

LEEKFRITH NEIGHBOURHOOD PLAN

2019 -2033

CONSULTATION STATEMENT



Tittesworth Water from the Roaches

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1.0 Introduction

1.1 The Consultation Statement has been prepared to fulfil the legal requirements of Part 5, S(15) of the Neighbourhood Planning (General) Regulations 2012 by:

- a. Detailing all those who were consulted about our Neighbourhood Plan;
- b. Outlining details of the consultation process;
- c. Providing a summary of the main issues and concerns that were raised during the consultation;
- d. Detailing how these issues and concerns have been considered and addressed in the Neighbourhood Plan.

1.2 Leekfrith is a rural Parish with no real concentration of houses. The whole parish has only 306 people on the electoral role and 150 houses. It is however a strong community. The village of Meerbrook has only a dozen houses, but also a church, chapel, village hall and a thriving pub. The hamlet of Upper Hulme has half a dozen houses, a pub and also quite a large old Dye Mill which these days houses a number of small companies that make a diverse range of products. The Mill is in poor repair.

1.3 The parish is within the Staffordshire Moorlands District Council (SMDC) administrative area but the planning function is split between SMDC and the Peak District National Park Authority (PDNPA).

1.4 The Roaches, a well-known beauty spot loved by walkers and climbers, is situated to the North of the parish in the National Park. Tittesworth Water, another well visited amenity, is situated to the South within SMDC's area.

1.5 During 2014 Leekfrith Parish Council became concerned that our close knit community was aging and because of the availability of housing younger people were moving away rather than staying in the community. It was decided that a Neighbourhood Plan could be used to possibly address this problem.

1.6 Because of the small size of the community enough was known of the issues to formulate a Vision which would be a starting point for wider consultation.

1.7 The Neighbourhood Plan project was essentially run by one person which later became two with the Parish Council acting as Steering Group and making formal decisions.

2.0 Consultation Process

2.1 There were two parts to the consultation process:

- Part 1 - The informal consultation leading to the development of the draft Neighbourhood Plan which would be submitted to the formal Regulation 14 consultation process
- Part 2 - The formal Regulation 14 consultation process.

3.0 Part 1 Consultation to Develop the Draft Neighbourhood Plan

3.1 The following communication vehicles were used throughout the Part 1 consultation:

- Meerbrook and Upper Hulme Community Face book page <https://www.facebook.com/groups/693655204088357/>
- Meerbrook Chronicle – local newsletter
- Postal survey
- Parish notice boards
- Drop-in Day
- Parish meetings
- Parish website <http://leekfrithparishcouncil.btck.co.uk/>

3.2 The following table details the consultations that took place leading to the development of the draft plan.

Date	Who with	Objective	Comments	Effectiveness of Communication
Throughout 2014	Parish Council	Formulate draft Vision	Use of the long experience of councillors to formulate draft vision	A number of issues over the last few years had made this easier
Jan-15	Village Hall Committee and Village Green Committee	Validate the draft Vision and ideas for the LNP	Both meetings were in favour of the vision but no new ideas	A total of 20 parishioners attended the meeting representing 6.5% of the electoral role
1/Feb/15	Started Meerbrook and Upper Hulme Community Facebook page			

16/Apr/15	Successful Designation of Neighbourhood area publicised by PDNPA in their news bulletin.			
17/Apr/15	Posted designation of Neighbourhood Plan Area by PDNPA and SMDC press release on Facebook page	Make wider community aware of our intention to do a NP and give an idea of the sort of areas which would be involved	27 comments 10 likes	Seen by 231 people of whom at least 46 are parishioners i.e. 15%.
19/Apr/15	Posted on Facebook page	Clarification of the designation of area process	2 comments 9 likes	Seen by 231 people of whom at least 46 are parishioners i.e. 15%
May-15	Meetings with 4 individual owners of Upper Hulme Mill	To assess the level of desire to upgrade the Mill	At the time it was thought there were 4 owners of the Mill. Subsequently it transpired that a small garage was owned by a 5th owner	All four of the main owners expressed that the Mill was dilapidated and far from ideal as industrial units and something needed to be done.
13/Jul/15	Heaton Parish Council	To inform our neighbouring PC of our plans		Positive response
27/Jul/15	Rushton Parish Council	To inform our neighbouring PC of our plans		Positive response
20/Aug/15	Meeting with Upper Hulme Mill Owners, PDNPA Planners and members of Leekfrith PC	For the parties to understand what could be possible for the Mill		A very positive meeting with all seemingly understanding each other's needs.

