

Donnington & Muxton Neighbourhood Development Plan

Summary of comments submitted to
the Independent Examiner

Comments received during Publication
of the Donnington & Muxton
Neighbourhood Development Plan
Proposals Period started
22nd February 2021 and ran to 14th
May 2021

Date Received	Name of Contributor	Comments
22.02.21	Ron Felton	We were aksed our views, we put them to the local council and they never responded at all. It seems to me Muxton Councillors do not care about the views of Breton Park. So therefore the local plan should be turned down.
26.02.21	Sport England	<p data-bbox="734 461 1615 493">Thank you for consulting Sport England on the above neighbourhood plan.</p> <p data-bbox="734 525 2018 772">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 data-bbox="734 804 1995 971">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.</p> <p data-bbox="734 1003 2033 1035">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p data-bbox="734 1067 2029 1203">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. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p data-bbox="734 1235 2018 1370">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</p>

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		<p>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 and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes: http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p>


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		<p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p>
02.03.21	Place Partnership	<p>Place Partnership Limited (PPL) is instructed by West Mercia Police (WMP) to submit representations to the public consultation on the Donnington and Muxton Neighbourhood Development Plan (DMNDP).</p> <p>The DMNDP when 'made', will provide the planning framework for the Parish over the next ten years. Its policies will therefore be critical to ensuring that developments are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion, as required by paragraphs 91 (b) and 127 (f) of the National Planning Policy Framework (February 2019) (NPPF).</p> <p>Therefore, the purpose of this response is to propose amendments that will enable the DMNDP to promote design measures that will reduce crime.</p> <p>It is in this positive and constructive spirit that WMP would like to submit representations in relation to the following parts of the DMNDP:</p> <p>Paragraph 1.10 - Community Vision – Page 6</p>

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		<p>Whilst WMP support DMNDP Community Vision of providing a high-quality environment within the Parish, Donnington is identified as one of seven smaller District Centres within the Spatial Strategy of the Telford and Wrekin Local Plan. It will therefore be important that both new and existing residential areas maintain a safe, secure and low crime environment. This is recognised by the following policies:</p> <ul style="list-style-type: none"> • Paragraphs 8, 20, 35-37, 91(b) and 124-127(f) of the NPPF; • Objective 19 and Policies SP4, HO10, COM1 and BE1 of the Telford and Wrekin Local Plan 2011-2031 (adopted January 2018); • Design for Community Safety Supplementary Planning Document (June 2008); and • The National Design Guide (2019). <p>In view of the above, WMP propose the following amendment to the Community Vision:</p> <p>1.10 the Community Vision for the Neighbourhood can be summarised as seeking to achieve a neighbourhood that provides a high-quality safe, secure and low crime environment, protects the wellbeing of residents, and retains the character and identity of both the urban and rural parts of Donnington and Muxton. The survey evidence demonstrates a strong sense of community and a robust view about the important qualities of the neighbourhood. Residents were clear about what they want to see in their Neighbourhood Plan and the local qualities that they wish to retain.</p> <p>Paragraph 3.1.4 – Policy Objectives – Page 10</p> <p>WMP are disappointed that Secured by Design (SBD) has not been included within the list of Policy Objectives, given this is a great opportunity to promote safe and low crime risk developments due to Donnington being the location of a new Defence Fulfilment Centre for the Ministry of Defence. Therefore, WMP suggests that the following objective should be included:</p> <ul style="list-style-type: none"> • New residential developments implement Secured by Design to maintain safe and secure environments.

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		<p>The inclusion of SBD within the list of objectives is fully in accordance with paragraphs 91(b), 95, 124 and 127 (f) of the NPPF and the following:</p> <ul style="list-style-type: none"> • Objective 19 and Policies SP 4, HO 10 and BE 1 of the Telford and Wrekin Local Plan 2011-2031 (adopted January 2018); • Design for Community Safety Supplementary Planning Document (June 2008); and • The National Design Guide (2019). <p>By advocating Secured by Design (SBD), it will ensure that developers properly consider the measures involved in designing out crime to create and maintain a sustainable community.</p> <p>To give a brief summary of SBD, it is a long-running flagship initiative of the National Police Chiefs' Council (formally Association of Chief Police Officers). Its objective is to design out crime during the planning process. It is a highly respected standard in the sector, supported by numerous public bodies (including Warwick District Council) and professional bodies. SBD is therefore a vital guidance resource for planners. SBD was created in 1989, is available online, regularly updated and consequently there is no danger of it ceasing to exist during the lifetime of the Neighbourhood Plan.</p> <p>It should though be highlighted that incorporating SBD will not though negate the need for additional emergency services infrastructure in relation to new developments. Not least because there is no statutory power under which police, fire & rescue and ambulance services could be reduced because of a given scheme incorporating SBD.</p> <p>Policy H2: Design of New Housing – Pages 11 and 12</p> <p>Whilst WMP support the need for high-quality place-led design within the Parish, it is also important to ensure that applicants for new housing development also include SBD measures within their schemes. Therefore, the following point should be included within Policy H2:</p> <ul style="list-style-type: none"> • Include Secured by Design principles and standards. <p>WMP would also like to make the Parish Council aware that prospective applicants can gain free advice on SBD from WMP's dedicated Design Out Crime Officers and online from the official SBD website. This will</p>


