



Betley, Balterley and Wrinehill Neighbourhood Plan Submission Consultation Representation Form

Betley, Balterley and Wrinehill Parish Council has submitted the Betley, Balterley and Wrinehill Neighbourhood Plan to Council. Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 Newcastle-under-Lyme Borough Council are now consulting on the proposed Neighbourhood Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and keep you informed of the future progress of the Neighbourhood Plan your contact details are needed.

The closing date for representations to be made is 31 May 5pm.

Please return your completed representation forms by the closing date via email to neighbourhoodplanning@newcastle-staffs.gov.uk or by post to the following address:

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

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

You can view the Betley, Balterley and Wrinehill Neighbourhood Plan and associated documents [here](#) and hard copies of the documents are available at Castle House, Newcastle-under-Lyme for the duration of the consultation.

CONTACT DETAILS

Your personal data will assist the councils with their analysis but will be used in accordance with the Data Protection Act 1998.

Name

Organisation (if relevant)

Address

Postcode

Telephone number (optional)

Email address

Do you wish to be kept informed on the Council's decision on the Neighbourhood Plan Proposal:

- Yes
 No

If yes, is your preferred method of contact by email or post?

- Email
 Post

Please state which part of the Neighbourhood Plan (for example, which section, paragraph or policy) your representation relates to:

Section 7.1 Traffic Volume and Speed

Please use the space below to provide your comments on this part of the Neighbourhood Plan

Item 1 is seeking a 20mph limit within Betley Village and a 40mph zone outside 30mph limits.

Does this recommendation apply solely to the A531 or does it include the B5500?

Item 2 Re-direction of traffic to the 'strategic highway network'

Does this suggestion mean road signage changes at Gorsty Hill onto the B5500?

I have made the point to BBW Parish Council on several occasions concerning the speed of traffic between Gorsty Hill and Balterley Church and the continuing problem with accidents and near-misses on Balterley crossroads.

If traffic is re-directed onto the B5500 this will only increase the chances of more accidents unless there is a 40mph speed restriction and double white lines from Gorsty to prevent overtaking when approaching the crossroads.

Please continue on an additional sheet if necessary.

Our Ref: MV/ 15B901605



24 May 2021

Newcastle-under-Lyme Borough Council
neighbourhoodplanning@newcastle-staffs.gov.uk
via email only

Dear Sir / Madam

**Betley, Balterley and Wrinehill Neighbourhood Plan Regulation 16 Consultation
April - May 2021
Representations on behalf of National Grid**

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.

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 across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

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.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.



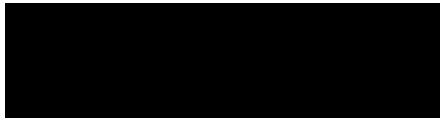
Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

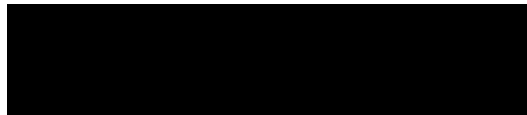
Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:



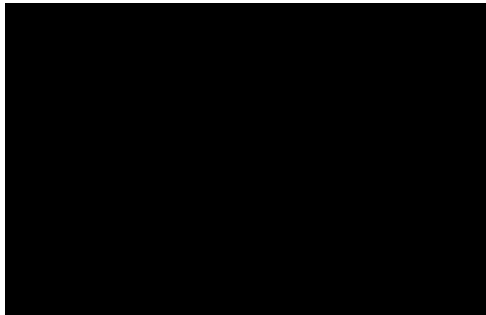
Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ



National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's *'Guidelines for Development near pylons and high voltage overhead power lines'* promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their *'Guidelines when working near National Grid Electricity Transmission assets'*, which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's *'Guidelines when working near National Grid Gas assets'* can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team

Block 1

Brick Kiln Street

Hinckley

LE10 0NA

0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

I am fully supportive of the need to improve safety and speed reduction measures in the neighbourhood.

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.

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.

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.

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.

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 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.

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.

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.



NEWCASTLE UNDER-LYME RESOURCES DIRECTORATE	
DATE RECEIVED	
27 APR 2021	
REPLY NEEDED YES/NO	DATE OF REPLY
DEALT WITH BY	FILE REF:

Betley, Balterley and Wrinehill Neighbourhood Plan Submission Consultation Representation Form

Betley, Balterley and Wrinehill Parish Council has submitted the Betley, Balterley and Wrinehill Neighbourhood Plan to Council. Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 Newcastle-under-Lyme Borough Council are now consulting on the proposed Neighbourhood Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and keep you informed of the future progress of the Neighbourhood Plan your contact details are needed.

