

# FARNSFIELD NEIGHBOURHOOD PLAN

## DRAFT CONSULTATION STATEMENT



2016 – 2033

FARNSFIELD PARISH COUNCIL

JANUARY 2017



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# 1 Introduction

This Consultation Statement has been prepared as part of the Farnsfield neighbourhood Plan and explains the consultation (community and statutory) that has been undertaken by the steering group as part of the plan making process.

The contents of a Consultation Statement are specified within The Neighbourhood Planning (General) Regulations 2012:

In this regulation “consultation statement” means a document which:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

# 2 The Aims of the Consultation

The Farnsfield Neighbourhood Plan consultation process sought to:

- Engage as many members of the community as possible throughout all stages of the Plan’s development.
- Ensure that the Plan was fully informed by local residents, businesses, and other stakeholders from the outset.

- Link consultation to key stages in the Plan’s development in a clear and logical manner.
- Utilise existing public events and posters to communicate with all of the community including those not actively engaged in responding the Plan’s development.
- Provide all consultees with feedback in both written and online forms.

# 3 Steering Group

Farnsfield Parish Council publicised the formation of a Neighbourhood Plan Steering Group in December 2013 and sought support from local residents. The Parish Council, with support from local volunteers, configured the group, including at least one Parish Councillor within the group to guide the Steering Group and report to the Parish Council, which first met in May 2014 to progress the Pan.

The neighbourhood area designation was approved by Newark & Sherwood District Council on 25 June 2014.

The Steering Group have received planning support from Globe Consultants Limited and from Matthew Tubb of Newark & Sherwood District Council.

## 4 Summary of Consultation Undertaken

### 1.1 December 2013: Parish Newsletter Article

Parish Council asked through the Parish Newsletter for people to put themselves forward to be involved in the Neighbourhood Plan process.

A copy of the Newsletter is included within Appendix 1.

### 1.2 30 September 2014: Public Meeting

The purpose of this meeting was to explain the Neighbourhood Plan and the target areas of interest (Housing, Transport, Community, Amenities, Environment, Employment and Open Spaces), and to seek help in developing a community questionnaire. The meeting looked at the proposed questions in order to obtain views from the local community in order to help to shape the Plan.

The event helped to clarify the key issues for the community which included traffic, parking, public transport, communication and open spaces.

A copy of the presentation given at the meeting is included within Appendix 2.

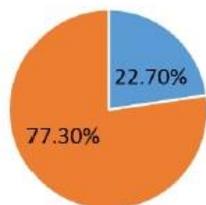
### 1.3 November 2014: Questionnaires

In November 2014 questionnaires were distributed to all households and businesses in the village. The purpose of this consultation was to obtain wider views on the key issues for the future of Farnsfield. To encourage participation in the consultation process, a combination of word of mouth and prominently displayed posters were used to encouraging people to return the questionnaires.

A summary of the key issues identified through this consultation is provided overleaf and a copy of the questionnaire and an extended summary of responses is attached at Appendix 3.

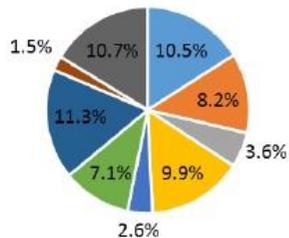
Do you think Farnsfield requires more housing beyond the 142 planned additional dwellings in the time period up to 2040?

- Yes
- No



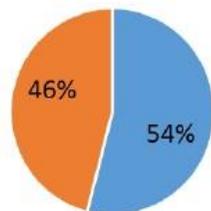
What type of housing would you like to see in any new development?

- Bungalow
- Care Home
- Flat
- House 1-3 Beds
- House 4+ beds
- Social Housing
- Starter Homes
- Three Storey
- Warden Assisted



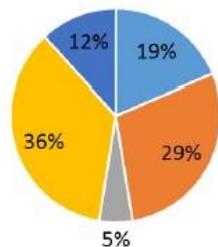
Do you think land should be allocated for development suited to Farnsfield's rural environment that encourages local employment opportunities?

- Yes
- No

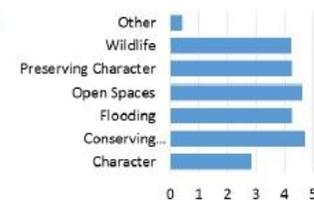


If yes to the above do you think a Neighbourhood Plan should include policies and/or allocate land to provide for new:

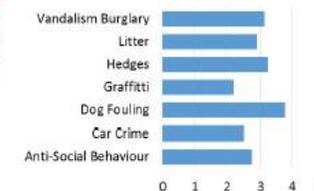
- Manufacturing Units
- Offices
- Other Small Business
- Shops
- Storage



When considering the local environment, how important to you are the following?



