

# Sedgeberrow Parish Neighbourhood Plan

## Consultation Statement 2020-2035



**YOUR VILLAGE  
NEEDS  
YOU!**

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## 1. Introduction

1.1. This statement has been prepared by Sedgeberrow Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Wychavon District Council, of the Sedgeberrow Parish Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2. The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Sedgeberrow, as designated by Wychavon District Council on 29<sup>th</sup> November 2019.

1.3. Under Regulation 15(2) of the Regulations, “consultation statement” means a document which:

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

1.4. This document is intended to provide a record of the consultations which have taken place during the preparatory stages of the Neighbourhood Plan, as well as an account of how the main issues and concerns emerging from these consultations have been considered and addressed.

## 2. The Parish Council and Steering Group

2.1. Sedgeberrow Parish Council is the ‘qualifying body’ responsible for preparing and submitting the Neighbourhood Plan.

2.2. In November 2018, The Parish Council **established a small Steering Group** which comprised councillors and local residents; membership of this group has evolved over time, but core members have continued to meet regularly over the past three and a half years to produce the Plan and to report back to the Parish Council. Individuals with specialist interests contributed at relevant stages of the process.

2.3. Members of the Steering Group came from a range of backgrounds and had a wealth of experience to input into the process. The Steering Group comprised a mix of male and female members.

2.4. From November 2019 all meetings were facilitated and attended by Planning Consultants, Brodie Planning Associates (BPA) who were appointed by the Parish Council to provide professional independent planning advice and to assist with the plan making process.

2.5. The Steering Group were directly involved in drafting the residents' and business questionnaire and analysing its results; researching and undertaking assessments to inform the Green Space Background Papers, drawing relevant conclusions; reviewing and editing the body of the Background Papers and Plan; and developing policies under the guidance of Brodie Planning Associates.

2.6. Meetings were held on a regular basis during the process and the Parish Council were kept up to-date with the process with frequent updates provided by members of the group at Parish Council meetings. At various stages throughout the process, local residents were updated and shared documentation through a webpage on the Parish Council website. Updates were also placed on the villages' social media page. After each meeting, the minutes and relevant documentation were circulated to the Steering Group. All material produced by BPA on behalf of the Steering Group was reviewed and where necessary edited by the Steering Group at meetings and shared with the Parish Council for sign off ahead of publishing.

### **3. Aims of the Consultation**

3.1. The aim of the Sedgeberrow Parish Neighbourhood Development Plan consultation process was to involve as many people in the community as possible throughout the consultation stages of the Plan. It was critical that the Plan was informed by the views of local people from the start of the process.

3.2. From the outset the Steering Group engaged with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques. Although covid prevented in person meetings and events until the later stages of the NDP, the following approaches were adopted: residents' questionnaire; local business questionnaire; options survey to review shortlisted housing allocation sites and local green spaces and the overall vision and objectives for the Plan; leaflets delivered to every single household in the parish to promote the events and awareness of the Neighbourhood Plan along with posters placed throughout the parish on telegraph poles and notice boards; updates were also published on the Parish Council website and on social media. For those less mobile, a delivery and collection service of relevant documents was provided by members of the Steering Group to ensure all members of the community had the opportunity to participate. The group devised a detailed consultation strategy to ensure that the community were kept updated and could be involved in the process where possible.

### **4. The stages of Consultation**

4.1. In November 2019 the Parish Council initiated the Neighbourhood Plan process; this was in response to the SWDP Review Preferred Options Consultation (Autumn 2019) which identified a

housing site on land off Winchcombe Road contrary to the preferences expressed by villagers in a Village meeting held in January 2019. There was a concern in the local community that the villagers were not being heard about the location of new development. As such, the Parish Council approached Wychavon District Council and sought agreement that they would produce a Neighbourhood Plan to identify and allocate a housing site in the Parish, allowing the community the opportunity to influence the location of future housing development, rather than the SWDP allocating a site which appeared contrary to parishioner's preferences.

4.2. The Parish Council established a small Steering Group which comprised Parish Councillors and residents. Individuals who had previously been involved in preparing the Parish Plan and others who had shown an active interest in community planning were approached to join the group. Several volunteers initially showed an interest but not all have been able to commit to the entire process. In November 2019 the Parish Council sought to formally designate the Parish as a Neighbourhood Area: this was subsequently approved by Wychavon District Council in November 2019.

4.3. Once established, the Steering Group met to develop a resident questionnaire that could be delivered to every household in the Parish to enable them to gain a full understanding of the planning issues that mattered most to the community and to inform the overall direction of the Plan.

## Householder Questionnaire

4.4. The Steering Group undertook a parish wide residents' survey in February 2020. A questionnaire was delivered to every address in the Parish and each household was asked to respond. The questionnaire was heavily promoted with posters throughout the village on telegraph poles and noticeboards and posts were made on the village social media page.

4.5. The survey generated a 44 percent response rate with 150 responses. This is a robust return rate, particularly when a 20% completion rate is typically considered good. Full results of the survey can be found at Appendix 1.

4.6. The survey asked about specific topic areas that had been identified by the Steering Group including: the level of support for future housing, building design, listed buildings and heritage assets, the rural landscape, local green space, renewable energy, existing community facilities, outdoor recreation and employment patterns. It also asked specifically about greatest concerns in the parish so that the plan could, where possible, look to address these.

4.7. The results of this survey were used to identify the overarching direction of travel for the Plan along with identifying key policy areas.



Figure 1 - Household questionnaire.

4.8. The survey identified that residents' greatest concern relates to the loss of green space, followed by over development, traffic speed, loss of rural identity and volume of traffic. Other issues highlighted included: road safety, flooding and loss of existing facilities and lack of local facilities.