29/Oct/15	Meeting for PDNP Planners to become Acquainted with Upper Hulme Mill and its possible part in the Leekfrith Neighbourhood Plan	To enable the PDNPA Planners to understand the size and complexities of the Mill site		It was agreed that the Mill is a complex site and that the decay of some of the buildings, the difficulty of attracting tenants and the poor access means that a strategy for development is essential.
12/Dec/15	Post on new Leekfrith Parish Council website	Posted the latest Vision and Scope of the LNP		
2/Jan/16	Post on Facebook Page	Posted a progress report of the LNP for information and comment	No comments 2 likes	Seen by 228 people at least 47 of whom are parishioners i.e. 15%
13/Jan/16	Post on Facebook Page	Clarification of a point concerning possible allocation of affordable housing sites in Meerbrook village	No comments 7 likes	Seen by 228 people at least 47 of whom are parishioners i.e. 15%
Jan-16	Article in Meerbrook Chronicle	Progress report of the LNP for information and comment		150 editions circulated in an ad-hoc fashion around the parish
20/Apr/16	Meeting between the LNP project Manager and all 5 Mill Owners	Meeting to present an "Aunt Sally" development plan put together by the PDNPA Planners to the Mill Owners		In general the meeting warmly welcomed the plan.
10/May/16	Post on Facebook page	Notification of LNP postal survey	No comments 4 likes	See by 118 of which at least 38 were parishioners

10-May-2016 to end July 16	Postal survey questionnaire sent out to every household in the parish	To inform parishioners about the LNP. To gain agreement for advancement of the 4 areas of policy identified by prior consultations. To ask for further ideas and comments		160 questionnaires were sent out and 40 were returned, a 25% response.
19/Aug/16	Post of the Survey overview on Facebook page	To communicate the overview of the Survey		2 comments 4 likes and seen by 54 of whom at least 22 were parishioners
Sep-16	Article in Meerbrook Chronicle	To communicate the overview of the Survey		150 editions circulated in an ad-hoc fashion around the parish
1/Oct/16	Notice of "Drop-in" Day posted on Facebook. On PC Notice board, on Church Notice Board, within Village Hall Notice board and 'flyers' in the local pub	To give plenty of notice of the event		
21-Oct-16 & 25-Oct-16	Reminders of the "Drop-in" day posted on Facebook	To give plenty of notice of the event		
26/Oct/16	"Drop-in" Day Event	To give parishioners an opportunity to drop-in to the Village Hall and have a presentation and ask questions about the LNP	All who attended were very positive about the LNP	14 parishioners attended
30/Nov/16	Stall at Meerbrook Xmas Fayre	To give parishioners a further chance to have a presentation and ask questions about the LNP	All parishioners who took part were very positive	10 parishioners took part

10/Jan/17	Tittesworth Parish Council	To inform our neighbouring PC of our plans		Positive response
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3.3 The conclusions of the Part 1 Consultation are as follows:

- The Vision was very strongly endorsed in the Postal Survey
- The embryonic policies put forward in the postal survey were also strongly endorsed except for the proposal to allocate 2 affordable housing plots in Meerbrook Village. Although there was overall support in the wider community there was quite strong opposition in the village itself and the objections put forward were considered to be very reasonable by the parish council so this proposal was removed from the draft plan
- The draft Neighbourhood Plan was approved for formal Regulation 14 consultation.

4.0 Part 2 Formal Regulation 14 Consultation

4.1 It is required by the Neighbourhood Planning Regulations that before submitting a plan 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;*
- (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
- (iii) details of how to make representations; and*
- (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;*

(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”

4.2 In order to satisfy the above requirements Leekfrith Parish Council published the formal Notification (See Appendix 1) and undertook other publicity as detailed below. In each case it was made clear where and how the plan could be inspected and how to make representations. In each case the time given to make representations was 6 weeks or longer.

- i. Posted Notification and the pre-submission plan on the Meerbrook Community Facebook page detailing how and by when to comment. This reaches approximately 50 (16%) parishioners. The post was freely available for comment between 31 Jan 18 & 21 Mar 18. A sample of the text used is shown in Appendix 2.
- ii. Sent Notification and the pre-submission plan in emails to those parishioners who participated in the Leekfrith NP survey detailing how and by when to comment. This reached approximately 30 (18%). A sample of the text used is shown in Appendix 3.
- iii. Displayed Notification detailing who to contact to receive a copy of the Neighbourhood Plan and how and by when to comment, and a copy of the printed Neighbourhood Plan and its appendices in the local village hall from 31 Jan 18 to 22 Mar 18.
- iv. Included a piece in the local paper (Leek Post and Times) detailing who to contact to receive a copy of the NP and how and by when to comment. (See Appendix 4).
- v. Deposited printed copies of the Plan and Notification with instructions on how and by when to comment at both Staffordshire Moorlands District Council offices in Leek and at Leek library from 31 Jan 18 to 22 Mar 18.
- vi. Sent the Notification and draft Plan in emails to the following Schedule 1 organisations. A copy of the email is in Appendix 5.