Which of the following are issues of concern for your household and do you have any suggestions for prevention/remedial action?



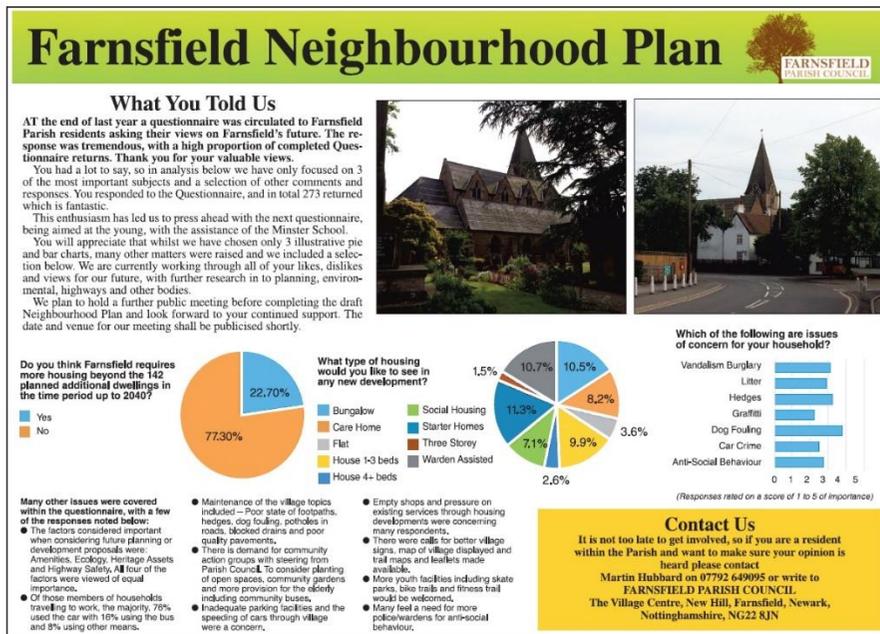
Many other issues were covered within the questionnaire, with a few of the responses noted below:

- The factors considered important when considering future planning or development proposals were Amenities, Ecology, Heritage Assets and Highway Safety. All four of the factors were viewed of equal importance.
- Of those members of households travelling to work, the majority, 76% used the car with 16% using the bus and 8% using other means.
- Maintenance of the village topics included - Poor state of footpaths, hedges, dog fouling, potholes in roads, blocked drains and poor quality pavements.
- There is demand for community action groups with steering from Parish Council. To consider planting of open spaces, community gardens and more provision for the elderly including community buses.
- Inadequate parking facilities and the speeding of cars through village were a concern.
- Empty shops and pressure on existing services through housing developments were concerning by many respondents
- There were calls for better village signs, map of village displayed and trail maps and leaflets made available.
- More youth facilities including skate park, bike trails and fitness trail would be welcomed.
- Many feel a need for more police /wardens for anti-social behaviour.

## 1.4 July 2015: Article in Free Paper

In order to communicate the issues identified through the November 2014 consultation and to maintain local interest in the Plan's development, an article was published in the Bramley Newspaper explaining the outcome of the consultation questionnaire. The article provided feedback on the key issues that were identified from the analysis of the November 14 questionnaire, as well as inviting more residents to get involved in the Plan process.

The article is included in full at Appendix 4.



## 1.5 August 2015: Public Event

On 15 August 2015 there was the opportunity to make use of public event – VJ Day Celebrations – to promote the Neighbourhood Plan process and obtain further information from the community.

The public event provided the opportunity to explain progress of the Neighbourhood Plan, the next steps, and to feedback information obtained from the questionnaire survey in order to seek reaction and further views. Individual interviewees were asked what they liked and disliked about the village and what improvements they would like to see.

Interviewees were asked which age group they fitted into – under or over 30. Responses were elicited from the two age groups as follows:

- Under 30s 'likes': (total of 12 comments) friendliness, open spaces, shops
- Under 30s 'dislikes': (total 9 comments), mostly in relation to dog fouling
- Over 30s 'likes': (total 23 comments) friendliness, sense of community, shops
- Over 30s 'dislikes': (total 20 comments) traffic, lack of parking, new developments
- Overall, a significant number (total of 23) of people expressed concerns over traffic and the lack of parking

The detailed responses from the event are included within Appendix 5.

