally, if not more, dangerous stretch of road is the B5500 from the Broughton Arms to Audley. This, again, is a straight stretch of road which is prone to accidents and near misses on and near the crossroads from Post Office Lane to Englesea Brook.</p> <p>There have been several bad accidents in the last three years, one, a collision involving two cars where an electricity pole and metal railings were damaged on the corner of Englesea Brook Lane and many others before this, two of which caused damage to our property.</p> <p>In most of these accidents, injuries were sustained by the occupants of the vehicles involved.</p>		

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					<p>Many drivers do not recognize, or ignore the fact, that it is illegal to overtake on a crossroads and there are many instances where drivers pull out from either of the two side roads without correctly judging the speed of oncoming traffic. To help to prevent this happening, there should also be a Stop sign at this end of Post Office Lane as there is at the end of Englesea Brook Lane.</p> <p>There are additional hazards on this stretch of road because of vehicles entering and leaving the housing development at Gorsty, the Gorsty Hill Fishery and the Aquatic Centre. This danger will be further increased once The Broughton Arms re-opens. Again, there needs to be double white lines and a 40mph speed limit from The Broughton to Bluebell Farm.heading towards Audley.</p> <p>I would be grateful if my comments could be brought to the attention of the Chairman of the Parish Council for his ongoing discussions with Staffordshire Highways.</p>		

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7				Support	agreed	Noted.	No change.
9				Support	Development on these sites should not even be an option.	Noted.	No change.
10				Support	Support	Noted.	No change.
11				Support	Good that this too is mentioned in the Plan.	Noted.	No change.
12				Comment	Perhaps outside the remit of the plan but better management of local public footpaths with signage, access and maintenance would be desirable.	Noted.	No change.
13				Support	Support	Noted.	No change.
14				Support	Agree.	Noted.	No change.
20					These may be under threat from developers in the future. The Parish Council can only deal with these if and when they occur.	Noted.	No change.
24				Comment	The policy fails to identify the pubs and the village shop as a community facilities, which during the Covid 19 periods (particularly the shop but also The Crown) have been invaluable community assets. Where possible these should be added and protected. On the grounds of sustainable development this is important by reducing out of village shopping trips (which results in traffic in other villages and air pollution)	Noted. The NPPF para 92 sets out that planning policies and decisions should 'a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space,	Amend NDP. Add: <u>The Broughton Arms, Balterley</u> <u>The Crown, Wrinehill</u> <u>The Hand & Trumpet, Wrinehill</u> <u>The Swan, Betley</u> <u>The Village Shop & Post Office,</u> <u>Betley Tea Room</u>

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						<p>cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'</p> <p>Policy BBW9 could also include pubs and the village shop in the list and map.</p>	<p>to Policy BBW9 and the map.</p> <p>Add further text to 6.5.25: <u>'The four public houses, village shop and Betley Tea Room were added after the Regulation 14 public consultation in response to comments from residents. These are all highly valued local community facilities.'</u></p>
25			BBW9	Comment	<p>The key thing is that such development or provision is supported, providing it satisfies the other requirements of the plan: this is a sine qua non (first class)! Should 'will be resisted' be replaced with 'will not be accepted'.....or, in the alternative, something a little stronger than resisted (opposed?).</p> <p>On the loss of facilities I think there should be an additional requirement to demonstrate that ""the facility is unlikely to be needed in the foreseeable future"".</p>	<p>Accepted.</p> <p>Amend Policy BBW9 as suggested.</p> <p>Examiners prefer 'not supported'</p>	<p>Amend NDP Policy BBW9:</p> <p>The loss of these facilities through change of use or redevelopment or development will be resisted not be supported, unless it can be demonstrated that the facility is unlikely to be needed in the foreseeable future, in order to maintain the</p>


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							community's ability to meet its day-to-day needs.
26			BBW10	Comment	The new facilities could be 'actively encouraged' rather than just merely encouraged.	Accepted.	Amend NDP Policy BBW10, final sentence to 'actively encouraged.'
29				Support	To support Village Hall, playground, Cricket and football areas	Noted.	No change.
30				Comment	Has anyone looked at the East lawns estate and the way that it is already doubled parked and that the Bin Trucks and alike struggle to get round as it is? weekends are particularly busy periods when the estate is congested with visitors and people at home. On several occasions the car park at the rear of lakeside can have 6-8 vehicles plus vans in it and although they say that not all of the garages are in use if whats there is taken away where will those that have cars park? some cars that are using the carpark/garages dont even live on the estate which isnt a problem but where will they leave their cars? not to mention the slightest bit of snow and the estae becomes a risk to even leave especially with the double parking that is currently taking place	Noted. Refer to PC. Refer to Table 2 3.14 - the text has been amended.	No change.
31				Support	We fully agree, this is very important.	Noted.	No change.