Peak District National Park Planning Authority,
Staffordshire County Council,
Staffordshire Moorlands District Council,
Coal Authority
HCA (Midlands area),

Ramblers Association,
Natural England,
English Heritage,
Environment Agency,
Highways Agency,
Openreach
MBNL Communications (for mobile network)
Seven Trent,
Western Power Distribution
Staffordshire Wildlife,
East Midlands Chamber of Commerce,
Staffordshire Chambers of Commerce,
Business Peak District,
Blackshaw Moor first school,
Churnet View middle school,
Three Horseshoes Inn,
Ye Olde Rock Inn,
Lazy Trout Meerbrook,
Hillcrest Engineering,
Radical Energy,
Red Earth Farm Ltd
K.J Baines Commercials,
J Vernon - owner of small part of Upper Hulme Mill,
Indigo Furniture, Upper Hulme,
St Matthews Church Meerbrook,
Methodist Chapel Meerbrook,
Heathylee PC,
Rushton PC,
Heaton PC,
Tiittesworth PC,
Peak District Rural Housing Association,
Roaches Tea Rooms
Party Houses
Alderlee Holiday Cottage

4.3 The following table summarises the main issues and concerns raised by persons consulted, and describes how these have been considered, in accordance with Neighbourhood Planning Regulations Part 5 S15 (2) (c) and (d).

Abbreviations:

Leekfrith Neighbourhood Plan (LNP)

Peak District National Park Authority (PDNPA)

National Park Authority (NPA)

PDNPA Local Plan (LP)

Draft Development Management Policies (DMP)

Staffordshire Moorlands District Council (SMDC)

Staffordshire Wildlife Trust (SWT)

Section of Leekfrith NP	Policy Ref	Responder	Response ID	Responder Comment	Neighbourhood Plan Working Group Response	Amend plan? yes/no
General Comment		SMDC	1	The draft Plan appears to offer a valuable and sustainable contribution to the future development of the Parish and the District Council looks forward to offering continued support in taking the Neighbourhood Plan forward to examination and then referendum	A strongly encouraging response from our local council	NO
General Comment		Heathylee Parish Council	2	. Heathylee Parish Council would like to make the following response to your Survey1: Question 1 - 5 Strongly Agree - we support local housing and business Question 2 - 5 Strongly Agree Question 3 - 3 Question 4 - 5 Strongly Agree Question 5 - Strongly agree The survey was attached to the LNP for information only as it had been completed some time ago and was aimed only at parishioners.	This appears to be a response to our initial survey rather than a response to the draft Plan, nevertheless the comments have been noted and we appreciate the positive support.	NO

General Comment		PDNPA	3	Number paragraphs and split large blocks of text into smaller blocks, to aid readability	Points taken about greater clarity of presentation	YES
General Comment		Natural England	7	Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	Useful advice, which we were aware of.	NO
General Comment		SWT	8	Thank you for consulting Staffordshire Wildlife Trust on the Leekfrith Parish Neighbourhood Plan 2018 - 2033 Public Consultation Document 18 Jan 2018 and associated appendices. I have attached a checklist of biodiversity requirements for strategic planning as laid out by the NPPF and Planning Practice Guidance, with notes on the type of information that plans ought to contain. I have also attached some information on where data on ecological features can be gained, and how SWT may be able to help with some aspects of ecology evidence base. Although the plan mentions many of the important landscape features of the parish, it should also list the important designated sites, habitats and species in the area that are relevant to planning. This will also help to direct development in future, and also potentially highlight where work, and funding, can be targeted to solve issues and enhance the area. We appreciate however, that Leekfrith is a small parish and sparsely populated- resources may be slim and so looking at key areas and where information is most needed would be beneficial.	Very detailed observations about the need for awareness of the ecological surroundings, and the need to minimise the impact of any development. However, the Leekfrith Neighbourhood Plan (LNP) has a primary function of serving the community, and we feel that ecological issues have been adequately covered by the presence of a HRA screening report which analyses the various issues from a broader viewpoint. The LNP Policy 1 makes reference to the need for an HRA. The HRA for the SMDC Local Plan	NO