## 1.6 November 2016: Pre-Submission Consultation

Consultation to date was used to inform the Plan's draft policies leading to a pre-submission consultation on the Plan in accordance with Regulation 14, which was undertaken in the six week period between the 21 November 2016 and the 6 January 2017.

Consultation was undertaken by written letter from the Parish Council with an accompanying feedback questionnaire and comments form which was delivered to all households and businesses by the Steering Group and volunteers.

The letter set out where the Draft Plan and Character Appraisal could be viewed online and where hard copies were available to view within the village. Written comments were invited with 'collection points' and postage return options being made available.

A similar letter was sent to statutory consultees by the Parish Council.

A copy of this letter are attached as Appendix 6.

### 4.1.1 Community Consultees

Community consultation resulted in written representation from 57 local residents. The following paragraphs offer a concise summary of the views expressed by these respondents in relation to the Plan and its policies.

**Vision and Objectives:** 93% of respondents agreed with the vision and objectives of the Plan. Village character and scale of development were the main focus of comments regarding the Vision and Objectives. The need for affordable homes, and ensuring services are not negatively impacted by new development, were also referenced in several comments.

**FNP1 Housing Development:** 79% of respondents agreed with the policy. Maintaining the village envelope and developing existing allocations were a prominent feature in the comments, as was the size of any new

development(s) and impact on existing infrastructure, services and facilities.

**FNP2 Infill Development:** 79% of respondents agreed with the policy. Despite high levels of agreement the comments reflect a range of viewpoints. The need to manage parking congestion is mentioned in several comments, as is the importance of building style and reflecting and maintaining the character of the village.

**FNP3 Affordable Housing:** 79% of respondents agreed with the policy. Comments were generally consistent in support for affordable housing in a variety of forms and for properties suited to the needs of older and less mobile members of the community. Comments also indicated a preference for houses to be of small scale, integrated into developments and to be within the village envelope. However comments regarding disagreement also focused on housing being located within the village envelope and on existing allocations.

**FNP4 Local Employment Opportunities:** 89% of respondents agreed with the policy. Although largely supportive of the policy, comments reflected concerns about the growth of the village envelope and by inference the sale of any employment uses.

**FNP5 A Thriving Parish:** 86% of respondents agreed with the policy. Comments suggest a preference for maintaining and supporting existing facilities.

**FNP6 Other Uses on Employment Sites:** 79% Of respondents agreed with the policy. A perceived need for Elderly Care provision had a significant emphasis within the comments.

**FNP7 Quality of Development:** 89% of respondents agreed with the policy. Design and character were emphasised as being important, with

comments that new development should be of an appropriate style, and blend with the existing character and village setting.

**FNP8 Landscape:** 93% of respondents agreed with this policy. Comments generally emphasise the importance of good landscape planning and the use of indigenous species to fit in with the rural landscape and character of the village.

**FNP9 Access to the Countryside:** 88% of respondents agreed with this policy. Access to the Countryside is valued and preserving existing access is a priority. Comments suggest that there may be issues relating to maintaining public footways and that the village would benefit from additional green infrastructure and pedestrian routes.

**FNP10 Community Facilities:** 86% of respondents agreed with this policy. The issue of parking in the village is raised in a number of comments, including in association with the use of medical and other village facilities. Whilst views differ in the comments about how and where the 'village centre' is used its importance is reflected in the comments. The importance of retaining play facilities is also emphasised in the comments received.

**Character Appraisal:** 88% of respondents agreed with this policy. The many of the comments refer back to perceived weaknesses in previous developments and emphasise the need for sympathetic design and scale of development.

**Additional Comments** were wide-ranging but the majority reflect the themes of comments made on individual policies, particularly in relation to the wish for housing development to be sympathetic to its village setting.

Copies of all community responses are shown in full at Appendix 7 along with an extended summary of comments at Appendix 8.

#### 4.1.2 Statutory Consultees

Consultation responses were also received from the following Statutory Consultees:

Historic England, Trent Valley Internal Drainage Board, the Environment Agency, Natural England, National Grid, Coal Authority, Highways England.

Whilst several of these responses make positive suggestions about how to approach the Neighbourhood Plan process and areas that the Plan might address, none noted any short comings in the Vision, Objectives or Policies of the Plan, or raised any objection to the Plan.

A copy of the letter inviting comment from Statutory Consultees is attached at Appendix 6 and along with their responses in full at Appendix 9.

## 5 Who We Have Consulted

Consultation has been wide ranging throughout the Plan process. With specific reference to the Pre-Submission Draft Neighbourhood Plan Regulation 14 Consultation the following consultees were advised before the 21<sup>st</sup> November 2016 that the Pre Submission Draft consultation would commence, and were invited to comment on the Draft Plan. All consultees were made aware of where the Draft Plan could be viewed and/or were provided with a copy of the Plan documents.