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32				Support	I agree with the policy	Noted.	No change.
				Comment	The primary school is housed in an old building with two temporary classrooms? extra classrooms. The playground is small there is no parking& the playing field a walk away should we be campaigning for a new school	Noted. This is a County Council matter.	No change.
					Other Comments / Miscellaneous		
14				Comment	PC Action 1 All of these fully supported. Might it also be useful for the PC at some point to survey residents specifically about the speeding issue? Would be helpful to cite a factual opinion e.g. xx% of respondents supported measure x, y or z?	Noted. Refer to PC.	No change.
34				Comment	The feedback/comment form on line only allows limited comment on the Policies but I did notice a very minor factual error that had not been fully corrected from the previous version in relation to the houses in Ivydene. It is in Para 6.3.21 which still says the houses have "white UPVC rainwater goods" which is incorrect as they are all black (and though plastic they are mock cast iron).	Noted. Refer to BBW4 13 above.	No further change.

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					Hopefully the Parish Mag can continue to play a part in communicating the plan and process and as I commented in the meeting it does have a circulation of over 400 and reaches something like 75% of houses in the village. Though nominally a Church magazine St Margaret's does see itself as a key part of the community and is keen to do what it can to contribute to all wider activities that benefit us all.		
35				Comment	<p>I have recently had the loan of the hard copy of the Neighbourhood Plan from the Vets. May I say that I thought it was very well written and compiled. You and the rest of the group are to be congratulated for all your hard work over many months.</p> <p>I have spotted a typing and layout error (commented) and I have noted an omission regarding the green highlighting of the historic garden wall which previously was the walled garden of Betley Court and now forms the boundary between the houses in Court Walk and Betley Court. I feel sure these will be corrected in the final document.</p>	<p>Noted.</p> <p>The definitive map is the responsibility of Newcastle under Lyme BC and this has been referred to the Council.</p> <p>The Borough Council have advised that omissions may be considered as and when the Conservation Area is next reviewed.</p>	<p>Amend NDP Add explanation to bottom of Map 6:</p> <p><u>'(Please note that this map was prepared by Newcastle under Lyme BC and there appear to be some omissions to the historic walls. These will be considered when the Conservation Area is next reviewed.)'</u></p>
36				Comment	I have been a resident in Betley for 49 years.	Noted.	No further change.

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					<p>Your reference is housing opportunity site 1 : East Lawns Betley.</p> <p>I have read the document on bbwplan.org. This document states that this is a former disused garage site, page 35 on the document.</p> <p>I rent one of the garages from Aspire and have done so for nearly 20 years and so do other residents on this estate so it is not a disused garage site and indeed is also an area where cars can be parked. This parking area is essential to the estate as there not enough parking spaces in the streets. I have at great expense some years ago had to have access to front of my house block paved so we could park my partners car there. A lot of the houses and flats on the estate cannot do this or afford to do this. Although there are obviously residents without cars there are numerous households that have 2 or 3 cars and I am aware that one household has 5 cars. There are cars parked on kerbs and grassed areas which makes it difficult for delivery vehicles and refuse collections every Friday morning.</p> <p>So if the plan is to turn this area in housing where do you plan to park all the</p>	<p>Refer to Table 2 3.14 - the text has been amended.</p>	

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					cars they will bring with them and also the cars that park there at the moment ? In Rodger Avenue there can be up to 35 cars parked of which only about 10 of them are on the drive. Some of these residents use the area that you have classed as disused so where will they park? I would really appreciate a response to my e mail as I dont think any thought has gone into the parking problem on this estate and how this development will compound the car parking problem that already exists.		
37				Support	Congratulations on creating an excellent Village Neighbourhood Plan.	Noted.	No change.
38				Support Comment	I have reviewed a paper copy of the Neighbourhood Development Plan - it looks great and I totally agree with the objectives and proposals stated within. Just a few minor points to be considered below for future versions: Page 39 – the local station at Betley was called Betley Road Station, not Betley Halt Station (please see below photo of the Betley Road signal box).	Noted. Amend as suggested.	Amend NDP. <u>Page 39 –'The local railway station, Betley Road, closed to passengers in 1945 and to goods traffic in 1950</u> <u>Page 42 - construction of Chamberlain Court was undertaken between 2000-2002, when Black Horse House</u>