			<p>We would be pleased to meet with the plan group to discuss how we may be able to input further to the plan and produce some useful information. I have however put together some initial notes on the plan that we feel should be considered.</p>	<p>(Feb 2108) concluded that there was no adverse effects on European sites with regard to its policies SS3, SS4 and SS11</p>	
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General Comment		SWT	8	<p>National Character Area Leekfrith parish is within NCA 53, the South West Peak. The NCA has a lot of useful information on the character of the area, that could inform the plan and perhaps more detailed policies relating to the types and design of development that would uphold local character as well as wildlife features special to the area. This includes drystone walls, peatland areas and watercourses, all of which are important to wildlife but also water management, water quality and carbon storage. http://publications.naturalengland.org.uk/publication/12392045?category=587130</p>	See comment above	NO
General Comment		SWT	8	<p>Landscape-scale Projects and Initiatives The southern part of the within moorlands is within Churnet Valley Living Landscape Partnership area, with various projects ongoing including river restoration and veteran tree surveys. The Churnet Valley has its own biodiversity opportunity map and is highlighted in the proposed new Staffordshire Moorlands Local Plan currently being consulted upon. We recommend the NP should mention the area and support the aims of the initiatives here. The South West Peak national character area is a focus for other project work by several nature conservation partners, focussing on sustainable farming, bird conservation and water management, as well as engaging communities and young people. We can provide further information and the parish may consider how policies could support these aims in the area.</p>	See comment above	NO

General Comment		SWT	8	<p>Wildlife Sites, Habitats and Species</p> <p>Leekfrith Parish contains parts of the South Pennine Moors SAC and Leek Moors SSSI. Most of SWT's nature reserve, The Roaches, is in the parish. There are several Local Wildlife Sites (LWS) in the area, and some areas around Tittesworth Reservoir are being considered for LWS designation. There are also many other sites that have been recognised as being high value in the past, but have not been recently surveyed. LWS designations are therefore not comprehensive or up-to-date for the area. There are several areas of ancient woodland, some of which has been planted with conifers and is in need of restoration.</p> <p>The parish is 2829 ha in size. Around half of the parish has no habitat data according to Staffordshire Ecological Record – mostly in the centre of the parish which is within the Peak Park. The PDNPA may well have more data on the area. Many past planning applications across the parish may contain ecology surveys and data that could be collated. The area is particularly important for many priority bird species, and has populations of several important mammals such as otter, polecat and bats.</p> <p>One requirement of the NPPF is that plans map out areas with potential for habitat enhancement or restoration, as well as promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity. The plan should also contain policies for protection and enhancement of Local Wildlife Sites and irreplaceable habitats- this is an opportunity to strengthen national and district guidance, which can be a little vague, and secure net environmental gain for each development.</p> <p>As SWT manages The Roaches, we would be interested in contributing to map of biodiversity opportunities in the area. A green infrastructure strategy might also be beneficial, to bring together possible improvements for wildlife, landscape, access and water management . This can help inform the planning process, but also help co-ordinate other</p>	See comment above	NO
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				kinds of projects and sources of funding. It might be helpful for the parish to consider further a 'wish list' of issues or needs that could be addressed in the area, such as accessible green space (if this is lacking), footpaths, flooding issues etc. that resources could be sourced for as part of development or other projects.		
General Comment		SWT	8	<p>Renewable Energy</p> <p>Northern Staffordshire is an area with good opportunities for wind energy, solar and potentially other initiatives such as small hydro-electric schemes or anaerobic digesters to produce green gas. The demand for such developments does depend on the economic climate and availability of grants/ subsidies; but, especially where farming is marginal, there is always the need to diversify. We suggest these types of development be considered in the plan, so that within this wildlife-rich and sensitive landscape, the locations and requirements for such installations can be specified in more detail where necessary</p>	We feel this is a planning issue which would be controlled by PDNPA and SMDC, as such this is beyond our remit.	NO
General Comment		SWT	8	<p>Farm diversification and agricultural developments</p> <p>The plan would do well to consider the kinds of other rural development that may come forward in the plan period, such as camp sites, farm buildings, fishing ponds etc. etc. and the specific requirements that may be needed in terms of protection/ enhancement of the environment in the area..</p>	We feel these are matters between local land owners and the relevant planning authorities, and is not in our remit.	NO
General Comment		Judith Sherratt	11	What about the parking issues in Meerbrook? Drive through the village at weekends and you will see issues with cars parking inappropriately and causing issues for large vehicles. There is a comment but that is related to development.	Leekfrith Parish Council are working on facilitating the enlargement of the Lazy Trout car park. The neighbourhood plan process is a long one so it was decided that it would be quicker not to put the car	NO