4.9. The Plan has therefore developed policies to ensure that new development takes account of the areas local character, is located suitably and maintains the identity of the settlement by retaining undeveloped gaps and protecting green spaces. A policy to minimise flood risk has also been developed to encourage the implementation of flood prevention measures in future development.

4.10. A recommendation has been included within the housing policy for the provision of a community building and open public recreational space on the allocated site. In addition, to address concerns raised in regard to parking, the housing policy also features the provision of associated parking which is anticipated to be used by those on the school run when not in use for the community building to alleviate some of the current parking issues on Main Street and Churchill Road.

4.11. The initial survey highlighted how important green spaces and the countryside were to the community therefore a full green space audit and assessments have been undertaken as part of the evidence base. Subsequent community engagement through an online survey in November 2020 confirmed that the Plan should include a policy designating and ultimately protecting important local green space for the duration of the Plan. All of the spaces proposed to the community were supported by at least 91 percent of respondents.

4.12. 71 percent of respondents stated they were concerned or very concerned with flooding in the parish, therefore a policy supporting flood prevention methods within future developments has been included. This policy also formalises and supports the continuation of the work done by the Isbourne Catchment Group and continues from the advice stipulated in flood prevention and flood alleviation requirement policies SWDP 28, 29 and 30 and Section 14 of the revised NPPF (2021).

4.13. The household survey questioned the level of use of community facilities in the parish; it identified that The Queens Head pub is the most well used facility followed by Glebe Meadow. The Parish Hall is also well supported and used on a regular basis by a number of people. There were suggestions to introduce a new facility in the form of a village shop which was by far the most popular suggestion. There was also a suggestion of improved sports facilities.

4.14. Not surprisingly, given the rationale behind the Neighbourhood Development Plan, there was a clear mandate from the community to assess and identify housing sites in the Parish with 63.7% of respondents in support, 17.12% of respondents saying 'no' and 19.18% stating they 'didn't know'. Following this question, respondents were asked to suggest a site whereby the Springfield Nurseries Site was the modal choice with 19 respondents suggesting this location. Overall, smaller schemes were considered preferable to larger schemes with the majority of respondents voting for the categories: 1-2 properties, 3-5 properties and 6-8 properties. The most supported housing types were small (1-2 beds), medium family houses (3 bed) and bungalows.

4.15. The results from the survey defined the key areas of research and policy development for the Neighbourhood Plan.

## **Business Questionnaire**

4.16. The group also undertook a business survey in March 2020. The survey was sent to 17 known businesses with premises in the parish; 4 responses were received (a 23.5 percent response rate). The full results can be found at Appendix 1.

4.17. The respondents were from the agriculture/ horticulture and the education sector. Two of the respondents employ between 4 and 10 people, one respondent employs between 20 and 50 employees and one respondent employs more than 51 people. Of these employees, on average only 3 employees per company live in the Parish and as such 81% of employees use a private vehicle (car/van) to commute to work. Despite high levels of reliance on motor vehicles, 50% of employers offer sufficient parking on site.

4.18. In total, 16 HGV movements were recorded per week. One business generated 12 of the 16 HGV movements stated in the responses. Looking to the future, only one business indicated they would increase their HGV traffic in the next 12 to 24 months (an increase of 12%).

4.19. None of the four responding businesses are looking to increase staff. Contrastingly, three businesses stated they require additional workspace in the Parish and wish to do so by extending their existing premises. As such, none of the businesses wish to relocate away from the Parish of Sedgeberrow.

4.20. The survey also asked about the strengths and weaknesses of locating in the parish. Available premises, road network and local environment were seen as the area's greatest strength. The greatest weakness was access to public transport. Additionally, security, policing and larger passing places on Sandfield Lane were identified by one of the businesses as areas for improvement.

4.21. The final question asked if participants had any further comments. The comments made relate to planning means outside of the Neighbourhood Plan.

4.22. The results from this survey were supportive of the conclusion drawn from the resident's survey, that there was little evidence to justify a policy for allocating additional employment sites.



## Sedgeberrow Neighbourhood Plan Website

4.23. To try and keep the community as informed as possible, a NDP page on the Parish Council website was set up and dedicated Sedgeberrow NDP website launched in early 2020. Regular updates were published along with the evidence base as it became available. This was supported by links to the site promoted through social media.



Figure 2 - Screen shot of Sedgeberrow Neighbourhood Development Plan page.

## Local Green Space Landowner Consultation

4.24. As sites were assessed and shortlisted for inclusion as Local Green Space it was considered important to notify landowners of the Steering Groups intention to designate them as Local Green Space in case they had not all been involved or were not aware of the process and any subsequent implications.

4.25. The landowners of 14 sites initially shortlisted were written to in October 2020 prior to the public consultation in November. More information relating to the designation of Local Green Spaces in the Parish is contained within the Green Space Background Paper that accompanies the Plan. All the local landowners of sites proposed to be designated as Local Green Space in the draft Plan were also notified of the Regulation 14 consultation.

## Options Survey November 2020

4.26. The Steering Group undertook an additional stage of community consultation in the form of an Options Survey. Due to the Covid-19 pandemic and the Government restrictions in place, a public event was not possible. As such, it was decided the best way to reach out to the community was to produce and distribute a summary booklet of the housing site options, Local Green Spaces proposed and the overall visions and objectives of the plan. In November 2020, a booklet was delivered to every household in the parish accompanied with clear instructions on how to participate.

4.27. The intention of this additional consultation was to share and seek community consensus on the Vision and Objectives for the plan that they had derived from the residents' questionnaire. Additionally, the options survey sought to identify the preferred location for housing development in the community, review the proposed Local Green Spaces and identify any Open Green Spaces that may have been missed. Full results of the survey can be found at Appendix 2.

