

The Alderton Neighbourhood Development Plan – Regulation 16 Consultation - Summary Response Report

Executive Summary

This report sets out a summary of the main issues raised by those that commented during the six week (Regulation 16) consultation that ran from Monday 18th September 2017 to Monday 30th October 2017.

In addition to two responses from Tewkesbury Borough Council as Local Planning Authority, on the plan contents and the basic conditions statement respectively, a further 16 responses were received including 2 from local residents, 5 from housebuilders, 5 from statutory consultees and 4 from representative and interest groups.

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Introduction

This report sets out a summary of the main issues raised by those that commented during the six week (Regulation 16) consultation that ran from Monday 18th September 2017 to Monday 30th October 2017. It does not set out the Tewkesbury Borough Council's response to those representations or make proposals for changes to the plan. All representations received will be passed onto the independent examiner.

The report is structured into three main sections:

A – What we did

B – What you said

C – The next steps

A What we did – consultation requirements

Once Alderton Parish Council (the Qualifying Body) submitted their Neighbourhood Development Plan to Tewkesbury Borough Council (as a Proposal)¹ a consultation was undertaken which ran from Monday 18th September 2017 to Monday 30th October 2017².

The consultation documents, which included: The Plan; the Consultation and Basic Conditions Statements; and the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report and Statement, were available on Tewkesbury Borough and Alderton Parish Council websites and lodged for inspection at:

- St Margaret's Church, Church Road, Alderton, Tewkesbury. GL20 8NR. Available: 09:00 – dusk daily
- Tewkesbury Borough Council Offices, Gloucester Road, Tewkesbury, GL20 5TT. Available: between 09:00 and 17:00 Monday to Thursday and 09:00 and 16:30 on Friday

Examples of the Statutory Newspaper Notice³, the list of bodies that were directly consulted including those referred to in the consultation statement⁴ and an example of the representation form used⁵ are included in the appendices to this report.

B What the representations said

In addition to two responses from Tewkesbury Borough Council as Local Planning Authority, on the plan contents and the basic conditions statement respectively, a further 16 responses were received including 2 from residents, 5 from housebuilders, 5 from statutory consultees and 4 from representative and interest groups.

¹ in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

² as required by Regulation 16

³ Appendix 1 'Planning Notice'

⁴ Appendix 2 'Who we Consulted'

⁵ Appendix 3 'Response Form'

The residents who responded offered “full support to the submission version of the Alderton Neighbourhood Plan which has been well thought through and provides for a clear vision for Alderton through to 2031” and “fully support all elements of the plan” however one of the residents made specific reference to support for “gradual growth over time made possible by policies in favour of infill and windfall development within the settlement boundary”.

Of the 5 statutory consultees one provided guidance for Neighbourhood Plans, three confirmed they had no comments to make and one, Thames Water, provided proposals for an additional policy on ‘Water and Waste water Infrastructure’ and additional wording in the reasoned justification.

The 4 representative and interest groups included the Woodland Trust who provided guidance and details of their on-line ‘Neighbourhood Planning Hub’, CPRE who support the plan, the National Farmers Union who provided general guidelines and the RSPB who provided generic Neighbourhood Plans advice.

Each of the 5 housebuilders or their consultants make the case for their respective sites within Alderton.

Charles Church promote their site on land to the south of Beckford Road, which they estimate is suitable for an additional 35 dwellings.

CALA Homes promote their site on land to the south of the Willowbank appeal site. Their representation also raises concerns regarding the lack of evidence supporting some assertions made in the plan, in particular to it’s historic growth and also with it’s conformity with emerging local policy.

Gladman Developments raise concerns more generally about the lack of identified opportunities for development and are concerned that the plan focusses on the protection from further development in particular through the use of a settlement boundary and associated infill and exception policies. Their representation also raises concerns regarding the adequacy of evidence supporting the identified ‘views’.

SF Planning on behalf of Mr Casey promote their site on land to the north of Orchard Road.

Bruton Knowles on behalf of Mr Gilder promote their site on land to the southeast of Alderton, using the argument that all deliverable sites in the ALA should be included, this one specifically (ALD001) is estimated to have a capacity of 60 dwellings.

The full text of the responses received can be seen in the appendices to this report⁶. Representations from Individuals have been redacted to remove any identifying personal details. Representations from those representing businesses, statutory bodies, public sector organisations, representative and interest groups have been reproduced in their entirety.