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					 <p data-bbox="869 683 1361 1034">Page 42 – I am not sure Chamberlain Court was built between mid 1995-1997 as the Black Horse was still open as a pub then. According to the newspaper article below, the Black Horse pub started to be demolished in 2000, so I would say that the construction of Chamberlain Court was undertaken between 2000-2002, when Black Horse House was first put on the market.</p>		<p data-bbox="1729 308 1973 371"><u>was first put on the market.</u></p> <p data-bbox="1729 416 1962 552"><u>Page 42-43 – ‘Dodderspool Hall’ should read ‘Doddlespool Hall</u></p>

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					 <p>Page 42-43 – Should ‘Dodderspool Hall’ read ‘Doddlespool Hall’?</p>		
39				Comment	<p>Dear Robert,</p> <p>Having read the lengthy Betley Balterley and Wrinehill Neighbourhood Development Plan document on-line I am writing to you to express my dismay and disappointment when I realised that Balterley, and Wrinehill did not feature in any of the beautiful photographs published in the entire 150+ page document. I was however not surprised. Could it be that the Parish Council is only interested in the centre of Betley with its</p>	<p>Noted.</p> <p>Group identified several photos - no action needed.</p>	No change.

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					<p>beautifully kept lawns and flower beds in the centre of the village, a monument, new benches and flags flying on the houses? Is the Parish Council ashamed of Balterley and Wrinehill? If not, it should be.</p> <p>Everyone approaching Betley on the A531 from the direction of Balterley is confronted by the hideous sight of herras fencing, longstanding unfinished restoration work at The Broughton Arms site, a huge pile of cereal and vegetable matter for cattle feed, stored and constantly replenished on the access road at the side of Doddlespool barns (this practice is actually illegal). Approaching Wrinehill from the direction of Madeley and also Checkley Lane, the view at the old garage site is likewise ruined by 10's of yards of unsightly half erected blue solid metal hoarding, resembling cut up storage containers, with no obvious start to any building work after many years. The unsightly inappropriate new builds at the old historic Blue Bell site and the dreadful looking timber clad new build on Checkley Lane, all look totally out of place. All these eyesores add up to a dreadful first impression on the approach</p>		

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					<p>to Betley. How was planning permission every granted for all the above?</p> <p>In 1975 when Bruce and I came to live in this area, Betley was very run down, sad and neglected with lots of empty houses. Since that time the village has gone through an amazing transformation and turned into a thriving community. A very large number of houses have been built or tastefully restored although there have been several unattractivenew builds in the middle of Betley. I am sure I do not need to state which ones I refer to as you will no doubt already be aware of them. There are several new builds here at Wrinehill too which are totally inappropriate. Sadly much of Wrinehill's history has been destroyed over the years including three pubs and a chapel.</p> <p>The community should not be at the mercy of speculative developers, architects or planners who have no regard for existing residents, or architectural taste to maintain or enhance the environment. Their actions, and the constant disruption caused by builders, causes ongoing distress to other residents. I appeal to</p>		

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					<p>you and your fellow councillors to make every effort to ensure that no more inappropriate housing is built in BBW parish. The residents of Balterley and Wrinehill are being forgotten and something needs to be done about it.</p> <p>Yours sincerely,</p>		
40				Comment	<p>Page 57 - Policy Betley CA No. 3 - typo error - extra space in conflict (reads: conflict on line 5)</p> <p>Pages 87/88 - Layout error 'The Beeches' should be at the top of page 89.</p> <p>Page 41 - Ladygates was built before Betley Hall Gardens.</p>	<p>Noted.</p> <p>Amend typos as suggested.</p> <p>Betley Hall Gardens: There is some uncertainty regarding precise dates of construction/completion. Amendments: Amend dates to "1970s" in both cases.</p>	<p>Amend NDP typos:</p> <p><u>Page 57 - Policy Betley CA No. 3 - typo error - extra space in conflict (reads: conflict on line 5)</u></p> <p><u>Pages 87/88 - Layout error 'The Beeches' should be at the top of page 89.</u></p> <p><u>Page 41 - Ladygates was built before Betley Hall Gardens</u> <u>Amend dates to 1970s in both cases.</u></p>
40				Support	1 Overall, do you support the Draft Neighbourhood Development Plan? * Yes	Noted.	No change.