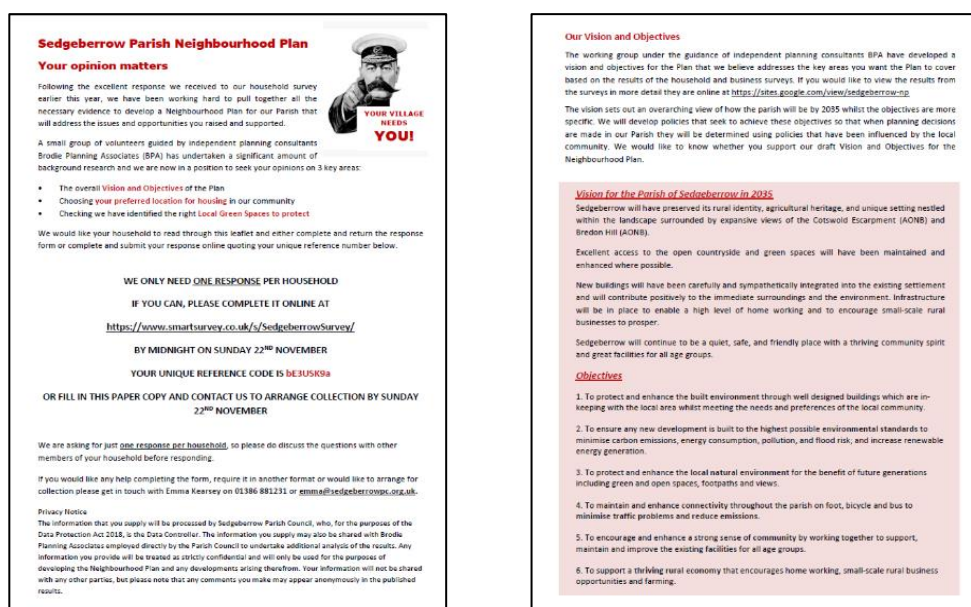


Figure 3 - Summary booklet delivered to every household in the Parish.

4.28. Households were encouraged, where possible, to complete the Options Survey online via the web link detailed on the summary booklet delivered to each household, to reduce risk of covid transfer via paper copies. However, paper copies of the survey were still made available upon request for those unable to complete the survey online. Once again, this consultation was heavily advertised with a flyer delivered to every household, posters erected across the Parish, and posts made to the Neighbourhood Development Plan webpage of the Parish Council website and the village's Facebook page.

4.29. Each household received a unique reference code to ensure only one response per household was completed. A total of 163 households responded to the Options Survey consultation. This represents 48.5 percent of the total Parish population (336 households) as at Census 2011.

4.30. Additional adverts and reminders were posted through social media and on the website.



Figure 4 - Facebook advert

4.31. Following a robust site assessment process, as detailed in the evidence base<sup>1</sup>, the following four housing site options were consulted upon in the Options Survey (November 2020):

- Option A: Springfield Nursery Site, off Main Street (NP site ref 1). This has the potential to deliver approximately 24 dwellings, land for a community building and associated parking and 0.5 hectares of open space for recreation.
- Option B: Winchcombe Road Nursey (NP site ref 17). This has the potential to deliver approximately 25 dwellings, land for a community building and associated parking and 0.8 hectares of open space for recreation.
- Option C: Land off Winchcombe Road (NP site ref 4a). This has the potential to deliver approximately 29 dwellings and 0.65 hectares of open space for recreation.
- Option D: 3 smaller sites spread across the village comprising:
  - i. Land off Winchcombe Road - smaller cut of land (NP ref site 4b) which has the potential to deliver approximately 6 dwellings.
  - ii. Land off Cheltenham Road from Ferndale to the track (NP site ref 9) which has the potential to deliver approximately 6 -10 dwellings.
  - iii. Whiteway Farm and 67A Main Street (NP site ref 14) which has the potential to deliver approximately 6 -10 dwellings.

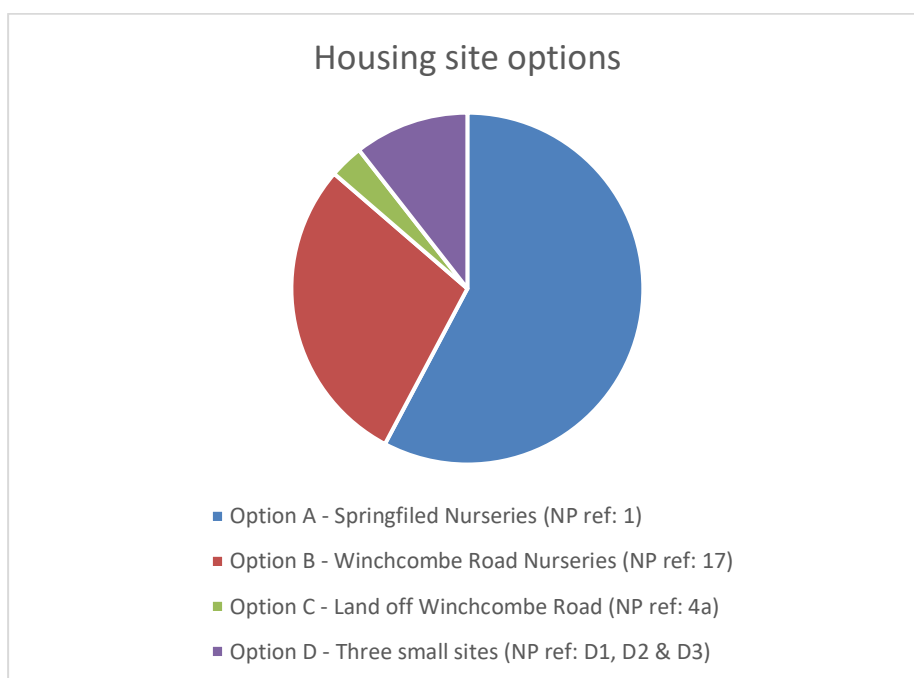
4.32. These four options along with a consultation on the overall Vision and Objectives for the Plan and a shortlist of areas to designate Local Green Spaces were shared with the community in the Option Survey which was delivered to every household in the Parish in November 2020.