					park enlargement in the plan but work on the issue directly, which we expect to be much quicker.	
General Comment		Judith Sherratt	11	And a small point, it was renamed from Tittesworth Reservoir to Tittesworth Water a while ago.	Noted	YES
Typographical errors		PDNPA	3	<p>Contents page, list of appendices does not match appendices given</p> <p>Page 4 Key to map. Blue line not dotted.</p> <p>Page 5 Section 3 para 1. "The northern 2/3rds two thirds . . . southern 1/3rd one third . . ."</p> <p>Page 5, para 1, last line "The reservoir is operated by Severn Trent Water Authority PLC, and dominates the valley floor.</p> <p>Page 6, 1st para. Bold?</p> <p>Page 6, Section 5, para 1, line 5. " . . . Authority's Development Plan (Local Development Framework Core Strategy . . . draft Development Management Polices 2106)</p> <p>Page 10, Section 7.3, 1st para, last sentence, delete extra full stop.</p> <p>Page 10, Section 7.4 2nd para. Remove full stop before bracket.</p>	Points taken on board about typographical errors	YES
1	Page 3 para 3.	PDNPA	3	Plan reads "Non planning ideas in separate chapter." But there is no separate chapter.	Sentence is removed	YES
7.1	Policy 1	Mr Donald Goodwin	9	Please keep an eye on Upper Hulme Works, making the new or converted houses have four parking places each	We feel this is covered in the LNP Policy 3	NO

7.1	Policy 1	Mr Donald Goodwin	9	It would be far better to allow the green field to be used next to Upper Hulme Works than crowd the Works area with yellow lines and traffic lights etc. The extension of the adjoining land as part of the Upper Hulme Works could be done with trees planted so it would not be noticed.	Use of green-field sites is controlled by other authorities and is not part of our plan.	NO
7.1	Policy 1	Fred and Christine Bradshaw	10	Would hope a convenience store figures in the plan for small businesses.	The LNP Policy 1 will support retail A1 uses.	YES
7.1	Policy 1	PDNPA	3	Conforms and supplements.(adopted policy) Policy states “A number of light industrial units will also be supported” however the text on the plan (Figure 2) states “the green area has a premise in favour of general industry/commercial use . . .” Need to clarify what sort of industrial uses would be acceptable. Suggest B1 is more appropriate if in close proximity to housing. If general industrial is permitted the policy needs to state that design and layout will minimise impact.	The LNP Policy 1 will support B1 light industry use. The wording in Fig 2 will be removed and included in the text of Policy 1. C3 housing development will also be included.	YES
7.1	Policy 1	Highways England	4	Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Leekfrith Neighbourhood Plan, our principal interest is safeguarding the operation of the A500 which routes approximately 10 miles to the west of the Neighbourhood Plan area. We understand that a Neighbourhood Plan is required to be in conformity with relevant national and District-wide	The LNP will not impact Highways England’s SRN	NO

				<p>planning policies. Accordingly, the Neighbourhood Plan for Leekfrith is required to be in conformity with the strategic local planning policies set by Staffordshire Moorlands District Council and the Peak District National Park and this is acknowledged within the document. Limited development growth is planned to come forward across the Neighbourhood Plan area. Up to 40 dwellings could be constructed through the development of Upper Hulme Mill. Given the distance of the Neighbourhood Plan area from the SRN, coupled with the limited development growth planned to come forward, it is considered that there will be no impacts upon the operation of the SRN.</p> <p>We have no further comments to provide and trust that the above is useful in the progression of the Leekfrith Neighbourhood Plan.</p>		
7.1	Policy 1	Coal Authority	5	<p>As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.</p> <p>According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 5 mine entries and likely historic unrecorded underground coal workings at shallow depth. If the Neighbourhood Plan allocates sites for future development in these areas then consideration as to the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework and the Development Plan. In addition any allocations on the surface coal resource will need to consider the impacts of mineral sterilisation in accordance with the National Planning Policy Framework and the Development Plan.</p>	Points noted. The LNP does not have plans for future further development.	NO

				In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of planningconsultation@coal.gov.uk .		
7.1 Fig 2	Policy 1	Historic England	6	<p>Thank you for the invitation to comment on the Leekfrith Neighbourhood Plan.</p> <p>Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Leekfrith.</p> <p>We commend the identification of the Upper Hulme Mill site in Policy 1 as a site for future development. Historic England strongly supports the retention and sympathetic conversion of the historic buildings at the mill site. We do, however, consider that this could reasonably be a requirement of the policy rather than simply a preference, as currently expressed in the rubric of Figure 2 in the Plan.</p> <p>I hope you find this advice helpful.</p>	<p>We welcome the support for the choice of site at Upper Hulme.</p> <p>Policy 1 will be changed to so that it is a requirement.</p>	<p>NO</p> <p>YES</p>
7.1	Policy 1 Figure 2	PDNPA	3	<p>Title on map difficult to read on printed A4 version.</p> <p>Red colour shading on map looks orange in some places.</p> <p>A small part of the site is outside Leekfrith parish and neighbourhood area. It is not permissible to make policies for any land outside the neighbourhood area.</p>	<p>Points noted</p> <p>This anomaly will be pointed out in the LNP</p>	<p>YES</p>
7.1	Policy 1	Natural England	7	<p>Best and Most Versatile Agricultural Land</p> <p>We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure</p>	LNP Policy 1 uses 'brown-field' land.	NO