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40.1					In general terms. See the following comments		
40.2				Comment	2 The six Objectives are set out in the Neighbourhood Development Plan Do you support these broad Objectives * No Objective 1 and 4 The draft NP fails to provide for sufficient infill organic housing sites to sustain a mixed housing type and to meet the needs to provide for your families or older people. There are no 'in settlement boundary' proposed infill sites within Wrinehill. This is simple trap to fall into especially in plan which in essence seeks to prevent harm to landscape and heritage. However in preventing organic and self sustaining growth the plan sows the seeds of its own failings. It is easy to turn a blind eye to changes that are needed when so many people are uncomfortable with the notion of change at all especially as they age. However children, grandchildren, nephews and nieces still need quality and suitable housing to be provide in areas they have grown up in. Moreover older people need well designed smaller properties to downsize into when their families have left home and their family houses are to big to live comfortably in. Without such smaller housing to move	Noted. The NDP does not identify housing sites but the NPPF does set out that limited infilling in villages may be considered as exceptions to inappropriate development in the Green Belt (see para 145)	No change.

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					into older people themselves can be forced to move away to find suitable housing. It is respectfully requested that the approach of the plan be broadened so as to allow more limited infill development in Wrinehill by adopting a settlement boundary and allowing small scale and organic growth within it.		
40.3			BBW1 BBW3	Comment Support	<p>Policy BBW 1 Sustainable, Development</p> <p>This is supported.</p> <p>Additional text to the policy could be added in order to promote small (under 5) infill housing plots where they would include housing suitable as starter homes or for homes for older people, including lifetime homes.</p>	<p>Noted.</p> <p>Refer to Policy BBW3. BBW1 should not duplicate other NDP policies.</p>	<p>Amend NDP Policy BBW3</p> <p><u>Add 'lifetime homes' to BBW3</u></p>
40.4			BBW2	Comment	<p>B Policy BBW 2 Control of New Housing</p> <p>The draft policy is supportive of new housing within the Betley village envelope. This accords with the wishes of local people as evidenced in the questionnaire responses which show that 56% of respondents agreed some small housing sites are needed. The existing settlement boundary around Betley is</p>	<p>Noted.</p> <p>The village envelope is identified in the Local Plan. Other villages such as Wrinehill are washed over by the Green Belt. If this changes in the new Local Plan, then the NDP will be updated to reflect</p>	<p>No change.</p>

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					<p>tightly drawn and is constrained as well by Conservation Area and Listed Building protections. In practice, given the linear nature of Betley, the scope for infill within the settlement boundary is very limited and apart from 1 site may not exist at all. It is suggested that in addition a new settlement boundary be drawn around Wrinehill to allow for an increased chance of infill housing for young first time buyers or older people being found during the lifetime of the plan, It is important that the plan does provide for and support limited infill housing within the existing and this proposed (Wrinehill) settlement in order to meet the needs of local people and to provide future customers and clients for local services. Many rural areas of the Country have suffered in recent years with the decline of services (Post offices, pubs, shops, banks, bus services etc...) and preventing limited organic growth on small sites will exacerbate this problem in this community. This approach would accord with the draft NP which says at paragraph 6.2.15 the following: 6.2.15 The Strategic Housing Market Assessment Review (June 2017)¹² sets out under Section 7. Need for Different Sizes and</p>	<p>the latest position prior to submission and at examination.</p>	


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					<p>Types of Housing Summary and Implications that: "modelling indicates that supporting likely of growth in Stoke-on-Trent and Newcastle-under-Lyme will result in a notable increase in the number of one person households and families. While one person households tend to occupy smaller housing, family households demonstrate a stronger tendency towards occupying housing with two or three bedrooms. Projected growth in these types of households can, therefore, be expected to generate a strong demand for housing of all sizes, with the analysis indicating a particular future demand for housing with two or three bedrooms. There also remains a need for smaller properties with only one bedroom and larger homes with at least four bedrooms, and it is recommended that the outputs of this modelling exercise should only be used for guidance. It is advised that policies are not overly prescriptive given that the profile of housing delivered will be driven by the market.</p> <p>Furthermore, the modelling indicates that growth in the older population will increase the number of residents living in communal establishments,</p>		

