

Statutory Consultation (6 Weeks) Regulation 14 for Neighbourhood Development Plan ~ FEEDBACK

No	Policy/ Reference	Name of person (and contact details)	Comment	Will a change be made to the Consultation version of the NDP as a result of this comment (YES or NO)	If YES- what change will be made? If NO - Why not?
1	Policy NE1	Chris SHILL Resident	The only area I noticed was that on Map 6 Landscape Character, that the woodland along the Cone Brook up from the Swan recently has been classed as an Ancient Woodland as FDDC (planning) turned down an application for lodges to be built in that area	No	The wood in question opposite Swan Tea Rooms is in Woolaston Parish. The parish boundary changed in 1935 and boundary line is now Cone Brook. The trees and woodland in question do not require any changes to the ND plan fortunately
2	Policy F1	Jamie Caldwell Planning Advisor Jamie.Caldwell@environment-agency.gov.uk 02030 259 178 Environment Agency	We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our area neighbourhood plan "proforma guidance". Not withstanding the above, for example it is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth. We would only make substantive further comments on the plan if you were seeking to allocate sites in flood zone 3 and 2(the latter being used as the 1% climate change extent perhaps)/ Where an "ordinary watercourse" is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate/safe development.	No	Effectively "no comment" We have no comments to make at this stage.

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3	Appendix 8	<p>Chrystèle Garnier-Kusiak Administrator - Performance Assurance & Business Services Team</p> <p>Chrystele.Garnier@highwaysengland.co.uk</p> <p>Highways England</p>	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Alvington Neighbourhood Plan Regulation 14 Consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A40 which runs some distance to the north of the plan area.</p> <p>We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact significantly on the SRN and we have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.</p>	No	Effectively "no comment"
4	Policy E1 Policy E2 Policy E3	<p>Sean Lewis Senior Planner Planning</p> <p>sean.lewis@savills.com</p> <p>0117 910 0334 07855 105871</p> <p>Lydney Park Estate</p>	<p>See Lydney Park Estate response (15 pages) written by Savilles. Dated 29th April 2019.</p> <p>See FDDC response dated 13th May 2019</p>	<p>Yes</p> <p>A New Policy Tourism was identified at the Lydney Park Estate / Forest of Dean Council / Parish Council / NDP Steering Group meeting held 3rd June 2019, prior to the latest NDP meeting</p>	<p>Yes</p> <p>New additional Policies E1, E2 and E3 - Economy, Business and Tourism has been added to NDP plan.</p>
5	Vision Policy C3 Policy F1 Policy NE1 Policy NE2 Appendix 8 Appendix 14 Appendix 19	<p>Rob Niblett Planning Officer</p> <p>Robert.NIBLETT@gloucestershire.gov.uk</p> <p>Glou'shire County Council</p>	<p>See Gloucestershire County Council response dated 29th April 2019</p>	<p>Yes</p> <p>Changes identified</p>	<p>Numerous changes identified.</p> <p>Updates to the Policies and Appendixes listed opposite incorporated in the neighbourhood development plan</p>

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6	Policy F1	<p>Rebecca McLean Strategic Catchment Planner</p> <p>Rebecca.McLean@severntrent.co.uk</p> <p>07710 098 253</p> <p>Severn Trent Water</p>	<p>Thank you for giving Severn Trent the opportunity to comment on Alvington Neighbourhood Development Plan.</p> <p>Please see attached Severn Trent's response to your consultation which specifically addresses the housing development impact on flood risk.</p> <p>With reference to Policy F1 – Reducing Flood Risk - Severn Trent are aware of the flood risk in Alvington. Previous work has been undertaken to CCTV and cleanse the existing sewer to remove silt and increase pipe capacity. With regard to the impact of the 11 dwelling housing development at Clanna Road we have previously responded on the initial planning application P1494/15/OUT on 08/02/16 stating no objections. An additional response was sent to the case officer at the LPA on 11/02/16 following an assessment of the impact of the development on the sewerage network. Providing that foul only flows are connected to the sewer, the impact will be very low compared to the much larger flows when rainfall enters the system through highways drains during storm events. It is strongly recommended that the developers follow the Drainage Hierarchy (Planning Practice Guidance Paragraph 80), disposing of surface water sustainably through SuDS if infiltration rates are satisfactory, or through connection to the culverted watercourse running along the boundary of the site. If surface water is discharged to the combined sewer system, the risk of this development on the existing network will be higher and Severn Trent will need to be notified. Any scheme to upgrade this sewer network in Alvington is lower priority at present based on our company wide risk prioritisation.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p>	No	No impact on plan all covered in Policy F1

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7	Appendix 22	<p>Rebecca Underdown Lead Advisor Sustainable Development</p> <p>Rebecca.Underdown@naturalengland.org.uk</p> <p>020 822 56403</p> <p>Natural England</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>THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)</p> <p>The draft Neighbourhood Development Plan states that the housing numbers will be in line with the adopted Forest of Dean Local Plan. Natural England note the allocation for 11 dwellings at Clanna Lane, which has already been allocated within the Core Strategy. Providing the development is in conformity with the adopted Local Plan and Habitats Regulations Assessment, Natural England has no further comments to make.</p> <p>We also note that the Neighbourhood Development Plan has allocated for a sports pavilion, which is not allocated within the adopted Local Plan. The proposal has triggered Devil's Chapel Scowles SSSI, located 2.6km away, which is also designated as part of the Wye Valley and Forest of Dean Bat Site SAC. It is recommended that a Habitats Regulations Assessment is now completed by the relevant competent Local Authority.</p>	<p>YES Will be Appendix 23</p>	<p>Waiting HRA report from FDDC (Alistair CHAPMAN)</p>

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8	Not defined	<p>David Stuart Historic Places Adviser South West</p> <p>David.Stuart@HistoricEngland.org.uk</p> <p>0117 975 0680 0797 924 0316</p> <p>Historic England</p>	<p>Thank you for your Regulation 14 consultation on the pre-submission version of the Alvington Neighbourhood Plan. Our sincere apologies for not responding before now.</p> <p>This is to confirm that there are no issues associated with the Plan upon which we wish to comment. Our congratulations to your community on its progress to date and our best wishes in the making of its Plan.</p>	No.	<p>Effectively "no comment"</p> <p>No objections or recommendations.</p>