### 1.7 Community

- Local Residents
- Local Businesses
- Societies, sports and social clubs
- Local Land owners / Agents

## 1.8 Local Authorities

- Neighbouring Parish Councils
- Newark & Sherwood District Council

## 1.9 Statutory Consultees

- The Coal Authority
- Environment Agency
- English Heritage
- Natural England
- Network Rail
- Highways Agency
- Nottinghamshire County Council
- Upper Witham Internal Drainage Board
- Trent Valley Internal Drainage Board
- Mobile phone
- British Telecom
- NHS England
- Newark and Sherwood Clinical Commissioning Group
- Western Power Distribution
- National Grid
- Anglian Water
- Homes & Communities Agency
- Severn Trent Water

## 6 Main Issues and Revisions Arising from Regulation 14 Consultation

Section 5 of the Plan text was revised to provide clarity over the Plan's aims and objectives ensuring that it is clear that the Plan does not seek to resist policy compliant housing development.

FNP 2 Infill Development within the Village Envelope – text revised to include the wording *'access and parking requirements of the proposal can be appropriately addressed without the potential for adverse impact in the locality'*.

FNP 3 Affordable Housing – policy reworded to place content concerning general affordable housing provision before that concerning 'exceptions sites'. The Policy was amended to read as follows:

*Affordable housing will be supported where it is in accordance with Core Policy 1 'Affordable Housing Provision' and the wider policies of the Neighbourhood Plan, and would meet an identified local need for:*

- *Older people's accommodation, including bungalows;*
- *Smaller properties (3 bedrooms or fewer); and*
- *Starter homes for local people.*

*In the event that rural affordable housing 'exception sites' come forward, these will be supported, in line with Core Policy 2 'Rural Affordable Housing, where the following criteria are satisfied:*

- *The site is within or adjacent to the main built up area of Farnsfield; and*

- *The development would respect the scale and character of the village (as defined within the Farnsfield Character Appraisal) and surrounding landscape (as defined within the most recent Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document).*

*Where it can be demonstrated and evidenced that current identified local housing needs have been adequately satisfied within the village then, subject to the above, affordable housing within developments and on ‘exception sites’ will be supported where this contributes towards meeting up-to-date local housing needs.*

FNP5 Creating a Thriving Parish – policy revised to bring it in line with Policy FNP4 with the inclusion of the following text in relation to parking *‘it would not adversely impact on the availability of public car parking within the village..’*

FNP6 Other Uses on Employment Sites – policy revised to relate the Policy wording to the ‘C2 Residential Use Class’. The following text was revised in the Policy: *‘In addition, where it is demonstrated that there is insufficient land within the village envelope to meet the needs for older persons care at any given time, consideration will be given to the development of sites (under the C2 ‘Residential Institutions’ use class) that are located immediately adjacent to the village envelope and which meet the requirements of the Development Plan in all other respects.’*

FNP8 Landscape – policy revised to ensure that it is proportionate and reflects the terminology used within Core Policy 13 and the Landscape Character Assessment Supplementary Planning Document.

The Policy was amended to read as follows: *Development proposals located within or adjacent to a Landscape Policy Zone, or Zones, (as defined within the Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document) should ensure that they have considered and*

*appropriately responded to the implications of the Zone(s), and demonstrate that the meeting of the landscape conservation and enhancement aims would be contributed towards. In doing so proposals should therefore:*

*Demonstrate how they have considered the landscape setting and character of the site. Where appropriate proposals, including those within the Main Built-up Area should:*

- *Include an appropriate and proportionate landscape strategy which provides information about the timing and implementation of that strategy; and*
- *Make use of locally appropriate species (as identified within the Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document).*

## 7 The Submission Plan

The Submission Plan has been developed from a comprehensive evidence base which supports the Plan policies and has taken full account of the consultation responses received through the Regulation 14 Consultation process.

The Submission Plan sections include:

- Background and Context – including policy context
- Background to the Parish
- Vision and Objectives
- Policies
- Delivery and Monitoring.

## 8 List of Appendices

Appendix 1: Article

Appendix 2: Public Meeting Record

Appendix 3: Consultation Outcomes

Appendix 4: Article

Appendix 5: Consultation Outcomes

Appendix 6: Pre-Submission Consultation Letter

Appendix 7: Pre-Submission Consultation Responses – Residents

Appendix 8: Extended Consultation Summary

Appendix 9: Pre-Submission Consultation Responses – Statutory Consultees