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					<p>requiring circa 1,450 bedspaces over the period to 2039. This is additional to the OAN , and needs to be considered on the basis of ensuring additional provision of additional bedspaces in specialist older persons' accommodation."</p> <p>A suggested settlement boundary around Wrinehill is attached.</p>		
40.5			BBW2	Comment	<p>The revised policy could read:</p> <p>Suggested Draft Policy BBW2: New Housing in Betley and Wrinehill Village Envelopes</p> <p>Proposals for new housing development will be supported provided that they are within the Village Envelope of Betley or Wrinehill and satisfy all other Neighbourhood Plan policies, particularly BBW4: Detailed Design in the Parish and BBW5: Conserving and Enhancing Betley Conservation Area.</p> <p>In addition, any proposals for housing development in either Village Envelope will be supported where:</p>	<p>Noted. See above. It is not appropriate to define a new village envelope for Wrinehill in the NDP but if this changes in the new emerging Local Plan then the identified boundary will be referred to in the NDP.</p>	No change.

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					<p>Proposals for replacement dwellings and re-development of existing buildings are of a suitable massing and density taking into account the character of the surrounding area. Replacement buildings should allow for the provision of suitable garden areas, parking and service access and maintain the footprint of the original building wherever possible;</p> <ul style="list-style-type: none"> • Development is accessible, adaptable and well orientated ensuring adequate outdoor space for play and recreation. • Development is limited in nature and constitutes no more than 1 or 2 plots on either previously developed land, is an infill site or a is within an unusually large garden 		
40.6			BBW3	Comment	<p>C Policy BBW 3 Housing Mix</p> <p>Could this be replaced by? "Preference will be given to housing developments designed to meet the needs of older occupants (over 65 years) or conversely designed to meet the needs of younger people or to be adaptable in accordance with lifetime</p>	<p>Not accepted.</p> <p>The wording of the Policy was agreed with Newcastle under Lyme BC at an earlier stage and should be retained.</p>	No change.

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					homes principles.”		
40.7		6.3.23	BBW4	Comment Support	D Policy BBW 4 Detailed Design in the Parish This is supported and is considered carefully constructed so as to both respect design traditions without stifling innovative and well designed contemporary developments. The later, when well done, can serve to enhance the setting and appearance of more traditional building forms by use of contrast. Note 6.3.23 The draft NP is very polite here. This is a shockingly poor development in a prominent position. I do not see why you cannot say that this is completed development has a negative impact on villages-cape and the policies in this plan are designed to avoid such mistakes in the future.	Noted.	No change.
40.8			BBW5	No comment	E Policy BBW 5 Conserving and Enhancing the Conservation Area No comments at this stage.	Noted.	No change.
40.9			BBW6	Comment	F Policy BBW 6 Protecting Countryside and Landscape This seems to be in conflict with BBW4 which does allow for contemporary design.	Noted. Major development is defined in the NPPF.	<u>Add definition of 'major development' to revised Glossary.</u>

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					In addition the policy or its supporting text should define what is meant by major development (see bullet point 1.0). Is this not better addressed as part of the LPA's validation criteria?		
40.10			BBW7	Comment	G Policy BBW 7 Small scale Business Development Can support not also be given for new buildings and not just conversions?	Not accepted. Most of the Parish is in the Green Belt where NPPF para 145 sets out that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt' subject to exceptions. Where proposals for new buildings come forward other NDP policies such as BBW4 will apply.	No change.
40.11			BBW8	Comment	H Policy BBW 8 Supporting Homeworking The headline policy is supported but not the policy as written. Can the plan not simply say something like: "Residential development (new housing or extensions requiring approval) should incorporate suitable home working space either within the dwelling	Not accepted. The Policy as written is generally supported by local residents and other stakeholders.	No change.

