

Parson Drove Neighbourhood Plan Submission & Publication: Representations Received

The Parson Drove Neighbourhood Plan was submitted to Fenland District Council (FDC) on 03 September 2019. FDC published the draft Parson Drove Neighbourhood Plan for the period 05 September to 17 October 2019. The table sets out all comments received during the publication period. Comments are arranged alphabetically by name of organisation.

Organisation / Respondent	Date rcvd	Comments
<p>Anglian Water Patience, S Spatial Planning Manager</p>	<p>13/09/19</p>	<p>Thank you for the opportunity to comment on the Parson Drove Submission Draft Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>It is noted that the Neighbourhood Plan includes a number of criteria based policies which are intended to be used in the determination of planning applications within the Parish but does not identify any specific sites. A number of limited changes have been made to the wording of the Local Plan policies following the Regulation 14 consultation. These do not appear to raise any issues of relevance to Anglian Water.</p> <p>The adopted Fenland District Local Plan (dated November 2017) includes district wide policies relating to water recycling infrastructure (Policy LP13 – Supporting and managing the impact of growth on a growing district and LP14 – Responding to Climate Change and managing the risk of flooding in Fenland).</p> <p>As the Development Plan is intended to be read as a whole it is not considered necessary to include similar policies in the Neighbourhood Plan. Therefore we have no comments to make relating to the Draft Neighbourhood Plan.</p> <p>Should you have any queries relating to this response please let me know.</p>

<p>Environment Agency Mugova, E Sustainable Places Adviser</p>	<p>01/10/19</p>	<p>Thank you for consulting us on the of Parson Drove Neighbourhood Plan (Reg. 16). We have reviewed the plan and we have no comments to make.</p> <p>If you have any further queries please do not hesitate to contact us.</p>
<p>Fenland District Council Pilson, C Corporate Director</p>	<p>15/10/19</p>	<p>Fenland District Council (FDC) welcomes the Neighbourhood Plan for Parson Drove, and commends the work of the parish council in preparing the document. This response on behalf of FDC clarifies the strategic policy context and raises some outstanding concerns with some draft policies.</p> <p><i>National and strategic policy context</i></p> <p>The ‘basic conditions’ require Neighbourhood Plans to be in general conformity with the strategic policies of the Local Plan. The adopted Fenland Local Plan 2014 (FLP) sets out the strategic policies for the district, although the FLP does not explicitly distinguish between strategic and non-strategic policies.</p> <p>Fenland District Council has recently commenced preparation of a new Local Plan for the district. On 11 October, FDC published its ‘Issues & Options Consultation Document’. This document identifies planning issues and discusses policy options, but does not include strategic policies and is therefore unlikely to be of particular significance to the examination of the Parson Drove Neighbourhood Plan (PDNP).</p> <p><i>Indicative housing requirement</i></p> <p>The National Planning Policy Framework (NPPF) introduced a new requirement for strategic policies to set out a housing requirement for designated Neighbourhood Areas¹. The Fenland Local Plan (FLP) pre-dates the current iteration of the NPPF and therefore does not set out housing requirements for the district’s Neighbourhood Areas.</p> <p>The NPPF requires local planning authorities to provide an indicative housing requirement figure, if requested to do so by the neighbourhood planning body². Parson Drove Parish Council has not requested an indicative figure, and therefore Fenland District Council has not identified a housing requirement for Parson Drove Neighbourhood Area.</p>