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<sup>1</sup> SBNDP Housing Background Paper

The survey explains some of the results from the Household Questionnaire conducted earlier in the year along with presenting the four housing site options and the opportunities and constraints associated with each of them to enable the community to make an informed decision. A web link was also provided to the Housing Background Paper that enabled the community to view the assessments in more detail along with access to hard copies if they preferred.

- 4.33. There was an excellent response to the survey with 163 responses from 358 households. The communities preferred option based on the number of positive votes was identified as Option A – Springfield Nursery Site off Main Street (NP site ref 1) – see chart below showing the level of support for each of the four housing site options: Option A (Springfield Nursery Site NP ref 1) 57.76% of the vote, Option B (Winchcombe Road Nursery Site NP ref 17) 28.57% of the vote, Option C (Land off Winchcombe Road NP ref 4a) 3.11 % of the vote, and Option D (three smaller sites NP ref 4b, 9 and 14) 10.56% of the vote.



*Figure 5 – Results from 2020 Options Survey: Question 4. Please select which option you would prefer to be allocated in the Neighbourhood Plan for development.*

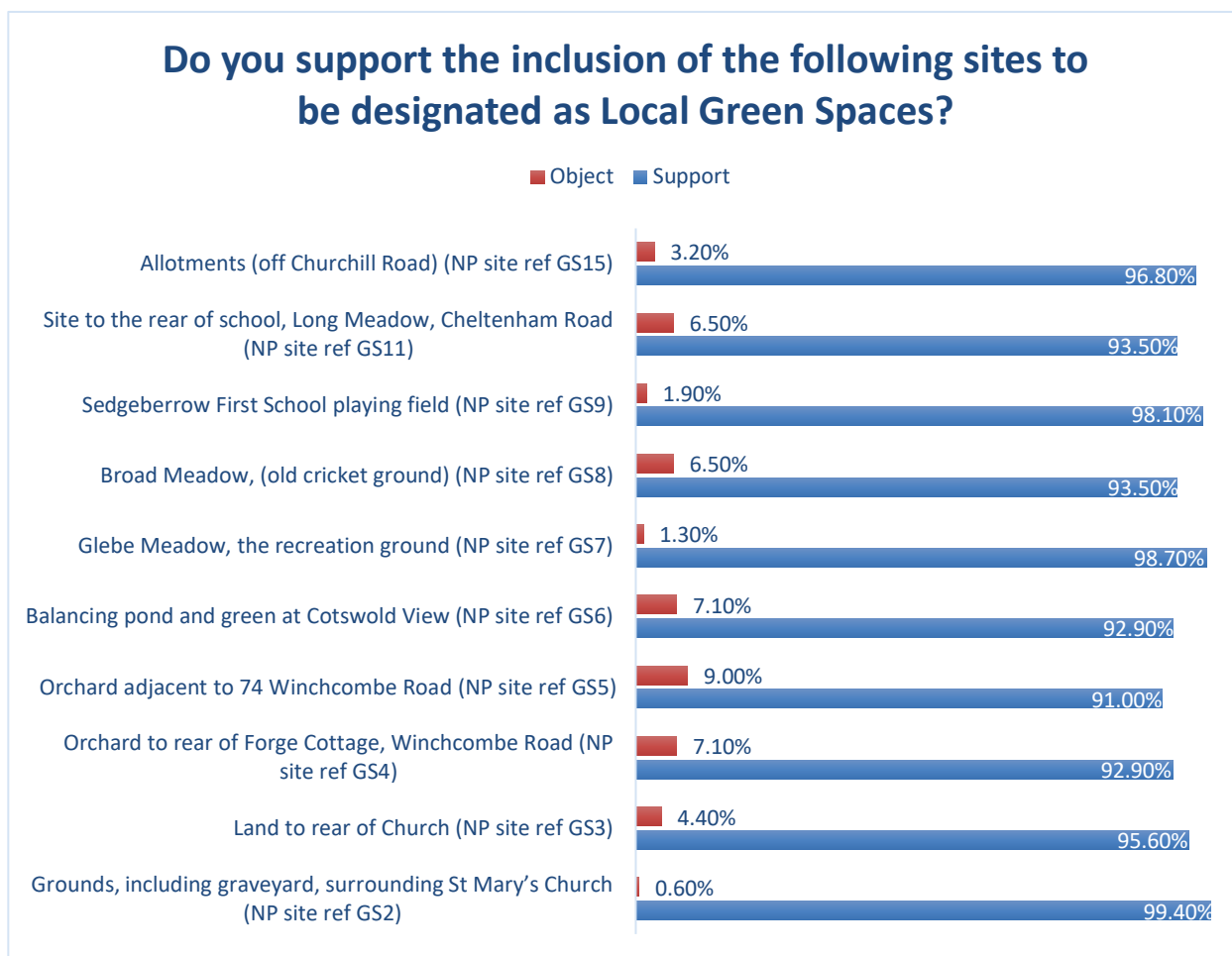
- 4.34. Consequently, the preferred site, Springfield Nurseries is included in the draft Neighbourhood Plan with a site-specific policy to take account of the opportunities and constraints for bringing this site forward as identified in the detailed site assessment contained within the accompanying Housing Background Paper.
- 4.35. Based on responses to the Options Survey and the Household Questionnaire conducted in February 2020 the Steering Group also incorporated a number of ‘design principles’ within the site-specific policy to reflect local housing need, the provision of land for a community building and associated car parking area and public open space for recreation use and the

provision of off-road parking for the new homes to avoid exacerbating existing parking issues on Main Street.