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					or space available for an office within the garden.”		
40.12			BBW9/10	Comment	<p>Policy BBW 9/10 Protecting Community, Recreation and Open Space Facilities Can the plan combine these into 1 policy so that BBW89 includes the reasonable exceptions set out in BBW10 If you would like us to keep in touch with you about the Neighbourhood Development Plan, please leave your name and contact details below. By doing so you give the Parish Council and NDP Working group consent to keep your details on record. They will not be passed on to third parties.</p> 	<p>Noted.</p> <p>The 2 policies are separate as community and sports and recreational facilities are addressed separately in the NPPF.</p>	No change.

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					Submitted Responses which were hard copies		
41.1			BBW5	Comment	<p>With regard to BBW5 No7 page 51 Buffer zone extension</p> <p>If you wish to protect views into the conservation area why just pick out fields 1and2 on map7</p> <p>These are already in green belt You can go on for ever looking into a conservation area from all around the area</p> <p>It seems like over kill</p> <p>Development is already protected in a conservation area this is just a extension</p> <p>I request the fields 1 and 2 are removed from the buffer zone</p>	<p>Noted.</p> <p>The buffer zone and views are identified in the conservation area appraisal and management plan documents prepared by Newcastle under Lyme BC.</p>	No change.
41.2			BBW5	Comment	Betley conservation area BBW5	Noted.	Amend NDP Policy BBW5

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					I would suggest that within the conservation area new development should encourage the sensitive re-use of existing buildings This in turn will keep the natural character of the conservation area	Perhaps 'and conversions' should be added to the first two sentences.	Amend first and second sentences to read: 'New development and conversions ...'
42.1		6.3.8		Comment Support	<p>Firstly many thanks for what was obviously a huge amount of work, and an excellent result as far as I am concerned. However, a comment to make on the Built Environment Section, 6.3.8.</p> <p>You state that "Balterley is separate from Betley Village, forming a string of dwellings along the A531 comprising small groups and isolated properties." This is absolutely correct, but there is no mention at all that Balterley comprises of two parts, Balterley Heath and Balterley Green. Balterley Heath is indeed situated along the A531, but it is also along Post Office Lane and partly along the B5500. Balterley Green is quite separate one mile away from Balterley Heath along the B5500, and comprises of the properties along the B5500, Balterley Hall and Hall O'theWood, together with another cluster of properties along Deans Lane</p>	<p>Noted.</p> <p>Amend NDP as suggested.</p> <p>Suggest resident refers suggestion for non designated Heritage Asset to Newcastle under Lyme BC to consider. Parish Council will progress if supporting evidence provided.</p>	<p>Amend NDP.</p> <p>Para 6.3.8 - add the following text: <u>' Balterley comprises of two parts, Balterley Heath and Balterley Green. Balterley Heath is located along the A531, but it is also includes Post Office Lane and part of the B5500. Balterley Green is one mile away from Balterley Heath along the B5500, and comprises of the properties along the B5500, Balterley Hall and Hall O'the Wood, together with another cluster of properties</u></p>

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					<p>and further back from the B5500, a total of 29 properties in all.</p> <p>Perhaps this amount of detail is excessive for the purposes of the Parish Plan but my impression is that the authors had not understood this part of the parish. I really think the failure to mention and briefly describe these two separate parts of Balterley is a serious omission in the Neighbourhood Plan and would ask for it to be rectified. Clearly when talking about the Parish in broad terms only, both Balterley Heath and Balterley Green are included in the "Balterley" part of "Betley, Balterley and Wrinehill" Parish. However, in this context when describing the environment I would ask at the very least that Balterley Green is mentioned and its position within the parish is identified, along with a brief description.</p> <p>Secondly In Appendix IV, Register of Locally Important Buildings, could I request that you add a building in Balterley Green. It is Bell Farm (situated at the junction of Back Lane and the B5500) and is an excellent example of a Fletcher Twemlow Farm together with its</p>		<p><u>along Deans Lane and further back from the B5500, a total of 29 properties in all.'</u></p> <p>Correct typos: a) <u>6.3.26 It is Doddlespool Hall not "Dodderspool" Hall.</u> b) <u>Appendix 111 List of Listed Buildings "Baltersey Hall" is incorrect. It is "Balterley Hall".</u></p>