¹ Para. 65

	<p>Policy 1: Housing Growth</p> <p>The FLP sets out a spatial strategy and Settlement Hierarchy through policy LP3. The FLP defines Parson Drove as a “Limited Growth Village”, meaning a small amount of development is encouraged to support continued sustainability.</p> <p>Local Plan policy LP12 sets out a criteria-based policy for development in the rural areas. Where proposals result in an increase in the number of dwellings in the village by more than 10% (measured cumulatively with other proposals permitted since April 2011), then the proposal should have demonstrable evidence of clear local community support for the scheme.</p> <p>PDNP draft Policy 1 seeks to increase this threshold for evidence of community support from 10% to 20%. Relaxing this threshold could encourage further development proposals to come forward. It is accepted practice that Neighbourhood Plans can promote more development than a Local Plan.</p> <p>The policy notes that for Church End, the 20% threshold has already been exceeded, “Therefore, any proposals for new dwellings in Church End must have demonstrable evidence of clear local community support for the scheme...”</p> <p>Whilst FDC supports the principal of greater community engagement in the planning process, the Parish Council should be mindful of a local planning appeal (APP/D0515/W/17/3182366) which tested policy LP12’s threshold for community support. Referring to the government’s planning practice guidance (PPG) the Inspector concluded that the level of local objection is not in itself a reason to withhold planning permission. The Inspector continues: <i>“In my view, it is not sufficient simply for a development proposal to be in conflict with the wording of a development plan policy for it to be necessarily objectionable. For example if there would be no actual manifestation of harm then there would be no sensible purpose served by rejecting a development.”</i></p> <p>Policy 3: Affordable Housing</p> <p>The policy supports the development of rural exception sites for affordable housing. The concept of ‘rural exception sites’ is defined by the NPPF³.</p> <p>The FLP applies a criteria-based approach which allows any site within or adjacent to the built footprint of the settlement to be considered a candidate for development, including for all types of affordable housing. It may therefore be unclear which</p>
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² Para. 66

³ p71, NPPF

	<p>sites are to be considered 'exception sites' as per the NPPF's definition. It may be helpful to include some further clarification as to which site types qualify as 'rural exception sites'.</p> <p><i>Policy 4: Maintaining Separation between Parson Drove and Church End.</i> The purpose of policy 4 is to maintain separation between Parson Drove and Church End. Planning policies should generally be positively worded, rather than simply seeking to preclude development. However, to achieve its aims the policy seeks to prevent all development (other than permitted development).</p> <p>The aspiration to maintain Parson Drove and Church End as separate communities is reasonable and valid. However, there is existing development within the area indicated by the map in Appendix B. In some circumstances it may well be possible for development to go ahead without adverse visual impacts on the area of separation, and without resulting in coalescence of the two villages. For example, proposals for change of use, conversion or subdivision; or proposals whose landscape impacts may be mitigated through design and landscaping. It is also unclear whether the restriction on development in this area should apply to rural exception sites encouraged by policy 3, or whether these would be exempt by virtue of being an 'exception'.</p> <p><i>Policy 5: Road and Pedestrian Safety</i> Whilst the sentiments of the policy are noted, it raises a number of issues. For example, it is not clear whether there is sufficient highway width to accommodate a pedestrian footway at Back Road, Murrow. It is also not clear whether Cambridgeshire County Council will adopt a new footway at Back Road.</p> <p>The NPPF sets out tests for applying planning conditions and planning obligations to development proposals. It would likely be inappropriate, in the context of those tests, to require a small scale development (for example, a development consisting of a single dwelling) to provide a significant length of new pedestrian footway.</p> <p>FDC will work proactively with the independent examiner and parish council to address the issues raised and support the preparation of the Neighbourhood Plan.</p>
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<p>Historic England James, E Historic Places Advisor</p>	<p>14/10/19</p>	<p>Thank you for inviting Historic England to comment on the Regulation 16 Submission version of the Parson's Drove Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p> <p>I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed NP, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>
<p>Natural England Kinrade, D Consultations Team</p>	<p>08/10/19</p>	<p>Thank you for your consultation on the above dated and received by Natural England on 4 September 2019.</p> <p>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>Screening Request: Strategic Environmental Assessment</p> <p>It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.</p> <p>Neighbourhood Plan</p> <p>Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:</p>

	<ul style="list-style-type: none">•a neighbourhood plan allocates sites for development•the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan•the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan. <p>We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.</p> <p>We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.</p> <p>Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.</p> <p>Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.</p> <p>For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p>
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<p>Sport England Planning Administration Team</p>	<p>05/09/19</p>	<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 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. http://www.sportengland.org/playingfieldspolicy</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. http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</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 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. 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</p>
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		<p><i>grant application/award that may relate to the site.)</i></p>
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If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,