

Fazeley
Neighbourhood Development Plan
2026 - 2043

Consultation Statement



July 2026

Fazeley Town Cuoncil

With the assistance of



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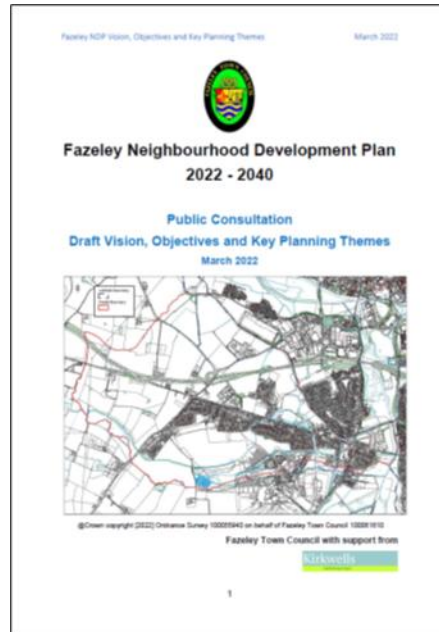
1. Introduction and Background

- 1.1 Fazeley Town Council decided to prepare a Neighbourhood Development Plan at a Town Council meeting on 11th June 2018 and applied to Lichfield District Council for designation on 20th June 2018. Fazeley neighbourhood area was designated on 11th July 2018 – see Map 1 in Fazeley Neighbourhood Development Plan (FNDP).
- 1.2 This Consultation Statement sets out the stages of public consultation (informal and formal) for FNDP and demonstrates how the responses have shaped and informed the final, submission version of the Plan. It has been prepared as one of a suite of supporting documents for submission and examination.
- 1.3 The Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1) sets out that *'Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.'*
- 1.4 A 'consultation statement' is defined in Regulation 15 (2): *'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 or neighbourhood development plan as proposed to be modified;
(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 or neighbourhood development plan as proposed to be modified.'
- 1.5 National Planning Practice Guidance provides advice about public consultation on NDPs: ***'What is the role of the wider community in neighbourhood planning?'***
A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:
 - is kept fully informed of what is being proposed*
 - is able to make their views known throughout the process*
 - has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order and*
 - is made aware of how their views have informed the draft neighbourhood plan or Order.'*

Paragraph: 047 Reference ID: 41-047-20140306
Revision date: 06 03 2014

2. Public Consultation on Draft Vision, Objectives and Key Planning Issues, March to April 2022

- 2.1 The Town Council published a Draft Vision, Objectives and Key Planning Themes document for informal public consultation in Spring 2022. This set out the proposed approach and scope of the NDP and contained a draft Vision and Objectives.



- 2.2 A short questionnaire was included which invited local views and comments on whether the proposed way forward was appropriate and whether there was anything missing that was important and needed addressing. The Vision document and Questionnaire are published on the FNDP page of the Town Council website and can be viewed [here](#). A copy is provided in **Appendix 1**.
- 2.3 A leaflet was delivered to all local households, shops and pubs publicising the consultation and inviting people to access the full document on the Town Council's website or to borrow a hard copy from the Town Clerk. Posters were put up on Town Council noticeboards and in shops.



Copy of Leaflet



Copy of Poster

- 2.4 A drop in event was held on the evening of 28th March 2022 at the Town Hall from 5pm to 7:30pm. The event was well attended with about 100 residents coming along to find out more and to discuss their concerns about planning proposals in the area. Hard copies of the Vision document and response forms were provided to attendees and all copies were taken away.

Town Hall Event, 28th March 2022

- 2.5 Unfortunately, the consultation did not generate many completed and returned response forms, although it did work well to raise awareness of the NDP amongst local residents and stakeholders and as a launch event. Comments were submitted by 9 residents (with some sharing the forms).
- 2.6 These were considered by the Steering Group and used to help shape the policies and proposals in the Draft Plan.

Summary of Responses

Draft Vision

The respondents generally supported the Draft Vision but 2 did not answer. Comments included the following:

- Need to consider ribbon style development along Watling Street when designing recreation facilities.
- Much of the off-road space is along waterways which are not safe for children.
- Road crossings need careful planning.

Draft Objectives

Most respondents supported the draft objectives but 2 did not answer. Comments included the following:

- Shopping and recreation facilities are so limited that those with the means drive elsewhere, contributing to loss of a sense of community and adding to traffic problems.
- Much of the heritage has already been destroyed from the boathouse to the chapel leaving buildings more scaffolding than historic value.
- It would be helpful if Obj 3 'small housing schemes' was defined by actual numbers.

Key Planning Themes – Built Heritage and Design

All respondents except 2 supported this theme in the Plan. 1 did not answer and 1 ticked 'No'. Comments included the following:

- The sooner the derelict properties are dealt with the better. Some went up in flames over 10 years ago.
- Fazeley needs to be seen as an important part of history not valueless.
- New housing developments must conform to zero carbon footprints or as near as technically feasible.

Key Planning Themes – Public Realm

All respondents except 2 supported this theme in the Plan. 1 did not answer and 1 ticked 'No'. Comments included the following:

- Enable young and old to cross busy roads without having to walk half a mile
- Many people use mobility scooters so suitable pavements are needed.
- Traffic calming measures for the junction at Mile Oak to make it easier to cross the road are needed.
- There is often traffic congestion from A5 and Ventura retail park and getting out of George Avenue is difficult at some times of day.
- Traffic management must take into account that additional housing will add to congestion and will have a huge negative effect on the local environment.

Key Planning Issues – Housing

All respondents except 3 supported this theme in the Plan. Comments included the following:

- Some small-scale housing has already been built very well creating small communities but the conversion of the chapel is disappointing. It would have made a great living museum as historic scenery for the mill building. There are

still artefacts held by mill workers. It could have included a café as Fazeley doesn't have one.

- Support for small scale housing only and welcome anything in NDP to limit 800 homes proposals for Mile Oak.
- A more reasonable amount eg 100 would have less impact on local environment in terms of loss of Green Belt and reduction in traffic / congestion.
- Small scale housing schemes supported. Will suffer from extra traffic with Tolson Mill development then more when 800 homes are built at Mile Oak. Facilities and infrastructure don't exist to support further development next to Drayton Manor Park.
- Small scale housing must be defined. Small is 5-10. Any additional housing must be supported by new local amenities such as school places and doctors. Already oversubscribed.

Key Planning Issues – Business

All respondents except 2 supported this theme in the Plan. 1 did not answer and 1 objected. Comments included the following:

- More shops are needed as more dwellings are built.
- The current convenience stores are already overcrowded and do not have competition. Those who can will drive out of Fazeley to Ventura leaving Fazeley as a dormitory town.
- The site of the Plough public house is an eyesore and any regeneration / conversion to a new public house or other business would be welcomed.
- Where would facilities to serve the Marina be built? Cafes, bars, accommodation, 3 pubs already exist.
- Do not need any more bars or food outlets.
- Where will parking be provided when can't cope now.

Key Planning Issues – Open Space, Recreation and the Natural Environment

All respondents except 2 supported this theme in the Plan. Both objected.

Comments included the following:

- Very much needed.
- Children need recreational areas and should not have to play in car parks or shared space not protected from the road or other peoples' dogs.
- Some allotments would be appreciated since many affordable dwellings don't have gardens.
- Since preschool / play group facility on corner of Mill Lane was sold a similar facility or a soft play area with café as Lichfield has would be welcome.
- Affordable properties like flats are cramped.
- Fazeley is without access to cultural facilities. The last bus out of Tamworth towards Fazeley leaves at 21.18 which is too early for events at assembly rooms in Tamworth and there is no access to Lichfield to the Darwin Museum etc there.
- Fazeley is in danger of becoming a town that residents have to leave whether for education, shopping or culture, particularly if bus passes are withdrawn since then many will find food locally unaffordable as well as having no access to a library or park.
- Strongly object to any change of use to the field in Mayfield Drive, Drayton Bassett / Fazeley.

- Agree – the local biodiversity is of great importance and we would welcome anything to enhance and nurture that for the benefit of current and future residents.
- Existing farmland already enhances biodiversity and watercourses. Developers should be strongly discouraged in these areas.

Disagree / Missed Anything

- Comments included:
- Don't let the Robert Peel hospital go. The authorities keep trying to close it but it is a very valuable facility.
- Additions and clarifications as already commented.

Other Comments

Comments included:

- Now you have started please don't let it go. Communities are important and are created by good planning.
- As above – keep field as it is.

- 2.7 The NDP Steering Group used the responses as a starting point for the Draft FNDP. There were some delays in the preparation of the Plan, but the group continued to liaise with officers at Lichfield District Council as work on the preparation of FNDP progressed.
- 2.8 The Town Council commissioned Design Codes to support policies on design and the Draft design codes document. Fazeley Civil Parish Design Guidelines & Design Codes was published on the neighbourhood plan page of the Town Council's website see [here](#).

