

Hixon Neighbourhood Plan

Summary of Representations received during Publication and Consultation 30 November 2015 – 15 January 2016.

Representation ID	Name/organisation	Policy / Section commented on.	Do they support or object to the Hixon Neighbourhood Plan?	Do they wish to be notified of the decision?	Summary of Representations
HNP1	Highways England	General	Support	N/A	No comment as Hixon is a distance from the strategic road network.
HNP2	Historic England	General	Support	N/A	Supports the draft Neighbourhood Plan, in particular the comprehensive treatment of the wider historic environment.
HNP3	The Coal Authority	General	N/A	N/A	No specific comments to make at this stage.
HNP4	Natural England	General	N/A	N/A	No specific comments to make at this stage.
HNP5	Mr M Barlow	General	Object	N/A	Additional sites for affordable housing should be provided around the village. Surprised at the allocations for New Road and Church Road.

HNP6	Mr B McKeown	General	Support	Yes	Supports the Neighbourhood Plan.
HNP7	Ms P Cadman	General	Support	Yes	Supports the Neighbourhood Plan.
HNP8	Mr D Cadman	General	Support	Yes	Supports the Neighbourhood Plan.
HNP9	Staffordshire County Council	Policy 3 and 5	Support	Yes	<p>Suggests that Policy 3 is extended to encourage buffer zones between the settlement boundary and the rural landscape to support landscape enhancement.</p> <p>The Plan should refer to historic environment data sets which could offer a robust evidence base should the Plan be challenged, e.g. the Staffordshire Historic Environment Record.</p> <p>The Plan should include a map detailing the location of heritage assets.</p>
HNP10	Gladman Developments	Policy 1	Object	N/A	<p>Objects to the Plan in its current form as it constrains the ability of new sustainable development proposals coming forward.</p> <p>The Plan conflicts with local and national policy and lacks clear, robust and up-to-date evidence to support a number of its policies.</p>

					<p>There are a number of matters which contravene the following basic conditions:</p> <ul style="list-style-type: none"> a. The policies constrain the delivery of sustainable housing development and the Plan fails to have regard to the advice and guidance contained within PPG, Neighbourhood Planning and Viability. b. The Plan constrains sustainable development and there is no flexibility or contingency within the Plan with regards housing numbers. c. The Plan is not in conformity with the adopted Plan for Stafford Borough. In particular, the Plan does not reflect the 'minimum' requirement set out in the Plan for Stafford Borough. In addition, the Plan lacks a credible evidence base. <p>Land off Stowe Lane is submitted as an additional housing allocation.</p>
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HNP11 (late submission)	National Grid	General	Support with comments	N/A	<p>The probability of flooding is low within the proposed settlement boundary. However, there are a number of areas at risk of pluvial flooding across Hixon (including the Recognised Industrial Estate Areas) and this must be considered throughout the Neighbourhood Plan process. SuDs should be utilised within any new proposed development.</p> <p>Agree with the screening assessment's conclusions.</p>
HNP12 (late submission)	Environment Agency	General	Support	N/A	<p>The gas distribution pipeline - Sandon (Drayton Basset) - falls within the Neighbourhood Area boundary but it does not interact with any of the proposed development sites.</p>