⁶ Appendix 4 ‘Redacted Responses’

C Next steps – Examination

Towards the end of the consultation period⁷ an application was made to the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) and the referral of a candidate examiner was received⁸. The Town and Country Planning Act 1990, Schedule 4B (as amended by the Neighbourhood Planning Regulations 2012) requires us, as Local Planning Authority, to appoint a suitably qualified examiner 'only if the qualifying body (in this case the Parish Council) consents to the appointment'. Consideration will now be given to the first candidate Examiner by both the LPA and the Parish Council.

Having received the consent of the Parish Council we will appoint the Examiner and confirm the timetable for the Examination.

Examinations are carried out based on all of the responses received to the consultation, the Neighbourhood Plan and supporting documents and the relevant higher level policy documents. There is a presumption that this will be done without the need for a hearing but if an examiner, once they've been through the representations, believes a hearing is necessary they are able to require one.

⁷ 17th October 2017

⁸ 31st October 2017

Appendices

Appendix 1 – Planning Notice Gloucestershire Echo and Citizen Newspapers 18th September 2017

Public Notices

TEWKESBURY BOROUGH COUNCIL

NEIGHBOURHOOD PLANNING NOTICE

Neighbourhood Planning (General) Regulations 2012 (as amended)

Notice under Regulation 16 is hereby given that Alderton Parish Council has prepared a Neighbourhood Development Plan (approved by the Parish for submission at its meeting on 15th August 2017). The plan proposal has been submitted to Tewkesbury Borough Council and is now subject to a statutory period of public consultation.

The consultation runs from Monday 18th September 2017 until 5pm on Monday 30th October 2017.

During this consultation period you can view the plan proposals:

- on the Tewkesbury Borough Council website
<https://www.tewkesbury.gov.uk/neighbourhood-planning>
- at Tewkesbury Borough Council offices: Gloucester Road, Tewkesbury, GL20 5TT (between 08:30 and 17:00 Monday to Thursday and 08:30 and 16:00 on Friday)

The documents can also be viewed locally at:

- St Margarets Church, Church Road, Alderton, Tewkesbury, GL20 8NR (between 09:00 and dusk every day)

Representations:

If you wish to make representations or comments on this Neighbourhood Development Plan you may do so by:

- Using the representation form available on the Tewkesbury Borough Council website: <https://www.tewkesbury.gov.uk/neighbourhood-planning> and
- Sending an email, with the completed representation form attached, to: AldertonNP@tewkesbury.gov.uk or
- Printing out, or picking up from one of the above locations, a representations form, completing it and posting it or bringing it in person to: Tewkesbury Borough Council, For the Attention of: The Neighbourhood Planning Officer, Council Offices, Gloucester Road, Tewkesbury, GL20 5TT.

Representations must be received no later than 5pm on Monday 30th October 2017

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to making (bringing into legal force) this Neighbourhood Development Plan, please indicate this on your representation. *Annette Roberts, Head of Development Services*

Appendix 2 - Who we consulted

Tewkesbury Borough Council	Environment Agency
Great Western Railways	Fields in Trust Offices
Network Rail	First Great Western
Severn Trent Water	Flood Data Services Ltd
Severn Wye Energy Agency	Friends of The Earth
Showmen's Guild of Great Britain	GAVCA
South West Housing Body	GCHQ Press Office
Sport England	Gloucester And Co News Service
Sustrans	Gloucester Youth & Community Service
UK Rainwater Harvesting Association	South Western Ambulance Service NHS Foundation Trust
Vodafone Ltd	Gloucestershire Association for Disability (GAD)
Wales & West Utilities Ltd	Gloucestershire Association of Parish and Town Councils
West Gloucestershire Primary Care Trust	Gloucestershire Breastfeeding Supporters' Network (GBSN)
West Mercia Police	Gloucestershire Care Providers Association (GCPA)
Western Power Distribution	Gloucestershire Care Services NHS Trust
Woodland Trust	Tewkesbury Chamber of Commerce and Industry
County Community Projects	Gloucestershire Clinical Commissioning Group
County Equality Group	Gloucestershire Constabulary
Department Of Environment Food and Rural Affairs (DEFRA)	Gloucestershire County Council
Department Of Health South West Regional Office	Gloucestershire County Scout Office
Diocese of Gloucester	Gloucestershire Disability Forum
Ecotricity	Gloucestershire Domestic Violence Support and Advocacy Project (GDVSAP)
EDF Energy	Gloucestershire Echo
Scottish and Southern Energy	
Historic England	