3. Regulation 14 Consultation, Monday 9th March 2026 until Tuesday 21st April 2026.

- 3.1 Fazeley Draft Neighbourhood Development Plan was published for just over 6 weeks formal consultation from Monday 9th March 2026 until Tuesday 21st April 2026.
- 3.2 The public consultation was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:

'Pre-submission consultation and publicity

Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

(i) details of the proposals for a neighbourhood development plan or modification proposal;

(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;

(iii) details of how to make representations;

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and

(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and

(c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.'

3.3 The Regulation 14 consultation was publicised in the following ways:

- On the Fazeley Town Council website see <https://fazeleytowncouncil.co.uk/> – see **Appendix 2**
- In the Fazeley Town Council newsletter (delivered to all households in the parish) – see **Appendix 3**
- Consultation Bodies (contact details kindly provided by Lichfield District Council) and Local Groups were sent a letter by email – see **Appendix 4**
- Lichfield District Council was notified by email.

3.4 The Regulation 14 Draft Plan and supporting documents including Fazeley Civil Parish Design Guidelines & Design Codes were published on the neighbourhood plan page of Fazeley Town Council's website. Hard copies could be borrowed from the Clerk to the Town Council on request by emailing townclerk@fazeleytowncouncil.co.uk.

3.5 Fazeley Town Council held 2 public drop in events in Fazeley Town Hall on Saturday 21st March from 11.00am until 1.00pm and in Mile Oak Community Centre on Tuesday 24th March from 7.00pm until 8.30pm. There were around 15 attendees at each of the Town Hall and Community Centre events.



Photos of event in Fazeley Town Hall, 21st March 2026

- 3.6 A short summary version of Fazeley Neighbourhood Development Plan was published on the Neighbourhood Plan page of the Town Council's website – see **Appendix 5**.
- 3.7 Responses were invited in the following ways:
- By completing a copy of the Response Form and emailing it to townclerk@fazeleytowncouncil.co.uk or posting it to Fazeley Town Council, Fazeley Town Hall, Lichfield Street, Fazeley B78 3QN
 - By completing the online Response Form or
 - By posting a written response to Fazeley Town Council, Fazeley Town Hall, Lichfield Street, Fazeley B78 3QX

Summary of Responses

- 3.8 **Lichfield District Council** supported the Vision and Objectives of Fazeley Neighbourhood Development Plan. The District Council were also largely supportive of the Plan's policies and provided a number of detailed comments which have largely been taken on board in the amended submission version of the Plan. These included:
- Policy F1: that the listing of specific design guidance is placed in the explanatory text rather than the policy itself and that design criteria as referred to in the current policy draft is added in full to the policy itself. There was a recommendation to amend the wording of the first line.
 - Policy F2: that the listing of specific parts of the Design Code is provided in the explanatory text rather than within the policy itself and text from the Code is removed and key design principles and requirements affecting local

character are prepared instead and clearly set out, aligning with the topics covered in the Code.

- Policy F3: that the criteria need further elaboration to ensure that it is clear to the applicant when preparing planning applications and to the planning officer when determining them. The policy criteria can be drawn from the Design Code guidance.
- Policy F4: that any cross-referencing to the Design Code is placed in the explanatory text rather than the policy.
- Policy F5: that cross referencing to the Design Code is inserted into the explanatory text rather than the policy.
- Policy F6 – support.
- Policy F7: that cross-referencing to the Design Code is inserted into the explanatory text instead of featuring within the policy itself.
- Policy F8: add that development proposals (excluding minor development) should implement forms of Sustainable Drainage Systems (SuDS).
- Policy F9: that cross-referencing to the Design Code is inserted into the explanatory text instead of constituting part of the policy itself and policy criteria/requirements must be clearly set out within the policy.
- Policy F10: that the policy should contain criteria with which to assess development proposals that may impact upon the designations. Criteria could include how the Parish Council seeks to help improve and invest in the designated local green spaces and set out ways in which development proposals within or adjacent to them can help support these goals.
- There were also several comments relating to the design code. The document was prepared by AECOM under the (now cancelled) Locality Technical Support programme and therefore these changes are published as an Addendum.

- 3.9 **Historic England** provided general comments and advised that the neighbourhood plan area includes a number of important designated heritage assets. In line with national planning policy, the strategy for this area should be to safeguard those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. It was advised that the Town Council seeks advice from the local planning authority's conservation team.
- 3.10 **Natural England** did not have any specific comments on the draft neighbourhood plan and referred to an attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.
- 3.11 **Environment Agency** advised that in the absence of the allocation of specific sites for development within the plan area, they have no comments. They do not offer bespoke advice on policy. They referred to guidance within their local Neighbourhood Plan proforma (attached) to assist with forward. Matters relating to surface water (pluvial) flooding should be directed to Staffordshire County Council as the Lead Local Flood Authority (LLFA).
- 3.12 **Staffordshire County Council** were broadly supportive of the Plan's Vision and Objectives and provided several detailed comments about the policies. It was noted that the non-built heritage assets of the area should be acknowledged in the other historic features element of Policy F1. To support this, it was recommended

that a Staffordshire Historic Environment Record search is commissioned for the FNDPP area and the relevant Historic Environment Assessments covering the Tamworth hinterland, including the draft NP area, are reviewed. Most or all of the local wildlife sites are privately owned and the public should not access them without consent, unless there is a right of way. There were references to the Local Transport Plan and it was suggested that Policy F5 should also refer to the canal network which provides traffic free connectivity.

3.13 Lichfields on behalf of Redrow Homes Midlands (“Redrow”) largely support Fazeley Neighbourhood Development Plan. The response referred to a proposed site for new housing development comprising two parcels of land, circa 8.5 hectares [ha] in total, adjacent to the settlement at Mile Oak and Bonehill, with both parcels designated as Green Belt. A site location plan was provided. It was suggested that the Vision should be amended to refer to growth and expansion but the Town Council developed the Vision with local residents and considers that it reflects local views. The objectives were supported. Policy F1 was supported. It was suggested that in Policy F2 it would be more appropriate and useful to designate the area the Site is within SFA 2 or SFA 3 rather than the Countryside Focus Area (CFA) but this reflects the area’s existing character. Policies F5 and F7 were supported and in relation to Policy F8 it was advised that the sites are in Flood Zone 1 and so are at low risk of flooding.

3.14 A number of comments were submitted by residents both in writing and by using the online form. These included:

- That allotments are not needed as existing allotments are neglected.
- Natural landscapes should be protected from housing development but if new houses are built they should reflect local character.
- Concerns about Policy F4 promoting the night time economy.
- Concerns about flooding and the need to undertake work on existing waterways.
- The need to maintain history and heritage and wildlife.
- Opposition to further housebuilding.
- Objective 5 should include wildlife throughout the parish.
- Concerns about biodiversity and the need for Policy F3 to be strengthened by increasing tree cover in Fazeley.
- Parking problems.
- The need for suburban drainage areas.
- General support for the Plan in relation to the long term regeneration of the Bonehill Mill site.

3.15 The Town Council considered all these comments carefully and made some changes to policies including the following:

- References to a proposed local Biodiversity Site which offers opportunities for nature recovery and BNG in the local area;
- Strengthening the landscape / wildlife policy to support additional enhancements including for trees and hedgerows;
- References to regeneration of Bonehill Mill and associated watercourses, sluices and ponds which make a significant contribution to Fazeley’s built and natural heritage; and

- Strengthening policies and supporting text in relation to flood risk.

The new Draft NPPF (2024) contains requirements for swift boxes and climate change and flood risk policies and therefore some suggested changes were not made to avoid duplication.