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		<p>ensure that proposals for residential development in the Parish promote low crime and safe environments for the benefit of everyone.</p> <p>In view of this, the following paragraph should be included within the justification of this policy on page 12:</p> <p>3.1.13 Applicants should also be aware that they can seek further information from West Mercia Police's Design Out Crime Officers on how to include Secured by Design measures within their proposals, as well as referring to the Official Police Security Initiative Design Guides via the following link:</p> <p>https://www.securedbydesign.com/guidance/design-guides</p> <p>As stated previously, the inclusion of SBD is fully in accordance with paragraphs 91(b), 95, 124 and 127 (f) of the NPPF and the following:</p> <ul style="list-style-type: none"> • Objective 19 and Policies SP 4, HO 10 and BE 1 of the Telford and Wrekin Local Plan 2011-2031 (adopted January 2018); • Design for Community Safety Supplementary Planning Document (June 2008); and • The National Design Guide (2019). <p>Finally, the following content of National Planning Practice Guidance explains why strong planning policies concerning this issue are very important to have:</p> <p>'Good design that considers security as an intrinsic part of a masterplan or individual development can help to achieve places that are safe as well as attractive, which function well, and which do not need subsequent work to achieve or improve resilience... Good design means a wide range of crimes from theft to terrorism are less likely to happen by making those crime more difficult.'</p> <p>Paragraph: 010 Reference ID: 53-010-20190722</p> <p>Revision date: 22 07 2019</p> <p>Overall, WMP wishes to emphasise that they welcome the opportunity to submit comments to the DMNDP and look forward to continuing this positive and constructive dialogue with the Parish Council.</p>

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		Should there be any queries about this response, please do not hesitate to contact us and we would be pleased to assist.
11.03.21	Kenneth Buttress	<p>I confirm my agreement in general principle with the draft of the Donnington & Muxton Neighbourhood Development Plan as now circulated for comment by your Council.</p> <p>I confirm also that I wish to be notified of the progress being made towards the final approval of this document as required from time to time.</p>
15.03.21	Natural England	<p>Thank you for your consultation on the above dated 22 February 2021.</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>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Donnington and Muxton Neighbourhood Development Plan.</p>
19.03.21	Defence Infrastructure Organisation	<p>The Defence Infrastructure Organisation (DIO), on behalf of the Ministry of Defence (MOD) welcomes the opportunity to respond to the above consultation. Please note that these representations relate to MOD interests at MOD Donnington only. Additional comments with respect to Venning Barracks will be submitted separately by Montagu Evans, on behalf of the DIO.</p> <p>MOD Donnington is an important operational defence site which delivers outputs in line with national defence requirements, whilst also providing significant economic benefits to the local area. At just over 140 hectares in size, MOD Donnington is a significant site within the parish.</p>

