



Marchington NEIGHBOURHOOD PLAN

Al most there! – But we need your views again

Results of recent Consultation

This was successful, but there are issues to address. The public response, showed much support and there is no need for significant alteration to Policies. There was a good response from statutory consultees and helpful suggestions were made, but there were some critical comments which require significant changes:

- 1 Borough Council **requirements** that sites for new houses in the village reflect the **new Local Plan**.
- 2 Borough Council **requirements** that policies should not promote housing on the former Barracks.
- 3 Environment Agency **concerns** over the Barracks.
- 4 Hortons **concerns** over the industrial estate policy.

However, work on the Neighbourhood Plan has helped to resist proposals for 40 rather than 20 houses in the village and the Jacks lane application (16 houses). In future the Plan will give you much more influence on the form and appearance of new development **so, please continue to support it.**

The East Staffs. Local Plan is important

The Neighbourhood Plan (NP) must fit the Strategic Planning context of the Local Plan. If it does not, it will fail to meet one of the "Basic Conditions" and this means that it cannot move forward to referendum.

The East Staffordshire Local Plan (LP) was adopted in October, after consultation on the NP had begun. Despite consistent comments from the Parish Council, the Local Plan Inspector confirmed that the settlement boundary change at Jacks Lane should remain and so, whatever the Neighbourhood Plan says, planning permission could be granted for up to 7 houses there. In addition the LP does not support new housing in locations like the former Marchington Barracks.

Understandably, the Borough Council wishes to stand by the policies of the new LP and it is clear that ESBC will continue to object to parts of the NP. It is likely that an independent examiner would support this and recommend removal of policies before a referendum

As a result of this, we need to hold a second 6 week consultation from Mon. 4th Jan. to Tue. 16th Feb. but after that we hope to follow the programme below

Late February – complete consultation, review comments and prepare submission documents

Early March – Submit the Plan to East. Staffs. Borough Council

March/April – 6 week advertisement of Plan and independent examination

May – revise plan to reflect the recommendations made by the examiner

Summer 2016 – The Referendum

Discuss the changes to the Plan

There is an **Open Public Meeting** for you to find out about changes to the plan and ask questions of the Steering Group and the Planning adviser.

Saturday 9th January

14:00 – 16:00 at Marchington Village Hall

(A meeting, not an exhibition; please arrive at 2pm)

You can see the plan on the Parish Council website: http://www.marchington.info/parish_council and you can inspect hard copies **at the Community Shop** during normal opening hours and the **Village Hall**.

Overleaf, there is a summary of the changes to the Plan and a form for you to tear off, complete and return if you would like to make any comments

Your NP Steering Group

We now have seven people involved - are all volunteers there is a mix of local people and parish councillors. Let us know if you want to join or alternatively, if you could help on an ad hoc basis – organising events, photographs, graphic design, surveys etc.

Andrew Mann a.mann@btinternet.com

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Brian Darby b.darby041@btinternet.com

Julia Hayhurst juliahayhurst@btinternet.com

Mick Marrison mjmarrison@icloud.com

Or the Parish Clerk marchingtonpc@btinternet.com

Linda Hoptroff - 07549164641

What are the main changes to the Plan?

The majority of the Policies have not been changed significantly, but if you are interested in detailed comments and changes, you can see the documents and reports on the website. The main amendments are summarized below;

1 To include the Local Plan designation of the **Jacks Lane** site, but as a location for 5 dwellings, subject to design (in particular height), with measures to keep land to the rear open, retain the hedge and on flooding/drainage matters.

2 To confirm the Local Plan designation of **The Bagshaws** as a location for 10 dwellings (conversion/new build) house type, size and design to safeguard the Listed Buildings and Conservation Area.

3 To confirm **Thorntree Farm** as an additional location for 2 to 3 dwellings (conversion/new build) including land around the farmhouse/orchard, with criteria to ensure that the hedgerow on Allens Lane is not substantially reduced.

4 No designation of a Development Boundary around the **former military depot**, instead using policies for individual parts of the area, but with **no reference to** the potential for new housing development on the former barracks.

5 The Industrial Estate – A locally based policy to enable investment and new development, subject to criteria on traffic, the impact on nearby housing, drainage and flooding.

6 The former Barracks - Locally based criteria for any development proposals to meet, including; traffic, impact on Forestside, drainage & flooding, pollution, accessibility, nature conservation, open spaces and local heritage.

7 Forestside - Criteria for any development on the estate to meet to minimise adverse impact on residential amenity, where possible to provide benefits for car parking/traffic circulation and access to the industrial estate and open space

8 Barracks Sports Field & Woodland - The proposed designation of this land as a Local Green Space is to be retained.

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Response form (return by Tue. 16th February). Post to the Parish Clerk; Linda Hoptroff, The Hollies, 9 Chartley Gate Close, Uttoxeter, ST14 8DX, drop off at the Village Shop or scan/email to marchingtonpc@btinternet.com

Amendment 1 To include the Local Plan designation of the Jacks Lane site as a location for 5 dwellings

Agree	Disagree	Neutral
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Amendment 2 To confirm the Local Plan designation of The Bagshaws as a location for 10 dwellings

Agree	Disagree	Neutral
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Amendment 3 To confirm Thorntree Farm as an additional location for 2 to 3 dwellings

Agree	Disagree	Neutral
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Amendment 4 No Development Boundary on the former military depot; reliance on individual policies

Agree	Disagree	Neutral
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Amendment 5 The Industrial Estate – A locally based policy to enable development subject to criteria

Agree	Disagree	Neutral
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Amendment 6 The Barracks – A locally based policy for development but with **no reference** to new housing

Agree	Disagree	Neutral
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Amendment 7 Forestside - criteria for new development to meet; recognising the established residential area

Agree	Disagree	Neutral
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Amendment 8 The proposed designation of open space and woodland as a Local Green Space is retained.

Agree	Disagree	Neutral
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Any other comments.....

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