4. Conclusion

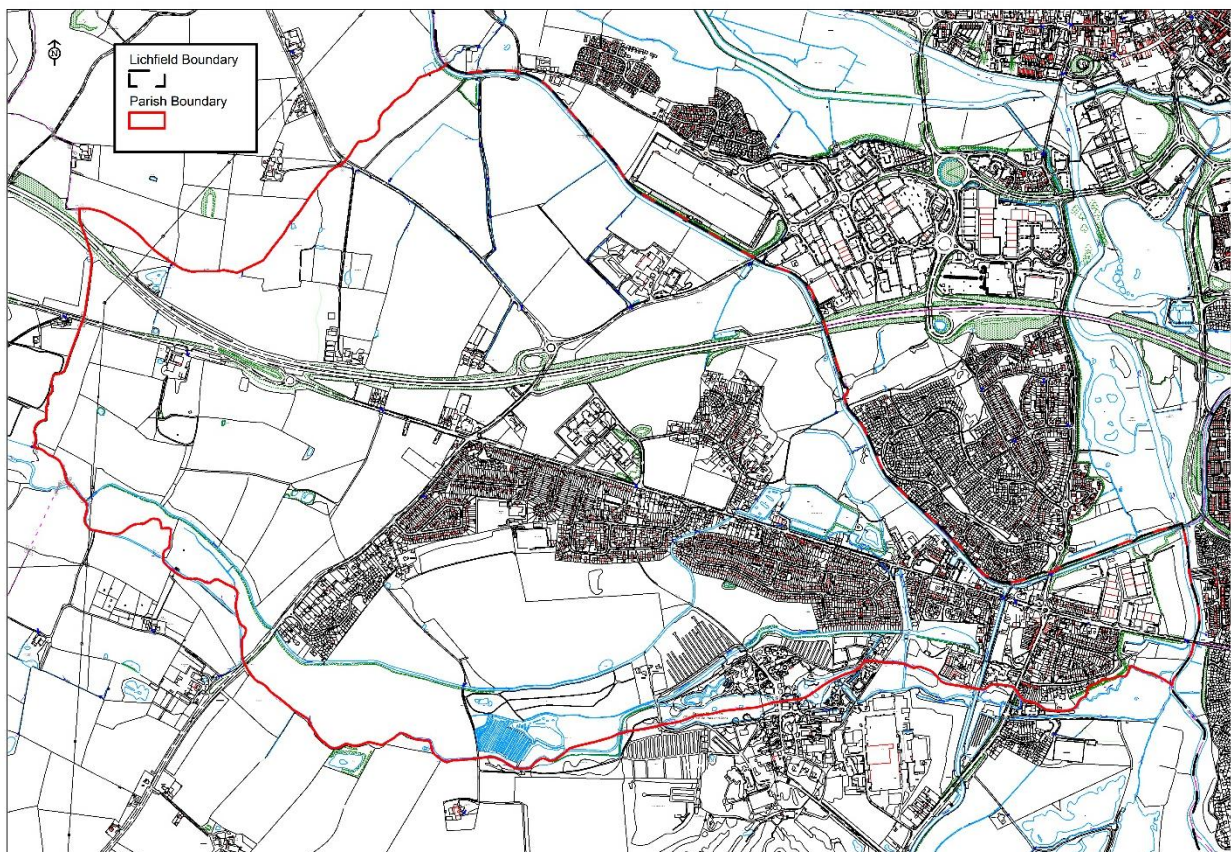
- 4.1 The preparation of Fazeley Neighbourhood Development Plan has been informed by informal and informal periods of consultation. Local residents, stakeholders and consultation bodies have all had ample opportunities to provide comments.
- 4.2 The representations submitted during the Regulation 14 consultation have been considered carefully by the Town Council and have informed a number of amendments to Fazeley Neighbourhood Development Plan.

Appendix 1: Copy of Consultation Document and Questionnaire



Fazeley Neighbourhood Development Plan 2022 - 2040

Public Consultation Draft Vision, Objectives and Key Planning Themes March 2022



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Fazeley Town Council with support from



1.0 Foreword

1. Welcome to the first document for the Fazeley Neighbourhood Development Plan (NDP). This has been prepared by the Neighbourhood Plan steering group on behalf of the Town Council and is the focus of our first public consultation with residents and stakeholders. Once completed, Fazeley NDP will be an important document which contains local planning policies to inform decisions on future development in the town.
2. We have prepared a Draft Vision, a set of Draft Objectives and some possible key planning themes and ideas for policies which our Plan for Fazeley could address. We would like to hear about whether you agree with these, whether you have any comments about how they could be improved, and whether we have missed anything important.
3. **Hard copies of this document are available on request from the Town Clerk.**
4. There is a short **questionnaire** at the back of the document for you to detach, complete and return to the Town Clerk, Fazeley Town Council, 2C Appian Close, Two Gates, Tamworth, Staffordshire B77 1JA. Alternatively the questionnaire can be downloaded from our website at <https://fazeleytowncouncil.wordpress.com> – see the Neighbourhood Plan tab, completed and returned by email to blueseas02@outlook.com, or brought to the drop the Drop In event – see below.
5. **Please complete and return the questionnaire by the end of April 2022.**
6. We are holding a **public Drop In event on Monday 28th March from 5.00pm to 7.30pm at the Town Hall** where you can talk to members of the group and find out more about the NDP. All are welcome to attend.
7. Following this first consultation, we will look very carefully at everyone's responses and ideas and then start drafting the first version of the Draft Plan. This work is likely to include further consultations on key policies such as design over the coming months.
8. We hope very much that you will take the time to read the document and provide us with your thoughts at this early stage so that we can be sure our Plan is locally relevant and embeds our residents' and stakeholders' priorities for planning and development.
9. Thank you for your interest and we look forward to hearing from you.

2.0 What is a Neighbourhood Development Plan?

10. Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
11. NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces.

They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.

12. An NDP can cover a range of planning related issues or just have one, single policy.
13. NDPs do not stand alone - they have to have regard to national planning policies (see the National Planning Policy Framework (NPPF) and other Government guidance) and be in general conformity with strategic planning policies, here provided in the Lichfield District Local Plan.
14. NDPs have to be prepared through extensive community consultation and backed up by robust technical evidence. The policies and proposals in the Plan are tested against a set of 'basic conditions' through an independent examination. At the very end there is a local referendum, when all those on the electoral role are invited to vote on whether the Plan should be used to determine planning applications. This process is shown **on Figure 1**.
15. It will probably take at least 18 months to 2 years to complete, and we are only at the beginning - deciding what our Plan should include.
16. When finished the NDP will include local planning policies and proposals to inform decisions on development in Fazeley up to 2040 – the same time period as the new Fazeley District Local Plan. The Town Council may also try to progress actions to accompany the policies in the Plan, which may be identified or confirmed through the various consultation processes.

3.0 Progress so Far

17. The Town Council decided to prepare a Neighbourhood Plan in 2018 and the Fazeley neighbourhood area was designated on 11th July 2018 – see the map on the front cover. This area is important as the Plan policies can only apply to development within this boundary.
18. A steering group has been set up to meet regularly and oversee the Plan's preparation.
19. Documents are placed on the neighbourhood plan pages of the Town Council website – see <https://fazeleytowncouncil.wordpress.com/> .

20.

Figure 1 NDP Estimated Process and Timescale**4.0 A Portrait of Fazeley**

21. Fazeley is located in Lichfield District within the county of Staffordshire, approximately 7 miles south-east of Lichfield and 1.3 miles south of Tamworth.
22. It is a small town with a population of 4,530 in 2011. The built-up area is concentrated from the area around the road junction of Lichfield Street, Atherstone Street, Coleshill Street and Tamworth Road, with linear development extending westwards along the A5 Lichfield Street towards Mile Oak.
23. The area has an important and interesting heritage. The town lies on the route of the old Roman Road of Watling Street which once ran from Dover in Kent to Holyhead on Anglesey. The Birmingham and Fazeley Canal runs northwards through the built-up area and then northwest along the District and Fazeley

neighbourhood area boundary. The Fazeley and Bonehill Conservation Area includes mills, watercourses, pools and other buildings and structures relating to the Peel family dating from around 1790 - 1850. The waterways have more than local significance – they represent one of the most important waterpower systems dating from the early part of the Industrial Revolution. There are 21 Listed Buildings in the neighbourhood area.

24. The historic hamlet of Bonehill, situated just off Watling Street is an important remnant of the area's agricultural past and despite the developments of the twentieth century still retains a peaceful, rural character.
25. There are a few local shops and services concentrated around the road junction, including a small convenience store, public houses, takeaways and a petrol station and another small group of shops at Mile Oak. The built-up area is largely residential but there are several small industrial estates and workshops in converted former mill buildings. Community facilities include the Town Hall, St Paul's Church, Mile Oak Community Centre, Millfield and Longfield Primary Schools and Sir Robert Peel Hospital.
26. Fazeley has good access to the national motorway network, a regular bus service to Tamworth and Birmingham and a rail station at Tamworth which has a Cross rail service to London and services to Derby and Birmingham. There is also a station at Wilmcote. However, the area suffers from high levels of traffic with associated problems of congestion, noise and air pollution particularly at the main crossroads during the summer months.
27. The built-up area is surrounded by Green Belt to the north, south and west. The new emerging Local Plan Settlement Hierarchy lists Fazeley in Level 3 – Larger service village and there is a proposed strategic site, SHA2: Land west of Fazeley, Mile Oak & Bonehill strategic housing allocation for 800 new houses.
28. Much of Fazeley is low lying and at risk of flooding.
29. The area includes several areas of woodland including ancient woodland at Kendall's Wood and Pipes Wood north of the A5. There are a couple of priority habitats including a small area of traditional orchard and areas of wood pasture and parkland at Seventeen Acre Wood and Longwood House to the south of the neighbourhood area.

5.0 Draft Vision and Objectives

30. The NDP Steering Group has prepared the following Draft Vision and Objectives for the NDP.

Draft Vision

By 2040 the unique heritage of Fazeley will be seen as an asset and integrated as part of Fazeley's regeneration and physical enhancement. Local communities will be more prosperous and better connected by attractive green spaces and improved active transport links, and local wildlife will be protected and enhanced.

NDP Draft Objectives

Objective 1: To promote high quality and sustainable design which is sensitive to local character and heritage, whilst ensuring development is resource efficient and fit for the future.

Objective 2: To provide an attractive, safe and high-quality public realm which attracts further investment and is accessible for all, and to alleviate parking problems in the area.

Objective 3: To support small scale housing schemes within the built-up area to meet local needs.

Objective 4: To encourage suitable business and visitor related uses of former mills and historic buildings and investment in local shops and services.

Objective 5: To support improvements in local public open spaces and recreation facilities.