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		<p>The MOD welcomes and supports the recognition within the Foreword and within Paragraph 1.2 of the presence of the MOD within the parish and particularly the recognition that MOD Donnington is an important local employer.</p> <p>Whilst MOD Donnington is located within the North Telford (Donnington, Hadley Park and Hortonwood) Strategic Employment Area, the specific nature of the site and its associated operational requirements mean that development taking place will not always accord with the traditional B and E Use Class activities that are typically seen on an employment site. MOD sites are often considered to be a Sui generis use. MOD would like to see recognition of the special case of MOD Donnington within the Neighbourhood Plan.</p> <p>Policy B1 would benefit from being updated to take into account the changes that have been made to the Town and Country Planning (Use Classes) Order 1987 (as amended) since the Telford and Wrekin Local Plan was adopted, specifically the removal of Use Class B1 and the introduction of Use Class E – Commercial, Business and Service. Policy B1 should also make reference to Sui generis uses being appropriate within the Strategic Employment Areas, in accordance with Policy EC1 of the adopted Telford and Wrekin Local Plan, to ensure that Defence related development required at MOD Donnington that does not fall within the standard E/B2/B8 Use Classes is supported by the neighbourhood plan. This will help to ensure that the site remains operationally effective and continues to play its part in supporting the local economy.</p> <p>Should you require any clarification or further information on any of the points raised above, please do not hesitate to contact me.</p>
22.03.21	Montagu Evans	 Defence Infrastructure Orgar
23.03.21	Roger France	<p>My comments on the latest iteration of the Donnington & Muxton Neighbourhood Development Plan 2017 – 2031 Regulation 15 Consultation.</p> <p>1.13 Final bullet point “Be compatible with EU Regulations”. The UK is no longer in the EU.</p> <p>3.1.3 I couldn’t understand the penultimate sentence.</p>

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		<p>3.1.8 The revised wording includes the rather pointless phrase “developments could include bungalows” which might just as well read “developments could include mansions”. This sentence should be strengthened to something indicating a required action. For example, “developers should be encouraged to include bungalows in their schemes”.</p> <p>3.1.9 Precisely the same comment as 3.1.8.</p> <p>3.1.10 “The Neighbourhood Plan recognises the strategic approach to development in the Local Plan both within and outside the built-up area” has been added.</p> <p>The word “recognises” emphasises the fact that the Local Plan takes precedence. But, it would be nice to have an acknowledgement that the Neighbourhood Plan is considered when the Local Plan is produced; otherwise what is the point of the Neighbourhood Plan? For instance, residents might disagree completely with the Council’s strategic approach if the built-up boundary were to be changed from that in the 2018 Local Plan on which this Neighbourhood Plan is based.</p> <p>By way of example, extension of the north and north-east Muxton section of the built-up boundary to allow the TESNI proposal (TWC/2017/0072) to proceed. The Planning Authority, despite resisting determination of this application, agrees that under the 2018 Local Plan it fails on every planning aspect. Residents’ consultation responses to the scheme demonstrate how unpopular it is.</p> <p>I would like to see this sentence modified to something like:</p> <p>“The Neighbourhood Plan recognises the strategic approach to development in the Local Plan but expects the views and wishes expressed in the Neighbourhood Plan to be given full weight during the development of this strategy.”</p> <p>3.2.2 The original Neighbourhood Plan contained (in item 3.2.1) the sentence “Beyond these it is unlikely that further large-scale employment [land?] will be required in the Neighbourhood Area”. This sentence has been deleted and replaced in 3.2.2 with the general statement that “Demand for employment land continues with requirements from smaller businesses to larger companies”.</p>

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		<p>Presumably this applies to the Borough's urban area as a whole. This document is the Neighbourhood Plan for Donnington and Muxton. Is there demand for large- scale employment land in our Parish? If not, then the suggested sentence is not appropriate in our Neighbourhood Plan.</p> <p>3.2.6 The sentence "There was no support for new large-scale employment sites within the Neighbourhood Area" in the original Neighbourhood Plan has been weakened by changing the opening words to: "Consultation respondents did not indicate support for "</p> <p>The impression promoted by the new wording is that although some respondents supported new large-scale employment sites, the majority of respondents did not. In fact, if the original sentence was accurate, not a single respondent supported new large-scale employment sites. The original wording should be reinstated to avoid factually incorrect information in the Neighbourhood Plan.</p> <p>3.3.6 The sentence "The Local Plan identifies an area of open countryside between Muxton and the village of Lilleshall as the Lilleshall Gap" does not define the Lilleshall Gap.</p> <p>As this document is the basis for guiding housing development, it is crucially important that the Lilleshall Gap is properly defined.</p> <p>It seems to me eminently reasonable that the western border of the Gap should follow the built-up boundary set out in the 2018 Local Plan. This would have the merit of the Muxton land in the Council's proposed Lilleshall Village Strategic Landscape being included as part of the Lilleshall Gap. The Council was understandably disappointed HM Inspector refused its strategic landscape submission. My suggestion helps the Council to secure its objective of safeguarding the open countryside between Muxton and Lilleshall from development.</p> <p>For removal of doubt, the 'Lilleshall Gap' should be shown in a map format (see attachment for my suggestion).</p> <p>3.3.8 Policy GS1 Protection Public Open Spaces in Donnington and Muxton.</p> <p>The third and fourth bullet points are open goals for developers.</p>