4.36. The Option Survey also consulted upon 10 local sites for designation as Local Green Space (LGS) and asked if any of the included local green space were not supported or were any sites missing from the 10 sites detailed. The 10 LGS site were:

- Grounds, including graveyard, surrounding St Mary's Church
- Land to rear of Church
- Orchard to rear of Forge Cottage, Winchcombe Road
- Orchard adjacent to 74 Winchcombe Road
- Balancing pond and green at Cotswold View
- Glebe Meadow, the recreational ground
- Broad Meadow, (old cricket ground)
- Sedgeberrow First School playing field
- Site to the rear of school, Long Meadow
- Allotments (off Churchill Road)

4.1 The Option Survey results are shown in Figure 6 below. The response to the Option Survey (as shown in Figure 6) demonstrates there was very strong support for designating the identified sites as Local Green Space. The site that was least supported and most objected to, was 'Orchard adjacent to 74 Winchcombe Road' with 9% of respondents objecting to the site. It should also be noted that 25 respondents provided a reason as to why they don't support the inclusion of the proposed local green spaces. These comments were noted and taken into consideration when developing the Local Green Space Policy.



*Figure 6 – Results from 2020 Options Survey: Question 5. Do you support the inclusion of the following sites to be designated as Local Green Spaces?*

4.37. The results of the Option Survey consultation were used to inform and progress the Plan by identifying the preferred housing site and sites to be included in the local green space policy. Full results from this consultation can be found at Appendix 1.

## Regulation 14 Consultation

4.38. Following the Options Survey consultation, the Steering Group prepared the draft Plan based upon the results and responses received. The draft Plan was then consulted on under Regulation 14 of the legislation which commenced Friday 17<sup>th</sup> of September 2021 to Saturday 30<sup>th</sup> October 2021. The Regulation 14 consultation on the draft Plan ran for a period of just over 6 weeks. There is a minor inconsistency in the published consultation dates given an error on some of the promotion material for the event (the posters) which stated the closing date was Saturday 29<sup>th</sup> October 2021. The 29<sup>th</sup> October was indeed the day before on the Friday. It was therefore decided to extend the consultation

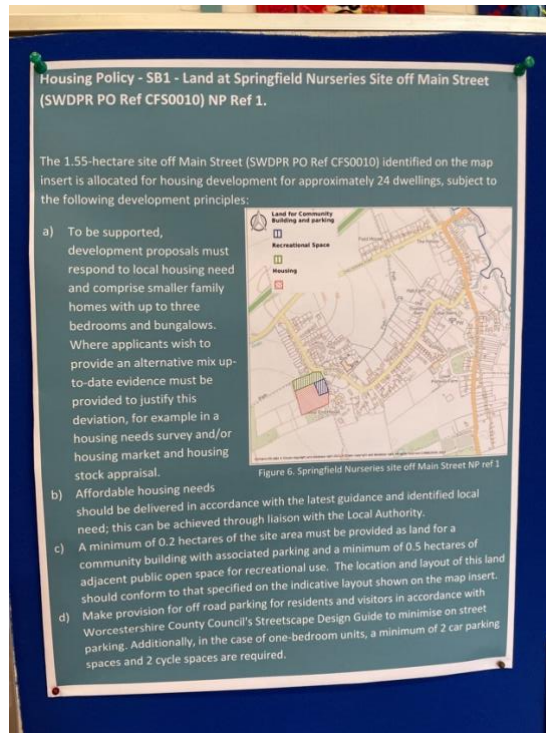


until the Saturday (the 30<sup>th</sup>) to ensure that all those that wanted to respond were able and those responses could be captured for the purpose of the consultation.

4.39. To advertise and promote participation in the Regulation 14 consultation, a launch event was held on Saturday 18<sup>th</sup> September 2021 in the Betteridge Room at Sedgeberrow C of E First School between 10am and 1pm. Members of the Steering Group and consultant from BPA attended the event to answer any questions and listen to any views expressed by parishioners. Display boards with key text from the Plan including each of the three policies and hard copies of the draft Plan were made available to view – see photographs below. Hard copies of the Regulation 14 response forms were also available at the launch event and throughout the consultation period for anyone who did not have access to a computer or preferred not to make any submission online. Similar to the Options Survey consultation, parishioners were encouraged to complete the Regulation 14 consultation response form online and were provided with the appropriate link on a letter delivered by hand to every household, as was all stakeholders including statutory consultees.



*Photograph 1 – Banner on Sedgeberrow C of E First School entrance gate*



*Photograph 2 – Launch event display board showing Policy SB1*



*Photograph 3 – Launch event display boards and member of the Steering Group*



4.40. The Regulation 14 Consultation event and survey was advertised and promoted in the following ways:

- Posters were placed on all Parish notice boards (see appendix 3);
- Banners were secured at the three entrance points to the Village;
- All Regulation 14 documentation, weblink to online survey and other relevant information such as the availability of hard copy response forms was publicised/made available on Sedgeberrow Neighbourhood Development Plan website;
- All Regulation 14 documentation, weblink to online survey and other relevant information such as the availability of hard copy response forms was publicised/made available on the Wychavon District Council's website;
- Promoted on the local communities Facebook page;
- The response forms were available to complete and submit online, or a hard copy version that could be printed and completed then either scanned and posted or returned by email to the Parish Clerk. Or for those unable to access a computer or the internet, paper copies were available on request and hand delivered.
- Throughout the consultation reminders were posted on social media and the Parish Council website to encourage people to contribute to the process by reviewing the Plan and completing and returning a response form.

4.41. Stakeholders including statutory consultees were consulted at the Regulation 14 stage. Letters were sent via email to all stakeholders and where necessary posted via Royal Mail (see Appendix 4 for full list of consultees).