Objective 6: To protect and enhance Fazeley's historic local waterways for wildlife and recreation uses.

6.0 Key Planning Issues

31. The NDP Steering Group has identified the following as key planning issues which the NDP could address. Fazeley NDP sits within the national (NPPF) and Lichfield level planning policy context so our plan cannot contradict these higher-level policies and proposals, but it can provide more detail so that development is appropriate to the local context and character.
32. We would like to know whether you agree with them and whether we have missed anything important so that as we move forward, we can be sure we are preparing a Plan with policies which are informed and guided by local stakeholders' ideas and concerns.

Built Heritage and Design

33. The NDP could include more detailed policies on design, to help ensure new development responds positively to local character and built and natural heritage, but also is sustainable and resource efficient. The Conservation Area Appraisal could be considered, and detailed design codes will be prepared for the Conservation Area and wider town.
34. If the strategic site allocation remains on the new Local Plan, then Strategic Policy SHA2 will be used to guide development, with a masterplan and design codes.

35. It is proposed that the NDP will focus on design codes for development on small infill sites and conversions of existing buildings in the built-up area.

Possible NDP planning policies could:

- Provide detailed design advice related to local heritage and character; and
- Promote sustainable and resource efficient development in new housing and other schemes.

36. **Public Realm**

37. There is a need to enhance the physical environment of some areas of Fazeley. In recent years there have been a number of improvements: some long standing disused historic buildings such as Fazeley Methodist Church have been converted and Tolson's Mill is being refurbished for residential use.

38. However, the public realm in Fazeley centre would benefit from sensitive environmental enhancements. There is a considerable amount of visual clutter including street furniture, signage and railings which could be reviewed and improved. Solutions could be sought to reduce the dominance of traffic and create a more pedestrian friendly and visually attractive environment.

39. Traffic management goes beyond the scope of NDPs, but the Town Council could use the NDP to provide a positive planning framework to support appropriate and sensitive public realm improvements as part of wider, strategic objectives to enhance the built environment and improve linkages for walking and cycling as set out in the Local Plan.

Possible NDP planning policies and actions could:

- Provide a positive framework for improvements to the centre of Fazeley including enhancements to the public realm; and
- Set out actions to improve problems associated with traffic and parking and promote greener transport solutions including improvements to the walking and cycling network.

40. **Housing**

41. Most of the housing need in the area will be addressed at a strategic level through the Local Plan, and, if it remains, the proposed strategic site allocation SHA2.

42. It is proposed that the NDP supports small scale housing proposals within the built-up area where they meet local needs for housing, including more affordable homes.

A possible NDP planning policy could:

- Support small scale housing schemes within the built-up area where they meet local needs.



43. **Business**

44. Fazeley has a wide range of local businesses. Local shops and services around the traffic island at the crossroads include a petrol station, hot food takeaways, a convenience store and Fazeley Inn public house. There is another small group of local shops at Mile Oak.
45. There are two small industrial estates at Lakeside and Riverside, and several small businesses occupy units on Mill Lane next to the canal. Other local businesses are grouped along the route of the old A5 and these include a saw mill, delicatessen and Three Tuns public house.
46. There remain some vacant buildings in the area which require investment and sensitive restoration. The canal and built heritage may offer opportunities for businesses which are linked to the local tourism economy. The marina just outside Fazeley NDP area has moorings for canal boats, and the canal towpath links the marina to the Conservation Area. Opportunities may include those linked to food and drink provision such as cafes and bars, as well as visitor accommodation. These are likely to remain small in scale and will have to be sensitive to the historic character and existing residential areas.

Possible NDP planning policies could:

- Support appropriate and sympathetic conversions of older buildings for business uses; and
- Support small scale business development linked to heritage and the visitor economy.

47. **Open Space, Recreation and the Natural Environment**

48. Fazeley has few accessible open spaces for local residents. Lichfield District Council's Open Space Assessment (December 2020) notes that 'Fazeley has very few amenity greenspaces considering it is one of the largest villages'. Recommendations include 'improvements to existing sites which score poorly' and 'a play area is required to address deficiencies in the centre and south west of the village'.
49. The canal network provides opportunities for walking and cycling along towpaths and the towpaths connect Fazeley north to Fradley and south to Birmingham. As well as providing towpaths alongside the canals, the canals are used for fishing and narrow boating.
50. The many watercourses and sluices form an important part of the area's 18th century industrial heritage associated with Sir Robert Peel. Gangs of workmen were employed to cut the channels and construct the numerous sluices and weirs to provide water supplies for industrial activities and to power the mills. The waterways pass through areas of dense tree cover and vegetation and this gives

the area a rural, tranquil feel. The waterways also provide a habitat for wildlife and vegetation.

51. In addition, the Town Council owns the open space to the rear of Victory Terrace. The area is currently an underused green space in an area at risk of flooding and previous ideas have included using part of the site for a car park to ease parking problems around the crossroads. The site remains one of the few accessible open spaces in the town and is used by local people for informal recreation.
52. The NDP could identify proposals to enhance this area of public open space through environmental improvements and an improved children's' play area. Part of the area could be used as a wetland as part of flood alleviation and to benefit wildlife.
53. The Conservation Area Appraisal notes that the waterways are an important legacy which should be conserved. Some of the pools are silting up and some of the watercourses are now stagnant. Work to restore these, with appropriate consideration of existing flora and fauna, would greatly benefit this ecological and historical resource.
54. The NDP could provide a positive planning policy framework to support improvements to public open spaces and to protect and enhance the historic areas of waterways so that they provide recreational opportunities for local people and a habitat for wildlife.

Possible NDP planning policies and actions could include:

- Including proposals for improvements to public open spaces and parking, including at Victory Terrace; and
- Identifying areas of importance for wildlife and working with landowners and wildlife groups to restore and enhance areas of biodiversity importance.

7.0 Next Steps

55. Following this public consultation, the Steering Group will start work on the Draft Plan. We will use the responses to help guide the draft policies and proposals and there will be further opportunities to comment through informal and formal consultation over the coming months.
56. Thank you for your time and interest.
57. Please complete and return the Questionnaire.

Questionnaire

Thank you for reading the Visions, Objectives and Key Planning Themes Document for the Fazeley NDP.

Please detach and complete this short questionnaire and return it to the Town Clerk, Fazeley Town Council, 2C Appian Close, Two Gates, Tamworth, Staffordshire B77 1JA or email it to bluesea02@outlook.com, or complete one at the drop the Drop In event on Monday 28th March from 5pm – 7.30pm at the Town Hall.

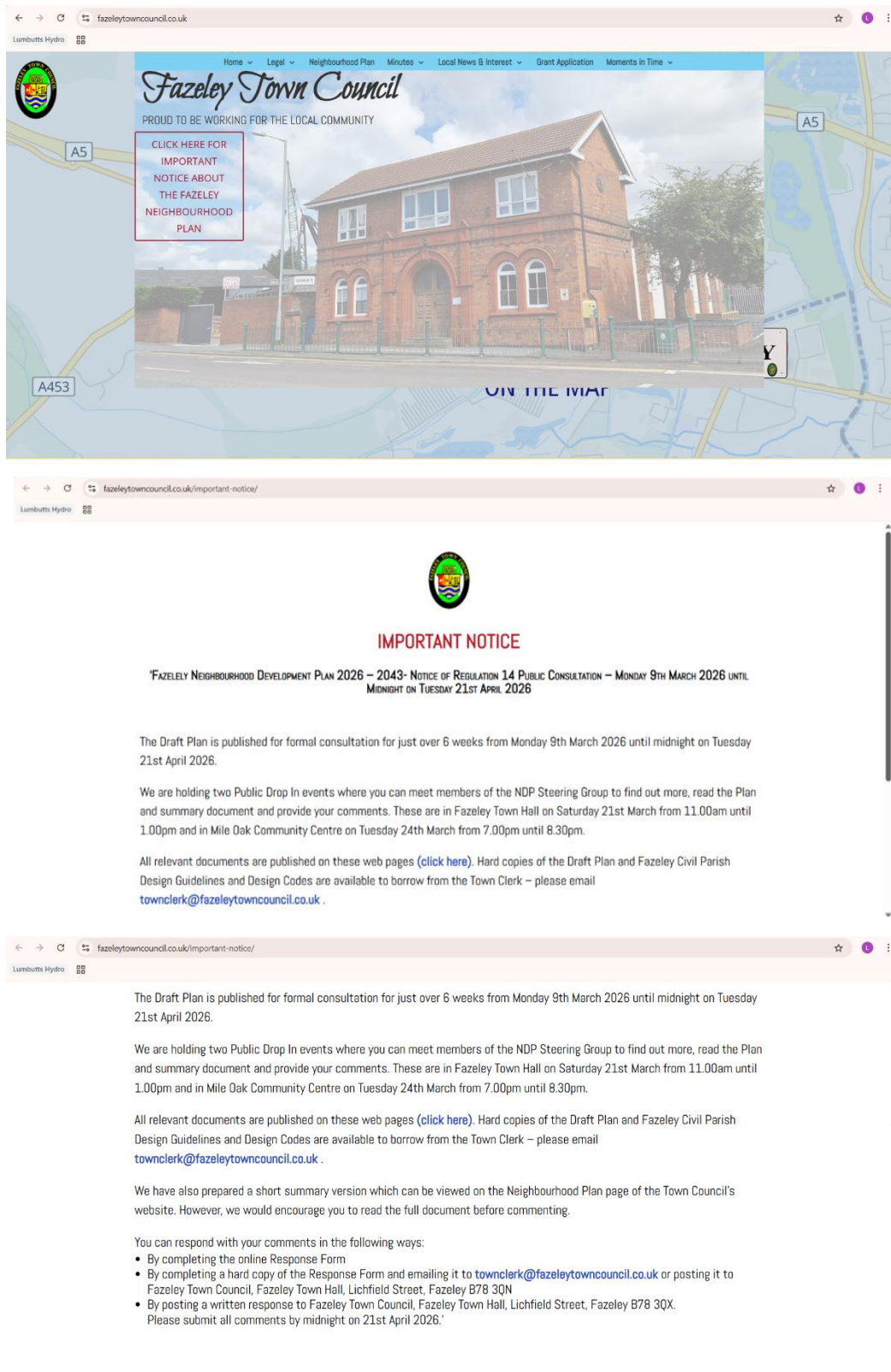
Please return completed questionnaires by the end of April 2022.