				that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.		
7.1	Policy 1	SWT	8	<p>Development of Upper Hulme Mill</p> <p>The site would seem to be a very appropriate area to develop as it is a 'brown-field' site, and improvements to some aspects such as drainage could be beneficial to the area as it is adjacent to a tributary of the River Churnet. Sustainable drainage would be a key element here. The site is within a corridor of potentially valuable habitat, and should contribute to this if developed.</p> <p>Before a site is allocated however, the potential ecology constraints need to be known, in order to make an informed decision. This could affect the type or scale of development that may be possible, for example if protected species were present. Any land contamination would also need to be considered in terms of the constraints that may present.</p> <p>We recommend that a Preliminary Ecological Appraisal be carried out on the site before any decision is made on its allocation. This should not be onerous given the size and type of site. Some previous applications in the area might also have some data. eg. bat surveys.</p>	Policy 1 will be changed to include the requirement to carry out a Preliminary Ecological Appraisal.	YES

7.2	Policy 2	Fred and Christine Bradshaw	10	Strongly agree with this policy. Is it possible outbuildings on farms (not just barns) be converted to residential use for family members?	LNP Policy 2 only relates to the flexible use of already existing ancillary holiday accommodation and extending the policy to include any type of out-building is covered by with PDNPA and SMDC local plans	NO
7.2	Policy 2	PDNPA	3	Conforms and supplements.(adopted policy) LNP is more aligned to the Draft Development Management Policies (DMP) than the Local Plan (LP). Use of term 'on the general rental housing market' in the LNP policy is more permissive than the DMP which uses 'those in housing need and having the required local connection'. However the LNP would not significantly undermine the NPA's strategic policy for the following reasons: (i) scale – the policy would apply to only a few properties in this neighbourhood area. (ii) it is a temporary arrangement restricted to 2 years Bullet (vi) should be a stand-alone statement.	LNP Policy 2 vi will be a stand alone statement	YES
7.3	Policy 3	PDNPA	3	Conforms and supplements DMP parking policies and parking standards	Agreement noted	NO
7.3	Policy	SWT	8	Parking on narrow roads The issue of damage to road verges is a concern in terms of ecology, as many verges in the Moorlands are diverse and support high value grassland/ heathland habitats. Damage can also lead to erosion and soil/ silt washing into watercourses. Some kind of plan to improve problem areas and to protect verges, as well as provide more parking or passing places would be valuable.	This suggestion is beyond the scope of the LNP	NO

7.4	Policy 4	Fred and Christine Bradshaw	10	Staffs county council used to have funds available for local community developments, which is how we got Meerbrook Village Green. Would this not be a similar thing?	Funding for LNP Policy 4 has already been explored and funding from Staffs CC is not available at this time.	NO
7.4	Policy 4	PDNPA	3	Conforms and supplements DMP parking policies and parking standards	Conforms with DMP	NO
7.4	Policy 4	Natural England	7	Best and Most Versatile Agricultural Land We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.	LNP Policy 4 only specifies for up to 28 days use per annum The land for the proposed temporary car park is agricultural land classification grade 4 ie Poor	NO
7.4	Policy 4	SWT	8	Proposed Extra Parking at The Roaches The proposed car parking site looks to be appropriate in wildlife terms, as it is an improved grassland field of low wildlife value. The dry stone wall would need to be moved and retained. Through the parking spaces construction the area could be enhanced with some native seed, and perhaps a new hedge or shrub planting as appropriate to add habitat and screening. If car parking areas can be well designed and enhance the area, this may facilitate the planning and provision of parking areas in the future to alleviate the issues highlighted. The plan might also consider whether there could be facilities provided further from the Roaches in a less sensitive area, where people can park and walk, and perhaps fund this via parking charges?	The LNP Policy 4 only specifies 28 days use per year and so is permitted development. The land owner would not tolerate any hedge planting across the centre of his field which is used for grazing. Other areas have already been explored and none were considered viable.	NO
Appendix	5	PDNPA	3	It would be useful to know if these are all of the days surveyed, or just the ones where there was illegal parking, to give us an idea of the level of the problem.	These were all of the days surveyed. Anecdotally the days when there is most illegal parking is	NO

					on Sundays when the weather is good. The surveyed days were mainly Saturdays because this worked in with the SWT Ranger service work pattern. The survey was abandoned when it became obvious no finance could be obtained to fund the car park in the short to medium term.	
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5. Conclusion

5.1 The publicity, engagement and consultation completed throughout the production of the Leekfrith Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work, and do business within the Neighbourhood Area to contribute to the process, comment, and raise issues.

5.2 All statutory requirements have been met and a significant level of additional consultation has been completed throughout the Neighbourhood Area.