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					<p>associated outbuildings. It is almost unchanged in outward appearance since it was built in the late nineteenth century. Although no longer a working farm, the outbuildings have not been converted for residential use and it is a fine example of this area's architectural and farming heritage.</p> <p>Finally, a couple of typos. a) 6.3.26 It is Doddlespool Hall not "Dodderspool" Hall. b) Appendix 111 List of Listed Buildings "Baltersey Hall" is incorrect. It is "Balterley Hall".</p>		
43.1	All			Support	Having been involved in the plan-making process in the past I must congratulate those responsible for the preparation of the Plan - it is clear that considerable thought has been applied. This being so I find it difficult to offer any significant criticism or comment.	Noted.	No change.
43.2			Objective 1	Comment	The three presumptions in favour of Sustainable Development are set out and it seems to me that they are already largely in place and there is little scope for substantial change in the Plan area. The economic objective. This is essentially a rural area without much	Noted.	No change.

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					<p>scope for industrial activity and what will be important is maintaining the existing situation. However should proposals for small scale business activity emerge then they should be considered favourably in the light of the Development Plan and the existing rural environment. In view of the changes in working practices which are emerging as a consequence of Covid-19 it seems likely that the increase in home-based working activity which has emerged will continue.</p> <p>The social objective. Requires land for housing to be provided. The plan area is fortunate in being in an Area of Open Countryside but having regard to the requirements of Countryside Policies and the Conservation Area it is difficult to see how any other than limited infill sites can be found. In the context of the parishes a substantial amount of housing has been developed during the past 50 years or so and it seems to me that it will be difficult to find any further land beyond Site 1 - East Lawns Betley. The danger is that this will lead to "Town Cramming" which has already occurred to some extent. Draft Policy BBW4 and Objective 2 below address the issue of detailed design but it</p>		

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					<p>will be difficult to apply because of the range of design of existing properties. An area of concern however is the village school and it is difficult to see how it can meet substantially increased demand. Perhaps not an issue for the Plan but it might be time to look again at the area between East Lawns and Ladygates which was once proposed for a new school.</p> <p>The environmental objective. It seems to me that this will follow once the above two objectives are achieved. With regard to moving to a low carbon economy, this seems to be outside the ability of the local community, except perhaps by increasing small-scale home-based business/commercial activity.</p>		
43.3			Objective 2	Comment	<p>This combines with Objective 1 above and Objective 4 below.</p> <p>There is no single architectural style in the plan area, one of its characteristics being the unusually wide range of building types. Most housing is small in scale apart from Betley Court, Bowhill Farm House and Betley Old Hall. Building materials and finishes vary between red/blue brick, coloured render and half timber. There is very little building in stone, apart from the Church, although</p>	Noted.	No change.

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					several houses have stone boundary garden walls. Such arrangements are however generally pleasing to the eye and in order for this to be maintained care should be taken to require new building to be generally in conformity. However it is difficult to see how this can be specified in a Plan such as this and application will require sensitive appraisal by those responsible for decisions.		
43.4			Objective 3	Comment	Should the Objective not refer to “the Parishes” rather than “the Parish”. Given existing Green Belt and Countryside Policies it seems to me that this Objective is already in place.	Noted. 'Parish' is correct.	No change.
43.5			Objective 4	Comment	My comments here are included in Objective 2 above.	Noted.	No change.
43.6			Objective 5	Comment	As the main roads run through Betley, Wrinehill and Balterley this seems to me to be an impossible objective. There is already a speed limit through Betley and Wrinehill and, as a main road, it will not be possible to install speed humps. Pedestrian crossings might help but these would be out of character, particularly if traffic-light controlled. A by-pass would be welcome but I cannot see any feasible opportunity - except in the remote possibility of some requirement associated with HS2 development.	Noted. Refer to PC.	No change.

Consultee Ref No.	Page No	Para No	Vision / Objective / Policy No	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NP
					One issue of concern is the increasing level of heavy traffic generated by “industrial level” activity connected with agricultural operations along Bowhill Lane and in Wrinehill. These seem to me to make a substantial contribution to air pollution near to the school and in the village centre.		
43.7			Objective 6	Comment	I have commented on these issues above. I am concerned however that when Dr Patel retires the surgery might be moved to Madeley. I am not sure if this is a planning issue but I raise it nonetheless.	Noted.	No change.
43.8				Comment	Whilst not a planning matter I would like to raise the issue of house numbering. The Main Road through Betley and Wrinehill is about half a mile long and we constantly (and increasingly during the Covid shutdowns) have delivery drivers seeking addresses. Why not number the houses? In our case our address has been “The Square, Betley” for at least 100 years and as this is on our business correspondence, bank statements, legal documents etc. We see no reason to change it. This having long been the designation of the centre of the village it would be helpful if a name plate designating “The Square” could be placed on the Village Green.	Noted. Refer to PC.	No change.