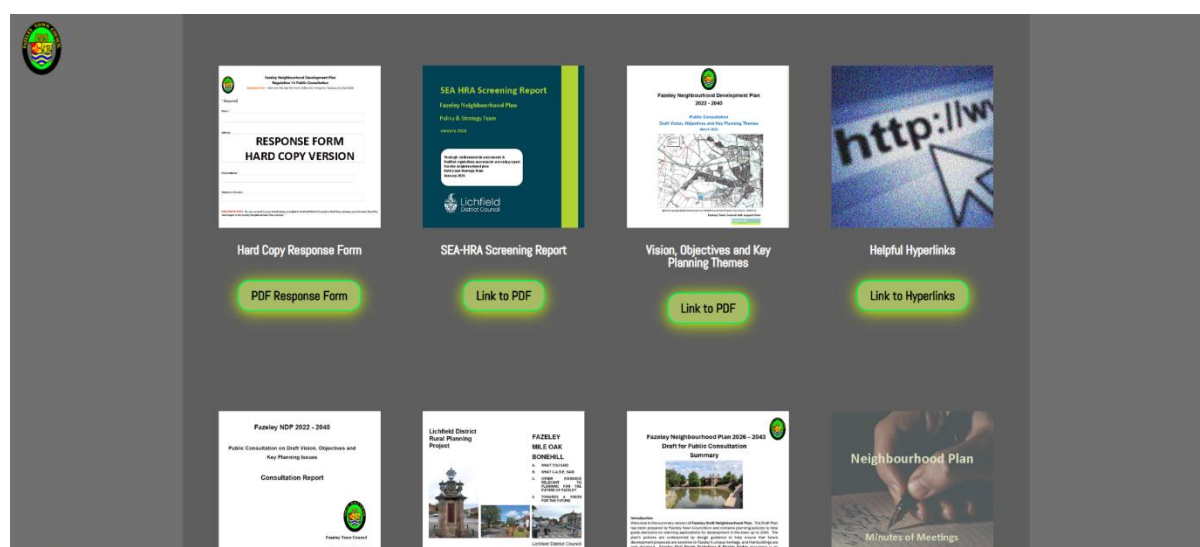
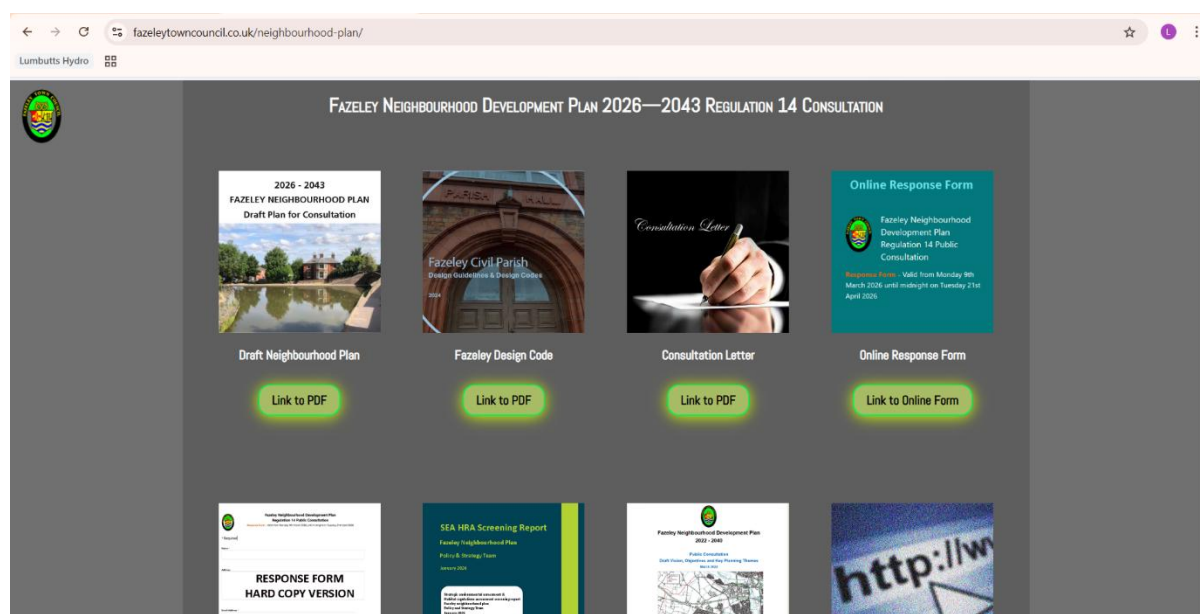
When you attend a consultation event or return a survey or consultation document, the information you provide (personal information such as name, address, email address, phone number) will be processed and stored so that it is possible to contact you and respond to your correspondence and provide information relating to the Neighbourhood Plan. Any comments submitted may be made publicly available on the Fazeley Town Council website, or through other local publications, however, all comments will be anonymised prior to publication.

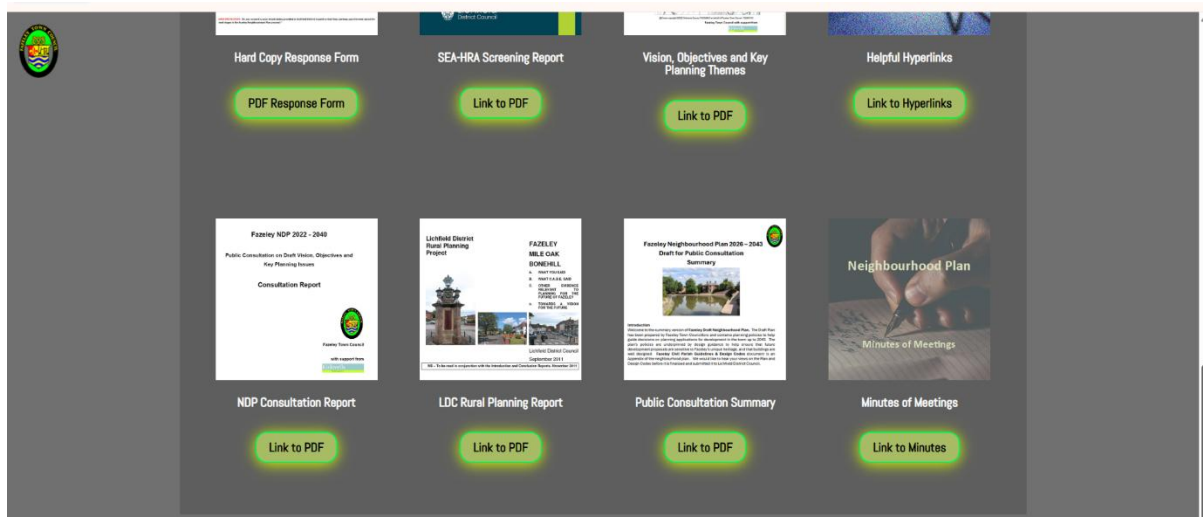
Name:		
Do you want to be kept informed about the NDP and any future public consultations?	Yes	No
If so, please provide contact details:		
Q1 Do you support the Draft Vision?	Yes	No
Please provide any comments about how it could be improved.		
Q2 Do you support the Draft Objectives?	Yes	No
Please provide any comments about how they could be improved.		

Do you support the proposed Key Planning Themes and Possible Policies and Actions for Fazeley Neighbourhood Plan, as set out on the next page?		
Q3 Built Heritage and Design	Yes	No
Comments		
Q4 Public Realm	Yes	No
Comments		
Q5 Housing	Yes	No
Comments		
Q6 Business	Yes	No
Comments		
Q7 Open Space, Recreation and the Natural Environment	Yes	No
Comments		
Q4 Please let us know if you disagree with anything or think we have missed anything important.		
Q5 Please use the space below to provide us with any further comments about the NDP for Fazeley. Thank you.		