5.3 The Consultation Statement and Appendices have been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

APPENDIX 1: Notification

LEEKFRITH PARISH COUNCIL

Leekfrith Neighbourhood Plan Proposal: Notification of 'Regulation 14' pre-submission consultation

Town and Country Planning Act 1990 Schedule 4B para 4 (1)
The Neighbourhood Planning (General) Regulations 2012 (as amended)

Leekfrith Parish Council has prepared a 'pre-submission draft' Neighbourhood Plan for Leekfrith Neighbourhood Area and is seeking comments from people who live, work or carry on business in Leekfrith parish. The Plan sets out a vision for Leekfrith Parish which reflects the views and feelings of local people and contains planning policies for the redevelopment of Upper Hulme, housing and parking.

If you have any comments on the neighbourhood plan proposal, please respond by e-mail to: bobfoster4722@gmail.com

Or in writing to:

Leekfrith NP
Bank Top Farm
Upper Hulme
Leek
Staffs ST13 8UB

A copy of the draft plan is available to view at <http://leekfrithparishcouncil.btck.co.uk/>

Printed copies of the plan are available at Leek Library, 31 Stockwell St, Leek, ST13 6DH

And:

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek ST13 6HQ

A printed copy of the plan can also be made available on request by emailing bobfoster4722@gmail.com

or writing to:

Leekfrith NP
Bank Top Farm
Upper Hulme
Leek
Staffs ST13 8UB

ALL RESPONSES MUST BE RECEIVED NO LATER THAN MIDNIGHT ON THE 21ST MARCH 2018

Appendix 2

Example of post on Meerbrook Community Facebook page



Bob Foster uploaded a file in the group: Meerbrook and Upper Hulme Community. ...


31 January 2018 · Add topics · 

CALLING ALL LEEKFRITH PARISHIONERS. Just when you thought the Leekfrith Neighbourhood Plan had been forgotten It continues to progress and after being written up and jumping a few hurdles it is ready for public consultation - a legal requirement in its journey towards legalisation. Next steps are examination by an independent examiner and a referendum of parishioners.

The plan is attached. The first page is a Notification explaining how and by when to comment. If you are interested in the appendices please get in touch and I will send them to you.

Please take the time to read the plan and if you have any comments please leave them here on Facebook or as explained in the Notification. If you know any parishioners not on the web please tell them how they can see a paper copy. Or email me with addresses etc and I will send a paper copy to them.



LEEKFRITH NEIGHBOURHOOD PLAN Meerbrook ...  

PDF

 Chris Foster and 2 others 2 comments

 Like  Comment  Share

APPENDIX 3

Text of email sent to respondents to the Leekfrith NP survey

Dear Parishioner,

As a respondent to the Leekfrith Neighbourhood Plan (LNP) survey a while ago I'm writing to inform you that the LNP has now been written up and gone over a few hurdles to the point where it is ready for public consultation – a legal requirement on its journey to become a legal document for use in the planning system. Next steps will be examination by an independent examiner and ultimately a referendum in Leekfrith parish.

The plan is attached as well as 4 appendices and a Notification explaining how and by when to comment.

Please take the time to read the plan if you are a parishioner and if you have any comments please contact us as explained in the Notification. If you know any parishioners not on the web please tell them how they can see a paper copy. Or email me or phone me on 01538 300321 with addresses etc and I will send a paper copy to them.

All comments to be in before midnight 21 March 2018.

Kind regards

Bob Foster

Leekfrith Neighbourhood Plan Project Manager

On behalf of Leekfrith Parish Council

Neighbourhood plan is first for the Moorlands

By Leslie Jackson
leslie.jackson@the-posterandtimes.co.uk

AFTER two years of work, a Neighbourhood Plan for the parish of Leekfrith is being launched today, the first in the Staffordshire Moorlands to go out for consultation.

The plan takes in the areas of Meerbrook, Upper Hulme and the Roaches.

Neighbourhood Plans are encouraged by the government to give local people the chance to have a greater say in how their communities develop over the next few years.

The plan sets out policies for the use and development of land in the Leekfrith Parish covering the period from 2018-2033.

Once adopted, it will be used by the local planning authorities, alongside other strategic plans, to make decisions about development in the Leekfrith Parish.

In May 2015, parish councillor Bob Foster decided not to apply for re-election to concentrate on developing the Neighbourhood Plan as a representative of the council.

Mr Foster said: "The parish council began to consider doing an Neighbourhood Plan in late 2014 as it was obvious that something needed to be done with the old Dying Sheds at Upper Hulme as they were becoming dilapidated.

"Leekfrith is slightly unusual in that it is partly under the jurisdiction of the Peak District National Park Authority (PDNPA) and partly Staffordshire Moorlands District Council (SMDC). Because of this we had to liaise with both planning authorities.