*Figure 7 – Poster advertisement of the Regulation 14 Consultation*

4.42. Copies of the following documents were made available for the duration of the consultation on the Sedgeberrow Parish Council Website and dedicated Sedgeberrow Neighbourhood Development Plan website with links to the site from the District Council's website. Hard copies were

also kept in the Parish by members of the Steering Group and could be borrowed upon request by contacting the Parish Clerk.

- Sedgeberrow Parish Reg 14 draft Neighbourhood Development Plan
- Sedgeberrow Neighbourhood Development Plan Reg 14 Consultation Plan Letter including response Form (pdf)
- Link to online response form

4.43. In addition to the above, copies of the following documents were available to view at each relevant stage of the NDP process, updated where necessary and retained throughout on the dedicated Sedgeberrow Neighbourhood Plan webpage under the tab 'evidence base' and link to this page from the NDP page of the Sedgeberrow Parish Council website.

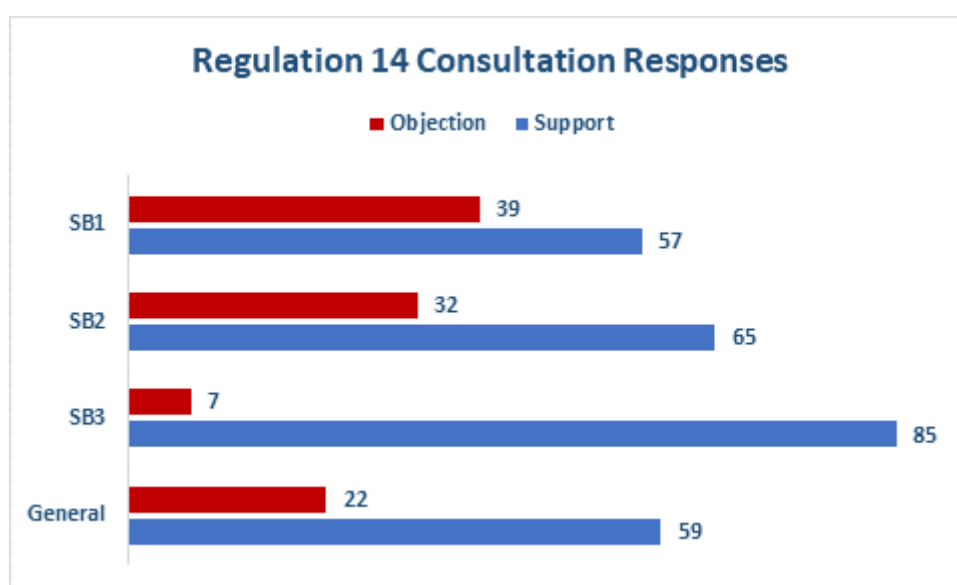
- Residents Survey Results
- Business Survey Results
- Options Survey Results
- Wychavon Indicative Housing Requirement
- Housing Background Paper
- Green Space Background Paper

The screenshot shows the Sedgeberrow Parish Council website. The header includes the council logo, a search bar, and navigation links for 'UPCOMING EVENTS', 'CONTACT US', and 'REPORT AN ISSUE'. The main navigation bar lists 'HOME', 'COUNCIL', 'THE NEIGHBOURHOOD DEVELOPMENT', 'COMMUNITY', and 'CONTACT'. The 'NEIGHBOURHOOD DEVELOPMENT' section is highlighted, with sub-links for 'BUSINESS', 'PARISH', 'PLAN', 'INFO', and 'US'. The main content area features a large banner for the 'NEIGHBOURHOOD DEVELOPMENT PLAN' with a background image of red poppies. Below the banner, there is a section titled 'The Regulation 14 Consultation Draft of the Sedgeberrow Neighbourhood Plan is now available for review. The full document can be accessed below.' This section includes a link to the 'Sedgeberrow Neighbourhood Plan' document (NP-Reg-14-consultation-Plan-letter-FINAL.pdf) and a 'Next Parish Council Meeting' section. The meeting details are: 'Annual Parish Council Meeting - 11/05/2022 will be held on Wednesday 11th May, 2022 at 7:15 PM'. A 'Meeting calendar' link is also present. The page concludes with a note that the Sedgeberrow Neighbourhood Development Plan has its own website and that background and supporting documentation is available.

The screenshot shows the 'Evidence Base' webpage for the Sedgeberrow NP. The header includes a search bar and navigation links for 'Home', 'The Plan', 'Our Neighbourhood', 'Consultation', and 'More'. The main content area features a large banner for the 'Evidence Base' with a background image of a road. Below the banner, there is a section titled 'Evidence Base' with a sub-header 'Revised evidence base docs' and a 'view online...' link. The main text explains that in order to draft the plan, a robust evidence base is needed to justify policies, and that local opinion is important but so are the facts and figures. This section of the website brings together all the evidence that has been collated to-date and shows how decisions have been reached in a robust and transparent way. The page lists several documents: 'Residents Survey Results', 'Business Survey Results', 'Wychavon Indicative Housing Requirement', 'NEW-Housing Background Paper', 'NEW-Green Space Background Paper', and 'Options Survey Results'.

*Figure 8 – Parish Council SBNDP webpage displaying Regulation 14 consultation Plan with accompanying documents*

4.44. In summary the Regulation 14 consultation received 112 responses: 7 statutory consultees, 4 agents, 3 landowners, 2 local organisations and 96 residents. In response Policy SB1, 57 respondents supported the policy, 39 objected and of those supporting or objecting 69 comments were received. In response to Policy SB2, 65 respondents supported the policy, 32 objected and of those supporting or objecting 52 comments were received. In response to Policy SB3 85 respondents supported the policy, 7 objected and of those supporting or objecting 31 comments were received. The final question asked respondents their view on the Plan in general. In response to this, 59 respondents stated their support, 22 objected and of those supporting or objecting 61 comments were received. See Figure 9 below.