Appendix 2: Screenshots of Town Council Webpages and Online Questionnaire









Fazeley Neighbourhood Development Plan Regulation 14 Public Consultation

Response Form - Valid from Monday 9th March 2026 until midnight on Tuesday 21st April 2026

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

Name *

Address

Email Address *

Telephone Number

DATA PROTECTION - Do you consent to your details being provided to Lichfield District Council so that they can keep you informed about the next stages in the Fazeley Neighbourhood Plan process? *

☐ Yes

☐ No

Question 1 - Do you support or object to the **VISION** section in the Draft Plan? *

Please indicate your position and add a comment.

Question 1 - Do you support or object to the **VISION section in the Draft Plan? ***
Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about the **Vision**

Enter your answer

Question 2 - Do you support or object to the **OBJECTIVES in the Draft Plan? ***
Please indicate your position and add a comment.

☐ Support

☐ Object

Question 2 - Do you support or object to the **OBJECTIVES in the Draft Plan? ***
Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about the **Objective**

Enter your answer

Question 3 - Do you support or object to Draft Policy F1: **DESIGN GUIDANCE FOR HERITAGE ASSETS in the Plan? ***
Please indicate your position and add a comment.

☐ Support

☐ Object

Question 3 - Do you support or object to Draft Policy F1: **DESIGN GUIDANCE FOR HERITAGE ASSETS in the Plan? ***
Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about **Design Guidance for Heritage Assets**

Enter your answer

Question 4 - Do you support or object to Draft Policy F2: **RESPONDING TO LOCAL CHARACTER section in the Plan? ***
Please indicate your position and add a comment.

☐ Support

☐ Object

Question 4 - Do you support or object to Draft Policy F2: RESPONDING TO LOCAL CHARACTER section in the Plan? *
Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Responding to Local Character

Enter your answer

Question 5 - Do you support or object to Draft Policy F3: SUSTAINABLE DESIGN section in the Plan? *
Please indicate your position and add a comment.

☐ Support

☐ Object

Question 5 - Do you support or object to Draft Policy F3: SUSTAINABLE DESIGN section in the Plan? *
Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Sustainable Design

Enter your answer

Question 6 - Do you support or object to Draft Policy F4: ENHANCING THE PUBLIC REALM IN FAZELEY TOWN CENTRE section in the Plan? *
Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Enhancing the Public Realm in Fazeley Town Centre

Enter your answer

Question 7 - Do you support or object to Draft Policy F5: IMPROVING ACCESSIBILITY FOR ALL section in the Plan? *
Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Improving Accessibility for All

Enter your answer

Question 8 - Do you support or object to Draft Policy F6: SUPPORTING HERITAGE-LED REGENERATION & THE

Question 8 - Do you support or object to Draft Policy F6: SUPPORTING HERITAGE-LED REGENERATION & THE VISITOR ECONOMY section in the Plan? *

Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Supporting Heritage-Led Regeneration & the Visitor Economy

Enter your answer

Question 9 - Do you support or object to Draft Policy F7: CONSERVING & ENHANCING FAZELEY'S NATURAL ENVIRONMENT section in the Plan? *

Please indicate your position and add a comment.

☐ Support

☐ Object

Question 9 - Do you support or object to Draft Policy F7: CONSERVING & ENHANCING FAZELEY'S NATURAL ENVIRONMENT section in the Plan? *

Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Conserving & Enhancing Fazeley's Natural Environment

Enter your answer

Question 10 - Do you support or object to Draft Policy F8: FLOODING section in the Plan? *

Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Flooding

Enter your answer

Question 11 - Do you support or object to Draft Policy F9: OPEN SPACES section in the Plan? *

Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Open Spaces

Enter your answer

Question 11 - Do you support or object to Draft Policy F9: OPEN SPACES section in the Plan? *

Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Open Spaces

Enter your answer

Question 12 - Do you support or object to Draft Policy F10: LOCAL GREEN SPACES section in the Plan? *

Please indicate your position and add a comment.

☐ Support

☐ Object

Please provide any comments about Local Green Spaces

Appendix 3: Copy of Town Council Newsletter

Fazeley Town Council

Neighbourhood Plan Consultation

Help shape the future of our area by taking part in Fazeley's Neighbourhood Plan Consultation before 21st April - visit fazeleytowncouncil.co.uk/neighbourhood-plan

YOUR VOICE MATTERS!

Parish Councillors

Cllr John Hill - Mayor
Cllr Gordon Moore - Deputy Mayor
Cllr Jo Atkins
Cllr Su Bree
Cllr Alex Farrell
Cllr Simon Goodall
Cllr Brian Hoult
Cllr James Nicolson-Roberts
Cllr Olivia Shepherd
Cllr Donna Summers

To contact your Parish Councillors email
Contact@fazeleytowncouncil.co.uk

Lichfield District Councillors

CLLR ALEX FARRELL
Alex@fazeleytowncouncil.co.uk

CLLR JOHN HILL
John.Hill@LichfieldDC.gov.uk

Staffordshire County Councillor

CLLR ALEX FARRELL
Alex.Farrell@staffordshire.gov.uk - Call 07825 213197

Parish Council Newsletter • 2026

USEFUL NUMBERS

Lichfield District Council 01543 308000
Staffordshire County Council 0300 111 8000
Staffordshire Police non-emergency 101
NHS non-emergency advice 111
National Highways (Motorways issues) 0300 123 5000
Water main leak (South Staffs Water) 0800 389 10 11
Gas main leak 0800 111 999
Blocked sewers (Severn Trent) 0800 783 4444
Power cut 105
Electricity pylon emergency 0800 40 40 90
Citizens Advice 0800 278 7972
RSPCA (rural/animal in distress) 0300 1234 999
Canal & River Trust 0800 47 999 47
Community Together CIC (General advice and support) 0808 175 40 41

MENTAL HEALTH

Samaritans - 116 123
Or if you do not want to talk but need to reach out there is a crisis text service provided by the Charity QMS. Just text **SHOUT to 85258**
24/7 Urgent NHS Mental Health Helpline 0808 196 3002
Well Being Matters - 01827 263838
Changes - 01827 313006
Staffordshire & Stoke NHS Wellbeing Service 0300 303 0923

ADVICE SERVICES

Domestic Abuse Support - 0300 303 3778
Citizens Advice - Mid Mercia Mon-Fri 10am-4pm - 0800 278 7972 (free)
tamworthadvice@citizensadvice.com/midmercia.org.uk
Energy saving advice and grants 0800 677 1543
Home Start Tamworth - Family Support 01827 62400
Beat the cold (Advice and support with energy efficiency, debt and bills) 01782914915
Homeless - Lichfield DC 01543 308000 / 0800 1830454
Cruse 0800 808 1677

TACKLING LONELINESS

Community Together CIC - 01827 59646
Befriending / Check in Service (Our is a friendly volunteer each week and who can check in on your wellbeing)

SUPPORT FOR VETERANS

SSAFA - 01889 502337
Help A Squaddie (Homelessness) 0300 3651332
The Royal British Legion - 0800 802 8080

UNEMPLOYMENT SUPPORT

New Benefit Claims - 0800 955 6688
Text Phone 0800 023 4888
If you cannot hear or speak on the phone contact LBC 18001 then 0800 955 6688
Evolve - Employment and Training Support 07940457468

News from Fazeley Town Council

Parish Council Newsletter www.FazeleyTownCouncil.co.uk Spring 2026

Message from The Mayor

Welcome to our 2026 newsletter! We hope this will be a helpful way of communicating everything we do are doing in Fazeley, Mile Oak and Bonehill, as well as a chance for you to find out more about your local parish council.

Fazeley Town Council is made up of volunteer councillors from our community and we have a town clerk (Bos) who looks after the day-to-day running and administration, but we need your help in putting together a very important document.

Fazeley's Neighbourhood Plan sets out our vision for the future of Fazeley and we would hugely appreciate your involvement in our consultation which runs until 21st April.

I believe we are a proactive council who care passionately about our local area. We have council meetings on the second Monday of each month at 7.30pm at Fazeley Town Hall, and members of the public are welcome to come along and view the meetings. We also have various sub-committees working hard all year round to ensure that taxpayers' money is well spent in the community.

If you would like to speak to one of your local councillors, please don't hesitate to get in touch. Likewise, if you would like me to turn up to your event as Mayor of Fazeley I would be delighted to do so.

Cllr John Hill
Mayor of Fazeley

Contact the Council:
Bos Young - Parish Council Clerk
Email: parishclerk@fazeleytowncouncil.co.uk - Phone: 0827 30 7544

LOCAL GOVERNMENT REORGANISATION

The Government are consulting on plans for Local Government Reorganisation that will affect us here in Fazeley as they look to merge District and County councils. The consultation runs until 26th March and you can have your say by emailing LGRconsultationresponse@communities.gov.uk or just search for Local Government Reorganisation in Staffordshire to find out more.

FREEDOM OF THE PARISH AWARDS

Three residents have received a prestigious "Freedom of the Parish of Fazeley" for their service to our area.