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		<p>3rd Bullet Point: "Where the proposal can secure other wider benefits, which outweigh the loss of such open space."</p> <p>Developer opportunity: Houses or industrial buildings will be claimed as bringing wider benefits so scheme will be approved.</p> <p>4th Bullet Point: "Where appropriate mitigation measures are provided to compensate for the impact upon existing provision."</p> <p>Developer opportunity: Pay an agreed price per acre of lost open space and the proposal will be approved.</p>
25.03.21	Gladman Developments	 Gladman Developments Ltd 2!
26.03.21	The Coal Authority	<p>Thank you for the notification of the 22 February 2021 consulting the Coal Authority on the above Neighbourhood Development Plan.</p> <p>The Neighbourhood Plan area lies within the current defined coalfield and our records indicate that there are recorded risks from past coal mining activity at surface and shallow depth in the area including mine entries, recorded and likely unrecorded coal workings and reported surface hazards.</p> <p>However, it is noted that the Neighbourhood Development Plan does not propose to allocate any sites for future development. On this basis we have no specific comments to make.</p>
30.03.21	Nick Black	<p>For the almost 20 years my wife and I (previously with children, now grown and also living in Donnington and Muxton) have lived in our own house, 15 Kingsley Drive, Muxton, Telford, TF2 8DH.</p> <p>I now find it dissapointing that our small estate is not shown on your map as being in Muxton. Simply, Why?</p>
01.04.21	Historic England	<p>Thank you for the invitation to comment on the Submission Neighbourhood Plan.</p> <p>Our previous comments on the Regulation 14 Plan remain entirely relevant that is:</p>

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		<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 Donnington and Muxton.</p> <p>We commend the commitment in the Plans Vision, objectives and policies to support well designed locally distinctive development that is sympathetic to the character of the area including its urban and rural landscape character and green spaces”.</p> <p>Beyond those observations we have no further substantive comments to make.</p> <p>I hope you find these comments helpful.</p>
01.04.21	Severn Trent	<p>Thank you for the opportunity to comment on your consultation, we do not currently have any comments to make regarding the above, however, please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p> <p>Position Statement</p> <p>As a water company, we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site-specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue, we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy</p> <p>Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse</p>

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		<p>effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding</p> <p>We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to a foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website: https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>Water Quality</p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies is not impacted by our, or by others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply</p>

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		<p>When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.</p> <p>We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency</p> <p>Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.</p> <p>We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres per minute or less. • Water butts for external use in properties with gardens. <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website : https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.</p> <p>We hope this information has been useful to you and we look forward in hearing from you in the near future.</p>

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14.05.21	Environment Agency	I would have no further comments to make on the Donnington & Muxton Reg 16 Neighbourhood Plan. For completeness I provided comment on the Reg 14 consultation in January 2020
14.05.21	Tesni Properties Ltd	<p>We are instructed by Tesni Properties Ltd in respect of the Regulation 15 Submission Neighbourhood Plan.</p> <p>You will aware that our client controls land off New Trench Road in Muxton, and that there is a live outline application for mixed use development (ref: TWC/2017/0072) before the Council. You will also be aware that Tesni has submitted previous representations at an earlier stage of the Neighbourhood Plan process, and will be continuing – with a consortium of other landowners / developers - to engage with Telford Council in respect of the future allocation of their land for residential-led mixed use development as part of a wider Sustainable Urban Extension.</p> <p>We appreciate that it is not the role of the Neighbourhood Plan (NP) to allocate land, and that the NP must accord with the Local Plan.</p> <p>Our client supports the notion of neighbourhood / community involvement in the planning process, and that said wishes to express support for the emerging NP.</p> <p>We note that draft policy H1 (Housing Development in Donnington and Muxton) makes it clear that development of new housing will be supported on sites identified within the Local Plan. That said, if or client's land is allocated in a later version of the Local Plan, it will then fall squarely in line with the NP, and will have the full support of Policy H1.</p> <p>We would like to offer our ongoing assistance in the preparation of the neighbourhood plan, and we accordingly invite the Parish Council to get in touch with us at its convenience.</p> <p>We look forward to hearing from you in due course, and if you require any further information or wish to discuss matters in the meantime, please do not hesitate to contact Richard Gee at the offices below.</p>