*Figure 9 – Result summary of Regulation 14 consultation responses*

4.45. A full list of the Regulation 14 statutory consultees and stakeholders is shown at Appendix 4.

4.46. The following statutory consultees responded: Worcestershire County Council – Planning & Transport, Wychavon District Council, National Grid, the Coal Authority, Environment Agency, Sport England, Worcestershire County Council – Public Health.

4.47. Detailed comments were received from Wychavon District Council, Worcestershire County Council – Planning and transport, Worcestershire County Council – Public Health, the Environment Agency, Sport England and National Grid. Where considered necessary amendments in response to these detailed comments have been made to the Plan - these are set out in the Regulation 14 Response Log at Appendix 5.

4.48. The Regulation 14 consultation received both supporting comments from parishioners, landowners and agents and those expressing concern. A number of the comments received related

to housekeeping matters, typos and grammatical errors which have been corrected in the Submission draft of the Plan. The concerns expressed relate mainly to the allocated housing site exacerbating existing congestion and parking issues on Main Street, the choice of allocated housing site, specific LGS designations, the NDP process, the need for more housing, the loss of biodiversity on the Springfield site which is believed to be abundant since its redundancy as well as less frequently mentioned matters.

4.49. All responses to the Regulation 14 consultation draft of the Plan are contained in the Regulation 14 Response Log at Appendix 5. Comments have been grouped by policy area with a response and any action taken.

4.50. All LGS designations were reviewed following the Reg 14 consultation and despite the views expressed in a number of the comments received, the steering group consider all of the designated LGS fully comply with the designation criteria as set out in paragraph 102 of the NPPF, 2021. For this reason, no changes have been made to the LGS designations in the Submission draft of the Plan.

4.51. As a result of the Regulation 14 consultation, it came to light that no's 95 and no.99 Main Street are to be retained and the reason given for the promoted site area (in both the SWDPR and SBNDP) to have included these properties was that garden land adjustments and reconfiguration would be required to achieve a safe and suitable access from Main Street. An access arrangements plan was subsequently submitted to the steering group to demonstrate how this would be achieved. This plan was consulted upon with Wychavon District Council and the LLHA.

4.52. Retention of the two existing dwellinghouses at the site frontage has resulted in a slight reduction of the site area from 1.55 to 1.408 hectares. Albeit reduced, a site of this size is considered able to achieve up to 24 new dwellinghouses along with the required areas for the provision of land for a community building with associated vehicle parking area, and green infrastructure. The wording of SB1 was reviewed and altered to strengthen and better reflect the importance that this site delivers not only the strategic housing requirement but land for the community building and associated vehicle parking area, and green infrastructure which is already reduced from that required in SWDP5 given the benefits that will be accrued from the provision of land for the community. Changes include wording from "approximately 24 dwellings" to "up to 24 dwellings" and more flexibility in the location and type of green infrastructure through inserting the word "multifunctional" and omitting the coloured map insert. It is important to the community that all the requirements of Policy SB1 are deliverable.

4.53. A number of the Reg 14 comments received questioned where funding would come from for any new community building and the associated vehicle parking area, so it was decided to add to and strengthen discussion in the Plan on the CIL and include for information the Parish Council's application for 250K of the Community Legacy Grant from Wychavon District Council.

## Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

4.54. Following the Regulation 14 consultation, “the proposed Sedgeberrow Neighbourhood Plan (SBNDP period to 2035) was screened by Wychavon District Council to determine whether the draft plan would need to be assessed through Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). The SEA/HRA Screening Report (December 2021)<sup>2</sup> concluded that the SBNDP may require a full Strategic Environmental Assessment to be undertaken. This is because the Neighbourhood Plan proposes a mixed-use land allocation for development over and above those featured in the SWDP (adopted 2016).

4.55. No issues were raised by the Environment Agency (EA) or Historic England (HE) with regard to matters within their remit. However, Natural England (NE) recommended consultation with the Cotswolds National Landscape Board (CNLB) due to the potential for impact on the nationally designated Cotswolds Area of Outstanding Natural Beauty (AONB)<sup>3</sup>. The Cotswolds National Landscape Board were concerned about the potential visual effects of the proposed mixed-use allocation on views from the Cotswolds National Landscape and therefore, it was determined that a full SEA is required.

4.56. Habitats Regulations Assessment (HRA) determines whether a plan is likely to have a significant effect on an internationally designated site, either alone or in combination with other plans or projects. The HRA screening (December 2021) by Wychavon Council concluded that the SBNDP does not require a full HRA Appropriate Assessment (AA) to be undertaken. There are no internationally designated wildlife sites within the SBNDP Area, with Bredon Hill Special Area of Conservation (SAC) and Dixon Wood SAC falling within a 20km radius.

4.57. On the requirement for an HRA Appropriate Assessment (AA), all three statutory consultees agreed with Wychavon District Council’s conclusion that a HRA AA is not necessary” (SEA, Enfusion Ltd, April 2022).

4.58. On the requirement for a full SEA, Enfusion Ltd were instructed on behalf of the Steering Group to carry out the SEA AA. The assessment concluded “Overall, the SBNDP will have positive effects for new development, protection of local green spaces, and increased resilience against flood risk, with policies to protect the unique local characteristics of the area and to help progress the aspirations for the SBNDP community.”

4.59. The SEA recommended “The SBNDP could require that a landscape/visual impact assessment (LVIA) should be undertaken with the two viewpoints as advised by the CNLB – from the Wychavon Way on Bredon Hill (to the west of Ashton Under Hill, and from the Winchcombe Way on Dumbleton Hill (to the west of Dumbleton). This would provide mitigation measures to ameliorate the concerns of the CNLB and confirm overall minor positive effects on landscape/visual impacts through redevelopment of a disused site that is in disrepair, thus resolving an existing environmental problem.”