Cllr Jo Atkins received her award for putting in 26 years loyal service as a Fazeley Town councillor. Cllr Brian Hoult received the honour for serving seven years as Mayor of Fazeley and Geoff Gould was given the award for an incredible 64 years working here in Fazeley!

FAZELEY PARKING

We have opened Fazeley Town Hall Carpark to try and alleviate some of the parking issues in Fazeley. We are working with the county council to try and improve the parking situation going forward.

Our responsibilities to you!

There are three tiers of local government in our area, each with separate responsibilities, Councillors, officers and budgets. The main services we are responsible for are:

- Bus Shelters
- Grass Cutting
- Litter/Dog Bins (some)
- Mile Oak Recreation Ground
- Victory Terrace Park
- Neighbourhood Plan
- Noticeboards
- Planning (statutory consultee)
- War Memorial
- Fazeley Town Hall & Carpark

Telephone: 07655 050424
Email: townclerk@fazeleytowncouncil.co.uk

NEW PARK FOR FAZELEY

We are thrilled to announce that a brand-new park will be built this year in Fazeley. The £100k project will be funded from Lichfield District Council's Community Infrastructure Levy money (collected from housing developers) and comes after tireless work from your local District Councillors to make this happen. The park will be located behind Victory Terrace and work will start on the project very soon.

COUNCILLOR SURGERY

Alex Farrell and John Hill are your Lichfield District Councillors, and Alex is also your County Councillor. They both live in the parish and are available to speak to if you need help with anything locally.

Email: Alex.Farrell@lichfielddc.gov.uk or John.Hill@lichfielddc.gov.uk

CHRISTMAS EVENT SUCCESS

In December a group of local residents were treated to a Christmas dinner and entertainment courtesy of Community Together CIC, with funding from your local councillors Alex Farrell and John Hill (who came along as Ozzy for the day!).

TOWN HALL MAKEOVER

Fazeley Town Hall is looking fantastic after major renovations to fix subsidence in the floor. The investment put in by the town council to improve the hall has allowed more groups to use the venue and has made it a modern, multi-purpose space for the community of Fazeley.

To hire the town hall please email townclerk@fazeleytowncouncil.co.uk or call 01827 707944.

FAZELEY FLOATING MARKET

The next floating market comes to Fazeley junction 23rd to 25th May 2026. Come along and see a range of canal boats selling arts and crafts, handmade products and a range of food and drinks. Visit rcta.org.uk for more information.

MILE OAK ROVERS

We are very pleased to have appointed new tenants at Mile Oak Rovers who are getting ready for a grand opening very soon. There are big plans to come for the site that we hope will completely revitalise the club and grounds - watch this space!

BUS STOP ARTWORK

Four of our bus stops have had a makeover courtesy of the talented artists from New Urban Era. Funding for the project has come from your local District Councillors Alex Farrell and John Hill, with more bus stop projects planned later in the year.

WE NEED YOUR VIEWS ON FAZELEY'S DRAFT NEIGHBOURHOOD PLAN

The Draft Plan and Design Code has been prepared by Fazeley Town Council and contains planning policies to help guide decisions on planning applications for development in the town up to 2043. The plan's policies are underpinned by design guidance to help ensure that future development proposals are sensitive to the unique heritage of Fazeley, Mile Oak and Bonehill, and that buildings are well designed.

We would like to hear your views on the Plan and Design Codes before it is finalised and submitted to Lichfield District Council.

PUBLIC CONSULTATION

The full Fazeley Neighbourhood Plan 2026 - 2042 and Fazeley Civil Parish Guidelines & Design Codes are published on Fazeley Town Council's website together with an online questionnaire for you to complete.

To fill in the consultation visit fazeleytowncouncil.co.uk/neighbourhood-plan or follow this QR code.

A limited number of hard copies of both documents are available on request from the town clerk by calling 01827 707944 or emailing townclerk@fazeleytowncouncil.co.uk.

DROP-IN EVENTS

We are holding two drop-in events open to the public with no appointment needed:

Fazeley Town Hall
Saturday 21st March 10am till 1pm

Mile Oak Community Centre
Tuesday 24th March 7pm till 8.30pm.

Please come along to meet your local Town Councillors and find out more about our Draft Plan.

The Draft Plan has been prepared over several years by a group of Town Councillors and residents. It still has several more stages to go through before it will be subjected to a local referendum when local residents will be invited to vote on whether it should be used to help determine planning applications alongside Lichfield's Local Plan and national planning policy.

Fazeley Neighbourhood Plan has to sit within this higher planning policy framework and meet certain 'basic conditions'. It has to be positively prepared and cannot be used to stop development. However, it can be used to help shape development proposals and ensure that new buildings are well designed and respond well to Fazeley's special historic character.

We hope you will have a look at the Draft Plan and give us your feedback. We want to have a plan that reflects local residents and stakeholders' views and concerns. Please use this consultation to have your say.

Draft Vision

By 2042 the unique heritage of Fazeley will be celebrated as an asset and integrated into Fazeley's regeneration and physical enhancement. Local communities throughout the area will be more prosperous and healthier, benefiting from safe, attractive and accessible green spaces and recreation facilities, and enhanced transport connectivity which encourages active and sustainable travel choices and reduced reliance on cars. Local wildlife and biodiversity will be protected and enhanced.

Appendix 4: List of Consultation Bodies and Other Organisations Contacted by Email and Copy of Letter

Consultation Bodies for Neighbourhood Plans

The following list includes those bodies identified under Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. The list is not exhaustive; please refer to the Regulations to ensure you have consulted with all relevant bodies. Appendix 2 of the [Statement of Community Involvement](#) (SCI) contains a comprehensive list of consultees for Local Development Documents, please refer to this list to establish if there are other consultees you feel you should consult.

	Consultation Body	Contact
(a)	Mayor of London	N/A
(b)	Local Planning Authority, County Council or Parish Council any part of whose area is in or adjoins the area of the local planning authority	<u>Lichfield District Council</u> Place & Prosperity Team Leader Lichfield District Council District Council House Frog Lane Lichfield Staffordshire WS13 6YY developmentplans@lichfelddc.gov.uk <u>Staffordshire County Council</u> Planning, Policy & Development Control Staffordshire County Council 1 Staffordshire Place (Floor 2) Stafford ST16 2LP planning@staffordshire.gov.uk james.chadwick@staffordshire.gov.uk <u>All Parish Councils</u> (addresses via link) (You may also want to consult with parishes in other Local Authorities, if applicable. Contact the relevant Local Authority for details) <u>Adjoining Local Authorities</u> <u>East Staffordshire Borough Council</u> Planning Policy East Staffordshire Borough Council The Maltsters Wetmore Road Burton-On-Trent DE14 1LS planningpolicy@eaststaffsbc.gov.uk <u>South Derbyshire District Council</u> South Derbyshire District Council Planning Services Civic Offices

	Civic Way Swadlincoat Derbyshire DE11 0AH planning.policy@south-derbys.gov.uk <u>North West Leicestershire District</u> Planning Policy and Business Focus Team North West Leicestershire District Council Council offices Coalville Leicestershire LE67 3FJ planning.policy@nwleicestershire.gov.uk <u>North Warwickshire Borough Council</u> Forward Planning North Warwickshire Borough Council South Street Atherstone Warwickshire CV9 1DE planningpolicy@northwarks.gov.uk <u>Tamworth Borough Council</u> Tamworth Borough Council Marmion House Lichfield Street Tamworth B79 7BZ development@tamworth.gov.uk richard-powell@tamworth.gov.uk <u>Birmingham City Council</u> Planning and Regeneration PO Box 28 Birmingham B1 1TY planningandregenerationenquiries@birmingham.gov.uk <u>Walsall Council</u> Planning Policy Walsall Council The Civic Centre Darwall Street Walsall West Midlands WS1 1TP PlanningPolicy@walsall.gov.uk <u>Cannock Chase District</u>
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		Planning Policy Cannock Chase Council Civic Centre PO Box 28 Beecroft Road Cannock Staffordshire WS11 1BG planningpolicy@cannockchasedc.gov.uk <u>Stafford Borough Council</u> Forward Planning Stafford Borough Council Civic Centre Riverside Stafford ST16 3AQ forwardplanning@staffordbc.gov.uk
(c)	The Coal Authority	The Coal Authority 200 Lichfield Lane Berry Hill Mansfield Nottinghamshire NG18 4RG planningconsultation@coal.gov.uk
(d)	Homes England	Homes and Community Agency 5 St Phillips Place Colmore Row Birmingham B3 2PW enquiries@homesengland.gov.uk
(e)	Natural England	Natural England Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ consultations@naturalengland.org.uk
(f)	The Environment Agency	Environment Agency Sentinel House 9 Wellington Crescent Fradley Park Lichfield WS13 8RR graeme.irwin@environment-agency.gov.uk WestMidsPlanning@Environment-Agency.gov.uk becky.clarke@environment-agency.gov.uk

		swwmplanning@environment-agency.gov.uk
(g)	Historic England	The Foundry 82 Granville Street Birmingham B1 2LH elizabeth.boden@historicengland.org.uk peter.boland@HistoricEngland.org.uk
(h)	Network Rail	Town Planning Team LNW Network Rail 1st Floor, Square One 4 Travis Street Manchester M1 2NY townplanninglnw@networkrail.co.uk
(i)	National Highways	National Highways Three Snowhill Snowhill Queensway Birmingham B4 6GA David.Pyner@nationalhighways.co.uk
(j)	The Marine Management Organisation	N/A
(k)	Any Person – to whom the electronic communications code applies	-
	Any Person – who owns or controls electronic communications apparatus	-
(l)	NHS Staffordshire & Stoke Integrated Care Board (ICB)	Stafford Education & Enterprise Park Weston Road Stafford ST18 0BF Philip.Murphy@staffsstoke.icb.nhs.uk
	Person to whom a licence has been granted under the Electricity Act (1989) Person to whom a licence has been granted under the Gas Act (1986)	National Grid Network Analysis, Network Strategy Brick Kiln Street Area 6 Block 4 Hinkley LE10 0NA Nationalgrid.enquiries@nationalgrid.com Western Power transmission Herald Way Pegasus Business Park East Midlands Airport Castle Donnington DE74 2TU