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Gloucestershire Environmental Trust Company	Association of Independent Showmen
Gloucestershire Fire & Rescue	Black Elders Day Centre
Gloucestershire Highways	British Gas
Gloucestershire Hospitals NHS Foundation Trust	British Telecommunications (BT) Group
Gloucestershire Newspapers Co. Ltd	British Waterways
Gloucestershire Playing Fields Association	Campaign to Protect Rural England (Gloucestershire Branch)
Gloucestershire Police and Crime Commissioner	Carers Gloucestershire
Gloucestershire Rural Community Council	Cheltenham and Tewkesbury Primary Care Trust
Gloucestershire Wildlife Trust	Cheltenham Community Transport
Gypsy Law Reform Coalition	Cheltenham Racecourse
Highways England	Citizens Advice Bureau
House of Commons	Cotswolds Conservation Board
Irish Travellers Movement in Britain	Choice Care Group
Joint Core Strategy Team	Gloucestershire Chamber of Commerce
National Farmers Union	GDASS
Natural England	NATGLG
Ramblers Association	National Grid
Save the Countryside	Coal Board
2gether NHS Foundation Trust	HCA
Active Gloucestershire	Marine Management Organisation
Adult Opportunity Centre	Mono Consultants
Advisory Council for the Education of Romany and other Travellers	CAMRA
Age Concern	Canals and Rivers Trust
Alderton Village Shop	Glos LMC
Alzheimer's Society	Marchant's Coaches
	GCC

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SVHS	Charles Church
RSPB	Cala Homes
South West Councils	Dumbleton Estate
IJC Health	Beckford PC
DAH Consulting	Teddington & Alstone PC
Thames Water	Dumbleton PC
Third Sector Services	Toddington PC
Stagecoach	Gretton PC
Gordon Gilder Transport	Gotherington PC
Freeman Homes	Prescott Parish Meeting
Edward Ware Homes	Residents who responded to previous consultation
Mark Casey (Orchard Road)	

Appendix 3 – Response Form

 <p>Tewkesbury Borough Council</p>	<p style="text-align: center;">Representation Form</p> <p style="text-align: center;">Alderton Neighbourhood Plan</p> <p style="text-align: center;">The Neighbourhood Planning (General) Regulations 2012 - Regulation 16</p>
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Alderton Parish Council has prepared a Neighbourhood Development Plan (approved by the Parish for submission at its meeting on the 15th August 2017). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Neighbourhood Plan and supporting documents are available to view on Tewkesbury Borough Council's website: <https://www.tewkesbury.gov.uk/alderton-neighbourhood-plan>

Hard copies are also available for inspection between 8:30 and 17:00 Monday to Thursday and between 8:30 and 16:00 on Friday at Tewkesbury Borough Council offices: Gloucester Road, Tewkesbury, GL20 5TT.

All comments must be received by 5pm on Monday 30th October 2017

There are a number of ways to make your comments:

- Send an email to: AldertonNP@teewkesbury.gov.uk
- Complete this form (or write a letter) and post or hand it in to: Tewkesbury Borough Council, Neighbourhood Planning Officer, Council Offices, Gloucester Road, Tewkesbury, GL20 5TT

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All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Tewkesbury Borough Council in line with the Data Protection Act 1998.

How to use this form

Please complete Part A **in full**, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph/policy your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	
Address and postcode	
Telephone	
Email	
Organisation (if applicable)	
Position (if applicable)	
Date	

PART B

To which part of the document does your representation relate?

Paragraph Number:		Policy Reference:	
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Alderton Neighbourhood Plan Regulation 16 Consultation Summary of Responses

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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Make Comments

Please give details of your reasons for support/opposition, or make other comments here:

<p>(Continue on a separate sheet if necessary)</p>
--

What improvements or modifications would you suggest?

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<p>(Continue on a separate sheet if necessary)</p>
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If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Please tick this box if you wish to be notified of the Local Planning Authority's decision under Regulation 19 in relation to the Neighbourhood Plan:	<input type="checkbox"/>
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Appendix 4 – Redacted Responses

Click on the links below to access the full redacted version of responses received:

[Bruton Knowles obo Mr Gilder](#)

[CALA Homes](#)

[Charles Church](#)

[Appendix 1](#)

[Appendix 2](#)

[CPRE](#)

[Gloucestershire County Council](#)

[Gladman Developments](#)

[Highways England](#)

[Historic England](#)

[Appendix 1](#)

[National Grid](#)

[Resident Response](#)

[Resident Response](#)

[RSPB Response](#)

[Appendix 1](#)

[Appendix 2](#)

[SF Planning](#)

[TBC Comments on Plan Content](#)

[TBC Comments on Basic Conditions](#)

[Thames Water](#)

[Woodland Trust](#)