The closing date for representations to be made is 31 May 5pm.

Please return your completed representation forms by the closing date via email to neighbourhoodplanning@newcastle-staffs.gov.uk or by post to the following address:

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

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

You can view the Betley, Balterley and Wrinehill Neighbourhood Plan and associated documents [here](#) and hard copies of the documents are available at Castle House, Newcastle-under-Lyme for the duration of the consultation.

Betley, Balterley and Winehill Neighbourhood Plan Representation Form

CONTACT DETAILS

Your personal data will assist the councils with their analysis but will be used in accordance with the Data Protection Act 1998

Name

[Redacted]

Organisation (if relevant)

N/A

Address

[Redacted]

Postcode

[Redacted]

Telephone number (optional)

Email address

[Redacted]

Do you wish to be kept informed on the Council's decision on the Neighbourhood Plan Proposal:

- Yes
- No

If yes, is your preferred method of contact by email or post?

- Email
- Post

Please state which part of the Neighbourhood Plan (for example, which section, paragraph or policy) your representation relates to:

PARAGRAPHS: 6.1.9, 6.3.16, 6.3.17, 6.3.19, 6.3.20, 6.3.24, 6.3.26, 6.3.28, 6.3.44
PAGE 83, PARAGRAPH 'PARISH COUNCIL ACTION 2: ASSETS OF COMMUNITY VALUE (AVCs)'

Please use the space below to provide your comments on this part of the Neighbourhood Plan

PARAGRAPH 6.1.9, p. 26 - "ENG SLEA BROOK" SHOULD READ "ENGLESEA BROOK".

PARAGRAPH 6.3.16, p. 36 - "BETLEY HALL GARDENS (EARLY 1970S)" SHOULD READ "BETLEY HALL GARDENS (1974-1976)".

PARAGRAPH 6.3.17, p. 37 - "PROPERTIES IN LADYGATES (MID 1970S)" SHOULD READ "PROPERTIES IN LADYGATES (EARLY 1970S)".

PARAGRAPH 6.3.19, p. 37 - "WICKSTEAD ROW (MID 1980S)" SHOULD READ "WICKSTEAD ROW (1982-1983)".

PARAGRAPH 6.3.20, p. 37 - "WHEN THE BLACK HORSE PUBLIC HOUSE WAS FIRST PUT ON THE MARKET" SHOULD READ "WHEN BLACK HORSE HOUSE WAS FIRST PUT ON THE MARKET".

PARAGRAPH 6.3.24, p. 38 - "FORMER GRINDLEY HOUSE" SHOULD READ "GRINDLEY HOUSE".

PARAGRAPH 6.3.26, p. 38 - "FORMER MEREVIEW AND PROSPECT HOUSE" SHOULD READ "MEREVIEW AND PROSPECT HOUSE".

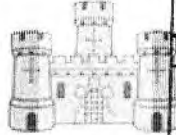
PARAGRAPH 6.3.28, p. 39 - "BACK LANE" NEEDS TO HAVE AN UPPER CASE "L" ON "LANE".

PARAGRAPH 6.3.44, p. 46 - "BUILT NEXT TO THE CHURCH IN 1853" SHOULD READ "BUILT NEXT TO THE CHURCH IN 1854".

PARAGRAPH "PARISH COUNCIL ACTION 2: ASSETS OF COMMUNITY VALUE (AVCs)", p. 83 - "SANDYCROFT" SHOULD READ "SANDY CROFT" (2 SEPARATE WORDS).

Please continue on an additional sheet if necessary.

Betley, Balterley and Wrinehill Neighbourhood Plan Representation Form

 NEWCASTLE UNDER-LYME BOROUGH COUNCIL		NEWCASTLE UNDER-LYME RESOURCES DIRECTORATE	
DATE RECEIVED			
17 MAY 2021			
REPLY NEEDED YES/NO		DATE OF REPLY	
DEALT WITH BY		FILE REF:	

Betley, Balterley and Wrinehill Neighbourhood Plan Submission Consultation Representation Form

Betley, Balterley and Wrinehill Parish Council has submitted the Betley, Balterley and Wrinehill Neighbourhood Plan to Council. Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 Newcastle-under-Lyme Borough Council are now consulting on the proposed Neighbourhood Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and keep you informed of the future progress of the Neighbourhood Plan your contact details are needed.