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<sup>2</sup> Wychavon District Council SEA & HRA Screening Opinion Report (December 2021)

<sup>3</sup> <https://www.cotswoldsaonb.org.uk/> nb: Cotswolds AONB renamed Cotswolds National Landscape in response to Glover Report

4.60. The SEA also suggested “The SBN DP could require a Phase I habitat survey to identify any important flora and fauna on the disused site and provide specific guidance on where and what biodiversity enhancements are most needed within the SBN DP area and to optimise benefits from the new development, supporting the requirements from SWDP5.”

4.61. Both the above recommendation and suggestion made by the SEA have been incorporated in Policy SB1 in the Submission draft of the Plan.

## 5. Appendices

### Appendix 1 – Household and Business Questionnaire survey results

#### **Householder and Business Questionnaire survey 2020 results**

The Householder and Business Questionnaire survey results can be found via the Sedgeberrow Neighbourhood Plan Website under tab ‘evidence base’ via the following link –

<https://sites.google.com/view/sedgeberrow-np/the-plan/evidence-base>

Responses to open ended question have been collated and addressed in policy sections. Where matters have been raised that are outside the scope of ‘planning’ these have been addressed where relevant in the aspirations section of the plan.



## **Appendix 2 – Option Survey results**

### **Option Survey 2021 results**

The Option Survey results can be found via the Sedgeberrow Neighbourhood Plan Website under tab 'evidence base' via the following link –

<https://sites.google.com/view/sedgeberrow-np/the-plan/evidence-base>

Responses to open ended question have been collated and addressed in policy sections. Where matters have been raised that are outside the scope of 'planning' these have been addressed where relevant in the aspirations section of the Plan.



### Appendix 3 – Regulation 14 consultation Poster and Reminders

The poster below was displayed on all Parish Council notice boards and a number of telegraph poles around the Parish.



## The Formal Consultation on Sedgeberrow Parish Neighbourhood Plan is now Live!!

(Regulation 14 Town and Country Planning, England, Neighbourhood  
Planning (General)  
Regulations 2012)


### NOW!

is the time to have your say on the future of  
housing, green space and flood relief planning  
in the village.

The consultation period runs from:  
**12.00 AM Friday, Sept 17th 2021 to  
12.00 AM Saturday 29<sup>th</sup> Oct 2021**

For further details see the letter that came  
through your letter box or check out the  
Parish council website  
([www.sedgeberrowpc.org.uk](http://www.sedgeberrowpc.org.uk))

The following leaflets were posted through parishioners' letterboxes reminding residents about the Regulation 14 consultation and posted on social media.



**SEDGEBERROW NEIGHBOURHOOD PLAN**


Hi,

We called today to remind you to complete your Neighbourhood plan Survey, either online at <https://www.smartsurvey.co.uk/s/Sedgeberrow/> or on the paper copy. For help, collection or if you have not received a survey, ring Emma Kearsey on 01386 881231 or email [emma@sedgeberrowpc.org.uk](mailto:emma@sedgeberrowpc.org.uk)

If you already completed your survey, sorry to disturb you and Thanks - you've helped to shape the future of the village.

If you haven't yet completed - there's still time to voice your opinion

Kind Regards



**A big \*THANK YOU\* to those of you who have completed the Neighbourhood Plan response form.**

**The Consultation period ends Midnight Sat 29<sup>th</sup> Oct 2021.**

**If you would still like to make a response, go to [www.sedgeberrowpc.org.uk](http://www.sedgeberrowpc.org.uk) to review the full draft Neighbourhood Plan and submit your thoughts online.**

**Alternatively call 07772 366278 or 01386 881928 for a paper copy which can be dropped off at 14 Cheltenham Rd or collected from your home.**

(Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

## Appendix 4 - List of Statutory Consultees consulted under Regulation 14

Highways Agency
Severn Trent Water
PSSC Canal & River Trust
Worcestershire County Council
Forestry Commission
Natural England
Historic England
Place Partnership
Planning Inspectorate
Wychavon District Council
Wychavon District Council
Worcestershire County Council
Wychavon District Council
Wychavon District Council
Western Power Distribution (Midlands)
Age UK Herefordshire & Worcestershire
National Grid UK Gas Distribution
Network Rail (Western Region)
Environment Agency (West) Sustainable Places
CPRE (Wychavon)
Community First
Ancient Monuments Society
National Farmers Union
Worcester Diocese
Worcestershire County Youth Support
NHS South Worcestershire CCG
Sport England
Home Builders Federation
Worcestershire Partnership
Worcestershire Wildlife Trust
Hereford & Worcester Chamber of Commerce
Skills Funding Agency
Learning Difficulty/Vulnerable Adult Support Service
Older Peoples' Support Service (OPSS)
Physical Disability Support Service (PDSS)
Worcestershire County Council
Worcestershire Federation of Womens Institutes
Federation of Small Businesses
Equality and Human Rights Commission
Fields in Trust
The Crown Estate

The Sports Partnership Hereford & Worcestershire
Member Engagement Officer in Legal & Democratic Services
Homes and Communities Agency
The Coal Authority
Marine Management Organisation
Superfast Worcestershire

## **Appendix 5 - Regulation 14 Consultation Response Log**

The Regulation 14 Response Log can be viewed via the Sedgeberrow Neighbourhood Plan Website under tab 'evidence base' via the following link –

<https://sites.google.com/view/sedgeberrow-np/the-plan/evidence-base>

Please note that response have been collated and addressed in policy sections and longer appended responses which are referred to in the log are available in full to view on the SBNDP page of the Parish Council website