Table 4: Non NDP Comments / Correspondence with the Parish Council submitted as part of the Reg 14 Consultation

Comments	Parish Council Responses / Actions
<p>Greetings. Emergency services, GPs, midwives, district nurses & an increasing volume of home deliveries take longer to find a named address rather than a number. I would like to propose that the LA offer residents an indicative road number to display alongside their house names should they chose to do so. It has no cost implications to the LA & could save lives. There would be no compulsion. House owners could then make an informed choice</p>	<p>Referred to the Parish Council for consideration.</p>
<p>Dear Working Group,</p> <p>Re the NP Objective 2 - built environment: There has long been an urgent need for remedial work to be done on the pavement on the east side of the A531 for the whole length from the Memorial Garden to Wrinehill. Also, vehicles should not park on the pavement and the utility companies should be forbidden from using the pavement to lay drains, cables and/or etc.</p>	<p>Referred to the Parish Council for consideration.</p>
<p>Dear Richard Head,</p> <p>I feel it requires problem. 5 as identified in the draft plan ,expansion. At a meeting when Staffordshire County Council proposed a scheme to improve road safety along the A531 from Balterley to Wrinehill.What we got is the central section we have today(warts and all).I recognise the aims your draft lists but this fails to address the fact that it is true to the road from Balterley to Wrinehill, During the 48 years I have lived here there have been many accidents some serious a number fatal and for the most part not in the village centre. The plan is a chance to achieve real benefit. We should not settle for less.</p> <p>Yours sincerely</p>	<p>Referred to the Parish Council for consideration.</p>
<p>Traffic-calming measures need to be extended: The 30mph sign opposite Betley Old Hall needs to be placed further away from the village on Main Road so that drivers are given earlier warning and can slow down before entering the village.</p>	<p>Referred to the Parish Council for consideration.</p>

<p>The current placing of the de-restricted sign near Betley old Hall is visible to drivers before they exit the village, resulting in drivers accelerating earlier than they should- motor cyclists are the worst and noisiest offenders in this.</p> <p>An additional speed camera would be hugely beneficial at the Betley old Hall entrance to the village. The scarecrow policeman with a speed camera placed here for the Betley scarecrow competition had a hugely beneficial impact on traffic speed but unfortunately it had to be removed due to vandalism.</p>	
<p>Re: Historic Garden Wall at Court Walk, Betley</p> <p>Thank you for your letter dated 8th December in reply to my letters dated 13th and 27th of November about the above subject.</p> <p>I am pleased that you agree that “an error has obviously been made by whoever first produced the map” when they were identifying and recording the historic walls in the village of Betley for inclusion in the “Betley Conservation Area Townscape Appraisal Map”. Obviously I would like this error to be corrected as soon as possible and hopefully not missed again at some future date when the Conservation Area is reviewed and another map produced.</p> <p>I was pleased to read that our garden walls can be considered as non-designated heritage assets and that you will add them to the Register of locally important buildings and structures the next time a review is undertaken.</p> <p>You mention in your letter that you could possibly have the map corrected sooner by consulting with the Development Management and the Local Plan Manager who could update the map without going through the usual processes.</p>	<p>Referred to the Parish Council for consideration.</p> <p>The Parish Council has reviewed this matter and recognises that this appears to be one of several anomalies, omissions and errors within the Townscape Appraisal Map. Unfortunately it appears that the matter cannot be addressed without the Borough Council carrying out a further appraisal, including public consultation. The Parish Council will support measures to correct errors and omissions in any forthcoming review of the Conservation Area and Townscape Appraisal process.</p>

As I imagine that the usual processes can be lengthy and time consuming, I would be very pleased if you could do this on my behalf and let me know if your manager has agreed to make the necessary changes to the map without going through these processes.

If it were possible to do this relatively quickly then the amended map could be included in the final submission of the Betley, Balterley and Wrinehill Neighbourhood Plan, which would ensure the accuracy and completeness of this document.

I hope you are able to help and I look forward to hearing from you.

Yours sincerely