The closing date for representations to be made is 31 May 5pm.

Please return your completed representation forms by the closing date via email to neighbourhoodplanning@newcastle-staffs.gov.uk or by post to the following address:

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

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

You can view the Betley, Balterley and Wrinehill Neighbourhood Plan and associated documents [here](#) and hard copies of the documents are available at Castle House, Newcastle-under-Lyme for the duration of the consultation.

CONTACT DETAILS

Your personal data will assist the councils with their analysis but will be used in accordance with the Data Protection Act 1998.

Name

[Redacted] []

Organisation (if relevant)

[]

Address

[Redacted] []

Postcode

[Redacted] []

Telephone number (optional)

[]

Email address

[Redacted] []

Do you wish to be kept informed on the Council's decision on the Neighbourhood Plan Proposal:

- Yes
- No

If yes, is your preferred method of contact by email or post?

- Email
- Post

Please state which part of the Neighbourhood Plan (for example, which section, paragraph or policy) your representation relates to:

The whole document

Please use the space below to provide your comments on this part of the Neighbourhood Plan

1. Unless the NH Plan Complies with the Parish & local Plan then it will be difficult to enforce the NH Plan policies/rhetoric & to balance all three particularly if they are differently interpreted.
2. Has the local plan laid out the design principles & are these enshrined in the NH Plan? — which are clear & implementable by developers? (2.1)
3. Sustainable development might not be compatible with the objectives of conservation and preservation (2.5.)
2.6/2.7 need to be made clearer in terms of where the final decision lies — not necessarily with the NH Plan 2.8 makes clear that NH Plan policies can be overridden. 2.8 suggests constant updates — will this happen? At the moment we do not know (2023) what the local Plan policies are! 2.11 suggests that NH Plan might have to change to comply with the eventual local Plan
4. Green Belt boundaries could change & be redrawn in order to deal w/ national housing targets which may or may not be based on evidence of need but rather what is economically expedient.

Please continue on an additional sheet if necessary.

PTO

5. Article 4 Re Berley Conservation area + permitted rights could be clearer. What about outside the conservation area ie in Wincobhill. Can gardens be developed? 5.1

6 Re 6.1.2 3 objectives re sustainable development. Only 2, in 3rd. Environmental?

Re Transport (P24) Will electric cars be the panacea? Already this is doubtful + could be obsolete ^{before} either plan has been legally accepted. It would be questionable if that 6.1.4 might be fulfilled.

Re 6.1.5 How will alternative means of transport be fulfilled/achieved? At the end of the day the NH Plan is a plan of action not policies of intent.

6.2.4 / 6.2.5 Concern That NH Plan could be over-ridden should the NRC wish.

6.3.31 High quality design is important the difficulty will be how to implement that objective + who will decide? What exists today is a consequence of what has been permitted in the past. Should a place be preserved in aspic or should architecture attempt some compatibility so that the new fits in with the old. The new will one day become part of the area's history too. Deciding what to keep/discard/renew will take expertise and skill so who decides becomes of paramount importance.

Once the Plan has been accepted then it is important that deviation does not occur until 2037. Otherwise there is no point having a plan.

The document overall is still too descriptive + policy oriented + does not say enough about how the policies will be implemented or when!



The Coal
Authority

Neighbourhood Planning
Planning Policy Team
Newcastle under Lyme Borough Council

By Email Only: neighbourhoodplanning@newcastle-staffs.gov.uk

25 May 2021

Dear Sir/Madam

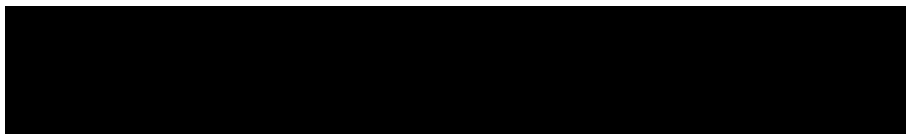
Betley, Balterley and Wrinehill Neighbourhood Plan – Consultation

Thank you for your notification received on the 14 April 2021 in respect of the above consultation.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas.

Our records do not indicate that there are any coal mining legacy features present at surface or shallow depth in the Neighbourhood Plan area identified. On this basis we have no specific comments to make.

Yours faithfully



Development Team Leader (Planning)



Making a better future for people
and the environment in mining areas

Dear Sir/ Madam,

Betley, Balterley and Wrinehill Neighbourhood Plan: Submission Version

Thank you for the opportunity to comment on the Plan.