"In 2015 the Peak Park had more experience with parishes developing NPs and had a person assigned to support so we received brilliant help.

"In April 2015 both SMDC and PDNPA formally designated Leekfrith Parish as a Neighbourhood Plan Area.

"Throughout the rest of 2015 we liaised with the owners of the Upper Hulme Mill area and the PDNPA planners and developed an outline plan



which would enable the mill area to be developed for housing and small industrial units.

"Whether or not this plan is taken up depends of course on the owners.

"Work was also done in this period on identifying a possible partial solution to problem parking on the Roaches, looking at the possibility of releasing holiday cottages to full time rent in certain circumstances and trying to identify suitable building plots in the area.

"In March 2016 Arthur Wilson joined me as a representative of the parish council on the project and in May 2016 a survey was posted to every property in Leekfrith detailing our vision for the parish.

"There was very positive support for all our proposals except possible housing plots in Meerbrook which were difficult to access and trees would have to be removed.

"The parish council decided to remove these plots from the plan as there was a much better chance of providing affordable housing at Upper Hulme Mill.

"In the survey, parking in Meerbrook village came across as a very large problem.

"This issue has not been included in the NP as it is being addressed directly and more quickly by the parish council."

During the summer and autumn last year the first draft of the Neighbourhood Plan document was finalised with the PDNPA. The draft was submitted to SMDC, which asked for slight amendments to the policy on full-time rent for holiday cottages to better fit with its policies.

Now, after much work and many re-drafts, the document is ready to put out to public consultation.

Mr Foster added: "We would like to thank all of the staff at PDNPA and SMDC who have been instrumental in guiding us along this long journey."

Copies of the Neighbourhood Plan are available at leekfrithparishcouncil.btck.co.uk.

Printed copies are available at Leek Library and at Staffordshire Moorlands District Council offices in Stockwell Street, Leek

A printed copy of the plan can also be made available on request by emailing bobfoster4722@gmail.com or writing to: Leekfrith NP Bank Top Farm, Upper Hulme, Leek, Staffs. ST13 8UB

Any comments on the neighbourhood plan proposal, please respond by e-mail to: bobfoster4722@gmail.com or in writing to: Leekfrith NP Bank Top Farm, Upper Hulme, Leek, Staffs ST13 8UB

All responses must be received no later than midnight on March 21, 2018.



Expert in the right, your family negotiator is fair and

Bowcock and Pursall have provided families throughout Leek and surrounding areas with a comprehensive range of legal services for 90 years.

With an enviable reputation, up-to-date knowledge and expertise, our family law specialist, Lisa Cogger, is on-hand to provide advice and guidance when you need it.

Lisa has considerable experience of advising and handling complex negotiations where the assets include businesses, farming partnerships, diverse pension schemes and substantial investment portfolios.

Available at your convenience, throughout the week, weekends or evenings. You may contact Lisa on 07814 175350 to arrange an initial free consultation and she will help you to understand your rights and work effortlessly to find the right solution for your current circumstance in any of the following areas:

- Farming and Agricultural Divorce
- Divorce / Dissolution of Civil Partnership
- Financial negotiations and settlement
- Pre and Post Nuptial Agreements
- Arrangements for children
- Cohabitation Agreements
- Separation Agreements
- Injunctions

APPENDIX 5

CONSULTATION: LEEKFRITH NEIGHBOURHOOD PLAN

Dear Consultee,

LEEKFRITH PARISH COUNCIL

Leekfrith Neighbourhood Plan Proposal: Notification of 'Regulation 14' Pre-submission Consultation

Town and Country Planning Act 1990 Schedule 4B para 4 (1)
The Neighbourhood Planning (General) Regulations 2012 (as amended)

Leekfrith Parish Council has prepared a 'pre-submission draft' Neighbourhood Plan for Leekfrith Neighbourhood Area and is seeking comments from people who live, work or carry on business in Leekfrith parish.

The Plan sets out a vision for Leekfrith Parish which reflects the views and feelings of local people and contains planning policies for the redevelopment of Upper Hulme, housing and parking.

The Leekfrith Neighbourhood Plan and 4 appendices are attached

If you have any comments on the neighbourhood plan proposal, please respond by e-mail to:

bobfoster4722@gmail.com

ALL RESPONSES MUST BE RECEIVED NO LATER THAN MIDNIGHT ON THE 21ST MARCH 2018

5 attachments

Leekfrith Neighbourhood Plan Public Consultation Document.pdf
Appendix 1 Leekfrith NP Survey Questionnaire.pdf
Appendix 2 Survey Overview.pdf
Appendix 3 Leekfrith Parish Housing Needs Survey 2014.pdf
Appendix 4 Number of Cars parking Illegally on the Roaches.pdf