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.

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:

- The right to connect domestic wastewater flows to the public sewer. This includes foul and surface water; and
- A domestic supply duty in respect of public water supply.

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).

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:

Developer Services - Wastewater

Tel: 03456 723 723

Email: WastewaterDeveloperServices@uuplc.co.uk

Website: <http://www.unitedutilities.com/builder-developer-planning.aspx>

Developer Services – Water

Tel: 0345 072 6067

Email: DeveloperServicesWater@uuplc.co.uk

Website: <http://www.unitedutilities.com/newwatersupply.aspx>

Specific Comments

We have reviewed the Submission Version of the Neighbourhood Plan and are pleased to note that our previous comments relating to BBW1 have been included within the document.

We note that the land at East Lawns remains referenced as a possible future housing development.

***Draft Policy BBW3: Housing Mix
Housing Opportunity Site 1: East Lawns, Betley***

Following a review of this 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.

In order to ensure no increased risk of sewer 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.

Surface water should be discharged in the following order of priority:

- An adequate soakaway or some other form of infiltration system.
- An attenuated discharge to watercourse or other water body.
- An attenuated discharge to public surface water sewer, highway drain or another drainage system.
- An attenuated discharge to public combined sewer.

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.

Paragraph 6.2.9 states:

*The responses to the Regulation 14 Consultation showed that some residents strongly objected to this proposal due to possible loss of parking spaces and highway impacts, and there were also concerns from Staffordshire County Council and United Utilities linked to highways, drainage and flooding/ impacts on a nearby water body. If the site comes forward for development in the future, proposals will have to address the various issues raised and **seek third party permission at an early stage to discharge surface water into the adjacent water body.***

We would like the additional text (in red) adding to the paragraph to highlight the need for any potential developer to investigate the option for agreeing a discharge of surface water into the water body. This should be undertaken at a very early stage and in advance of any planning application submission to ensure surface water is disposed of via the most sustainable method and will not increase the risk of flooding for residents in the wider areas.

Summary

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 partnership with you and Newcastle-under-Lyme Borough Council to ensure that all new growth can be delivered sustainably.

In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me.

Best regards



Date: 26 May 2021
Our ref: 349836
Your ref: Betley, Balterley and Wrinehill Neighbourhood Plan



Planning Policy
Newcastle Under Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

planningpolicy@newcastle-staffs.gov.uk

Dear Sir or Madam

Betley, Balterley and Wrinehill Neighbourhood Plan – REG 16

Thank you for your consultation request on the above dated 14th April 2021.

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.

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.

Policy BBW1: Promoting Sustainable Development

We would advise that this policy would benefit from reference to water quality. We suggest the following amendments:

2. Natural Environment

B. They minimise flood risk, water, light and noise pollution and incorporate measures to avoid disturbance of local wildlife;

D. They retain and enhance river habitats and take opportunities to improve connectivity through blue and green infrastructure, reduce water pollution (nutrients, sediment, chemical) 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.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely



Lead Adviser
Land use planning – West Midlands Area Team

The Borough Council of Newcastle-under-Lyme comments

Betley, Balterley and Wrinehill Neighbourhood Plan Reg. 16

The Borough Council congratulates Betley, Balterley and Wrinehill Parish Council in reaching this stage in the preparation of their Neighbourhood Plan. The Borough Council have commenced on a new Local Plan this year and wish to continue working with the Parish as this is developed.

The Borough Council provided a detailed set of comments highlighting a number of minor issues on the emerging Neighbourhood Plan in response to the Regulation 14 consultation. These issues appear to have been addressed in full in the Reg. 16 version of the Neighbourhood Development Plan aside from one previous comment.

Reference	Comment	Justification	Suggested amendment
Pg 38 Draft Policy BBW4: Detailed Design in the Parish, clause 4	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.	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	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 to demonstrate the need for higher density development

The next comment relates to a new clause inserted since the previous consultation.

BBW3: Housing Mix, page 29

Housing for local people and those with a local connection

It is a little unclear whether this clause relates to development inside the village envelope or outside it. Other than the site identified at East Lawns which has identified issues to address, there appears to be no identified opportunities for further infill development in the village envelope at present, and little incentive to any developer to provide anything other than market housing. Should the Parish Council want the delivery of this type of housing it should be considered whether this should be a rural exception policy to allow development on sites outside the village envelope. However, it is acknowledged that such development would also have to satisfy the stringent tests for Green Belt development outlined in the National Planning Policy Framework.