	A sewerage undertaker A water undertaker	Planning Severn Trent Water PO Box 5309 Coventry CV3 9FH South Staffordshire Water Green Lane Walsall WS2 7PB
(m)	Voluntary bodies whose activities benefit all or any part of the neighbourhood area.	-
(n)	Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area.	-
(o)	Bodies which represent the interests of different religious groups in the neighbourhood area.	-
(p)	Bodies which represent the interests of persons carrying out business in the neighbourhood area.	-
(q)	Bodies which represent the interests of disabled people in the neighbourhood area.	-

Note: It is important that you consider the list of consultation bodies described at Schedule 1 of the Neighbourhood Plan (General) Regulations 2012 and identify any other consultees who you feel fall under the categories listed. At this stage it is the Parish Council's responsibility to ensure that these bodies are consulted therefore please do not consider this to be a complete and definitive list of those to consult.

Copy of Letter

To:

Notification of the Publication of Fazeley Draft Neighbourhood Development Plan for Public Consultation (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended)) from Monday 9th March 2026 until midnight on Tuesday 21st April 2026

Dear Consultee,

I am writing to advise you that Fazeley Draft Neighbourhood Development Plan (FNDP) has been published for formal consultation by Fazeley Town Council.

The Draft Neighbourhood Development Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Fazeley Town Council. The Draft Plan's preparation has been informed by the responses to an informal consultation on the Vision, Objectives and Key Planning Themes in March 2022.

Fazeley Civil Parish Design Guidelines & Design Codes has been prepared to provide detailed design guidance for development in Fazeley and forms Appendix 3 of the Draft Plan. All relevant supporting documents can be viewed and downloaded from the Fazeley Neighbourhood Plan page on the Town Council's website <https://fazeleytowncouncil.co.uk/neighbourhood-plan/>

The consultation period runs for 8 weeks from Monday 9th March 2026 until Tuesday 21st April 2026.

Hard copies of the Draft Neighbourhood Plan, Fazeley Civil Parish Design Guidelines & Design Codes and Response Forms are available from the Clerk to the Town Council.

A public **Drop-In Event** will be at the following venues on the dates and times stated.

- Fazeley Town Hall – 21st March 2026 (10am to 1pm).
- &
- Mile Oak Community Centre – 24th March 2026 (7pm to 8.30pm).

A Response Form and online questionnaire are provided on the website for comments, but the Town Council also welcomes responses by email or in writing by:

- **Email Address:** townclerk@fazeleytowncouncil.co.uk
- **Post:** Fazeley Town Clerk or Fazeley Town Clerk
Fazeley Town Hall 2C Appian Close
Lichfield Street Two Gates
Fazeley B78 3QN Tamworth TB77 1JA
- **Hand Deliver:** Bring handwritten completed response forms to the drop in event on insert date

Following consideration of the responses to the public consultation, the Draft Plan will be amended and submitted to Lichfield District Council together with supporting documentation; including a Basic Conditions Statement (demonstrating how FNDP meets the required Basic Conditions) and a Consultation Statement (setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan).

Lichfield District Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, SRNP meets the required Basic Conditions, the final FNDP will proceed to a local referendum. If there is a Yes vote it will be made (adopted) by Lichfield District Council and used to help determine planning applications in Fazeley.

When we submit FNDP, personal information, including your name, address and email may be shared with Lichfield District Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Lichfield District Council. If you respond using the Response Form or online version, there is a box to tick to indicate your consent. If you respond by email or letter, please indicate that you consent for your personal details being provided to Lichfield District Council to enable them to perform their duties.

If you require any further information, please contact the Clerk to the Town Council at the address provided above.

Yours Sincerely

Robert Young
Town Clerk

Appendix 5: Summary Leaflet



Fazeley Neighbourhood Plan 2026 – 2043

Draft for Public Consultation

Summary



Introduction

Welcome to the summary version of **Fazeley Draft Neighbourhood Plan**. The Draft Plan has been prepared by Fazeley Town Councillors and contains planning policies to help guide decisions on planning applications for development in the town up to 2043. The plan's policies are underpinned by design guidance to help ensure that future development proposals are sensitive to Fazeley's unique heritage, and that buildings are well designed. **Fazeley Civil Parish Guidelines & Design Codes** document is an Appendix of the neighbourhood plan. We would like to hear your views on the Plan and Design Codes before it is finalised and submitted it to Lichfield District Council.

Public Consultation

The full Fazeley Neighbourhood Plan 2026 – 2042 and Fazeley Civil Parish Guidelines & Design Codes are published on Fazeley Town Council's website <http://fazeleytowncouncil.co.uk/neighbourhood-plan/> together with an online questionnaire for you to complete. A limited number of hard copies of both documents are available on request from the Clerk to the Town Council - see <https://fazeleytowncouncil.co.uk/#Contact> . We are holding two open drop-in events in **Fazeley Town Hall on Saturday 21st March from 11am until 1pm and in Mile Oak Community Centre on Tuesday 24th March from 7pm until 8.30pm**. Please come along to meet your local Town Councillors and find out more about our Draft Plan.

Draft Vision

By 2043 the unique heritage of Fazeley will be celebrated as an asset and integrated into Fazeley's regeneration and physical enhancement. Local communities throughout the area will be more prosperous and healthier, benefitting from safe, attractive and accessible green spaces and recreation facilities, and enhanced transport connectivity which encourages active and sustainable travel choices and reduced reliance on cars. Local wildlife and biodiversity will be protected and enhanced.

Draft Objectives and Planning Policies

Objective 1: To promote high quality and sustainable design which is sensitive to local character and heritage, whilst ensuring development is resource efficient and fit for the future.

This will be delivered through Policies F1 which sets out design guidance for heritage buildings, F2 which requires developments to respond to local character and F3 which promotes sustainable design.

Objective 2: To provide an attractive, safe and high-quality public realm which attracts further business investment, is accessible for all and alleviates parking problems in the area.

This will be delivered through Policies F4 which sets out proposals to enhance Fazeley town centre and F5 which aims to improve accessibility for all.

Objective 3: To encourage suitable business and visitor related uses of former mills and historic buildings and investment in local shops and services.

This will be delivered through Policies F4 (see above) and F6 which supports heritage led regeneration and the visitor economy.

Objective 4: To support improvements in local public open spaces and recreation facilities.

This will be delivered through Policies F4 (see above), F7 which aims to conserve and enhance Fazeley's natural environment, F9 which aims to protect and enhance open spaces and F10 which protects several locally important areas as Local Green Spaces.

Objective 5: To protect and enhance Fazeley's historic local waterways for wildlife and recreation uses.

This will be delivered through Policies F5 and F7 (see above) and F8 which addresses flooding.

The Draft Plan has been prepared over several years by a group of Town Councillors and residents. It still has several more stages to go through before it will be subjected to a local referendum when local residents will be invited to vote on whether it should be used to help determine planning applications alongside Lichfield's Local Plan and national planning policy.

Fazeley Neighbourhood Plan has to sit within this higher planning policy framework and meet certain 'basic conditions'. It has to be positively prepared and cannot be used to stop development. However it can be used to help shape development proposals and ensure that new buildings are well designed and respond well to Fazeley's special historic character.

We hope you will have a look at the Draft Plan and give us your feedback. We want to have a plan that reflects local residents and stakeholders' views and concerns. Please use this consultation to have your say. Thank you for your interest.

Appendix 6: Regulation 14 Consultation Response Table

Fazeley NDP

Fazeley Draft Neighbourhood Plan - Regulation 14 Consultation

Monday 9th March 2026 until Tuesday 21st April 2026

Consultation Responses

Table 1 Lichfield District Council

Notes for SG:~~Red strikethrough text~~ = proposed deleted textBlue underlined text = proposed new text

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
1		Vision	Support		Noted	No change
2		Objectives	Support		Noted	No change
3	4.1.4	Policy F1	Support Comment	The District Council supports this policy in principle, as well as signposting to the relevant guidance within the Parish Design Code. However, the Council recommends that the listing of	Accepted. Amend Policy F1.	<u>Amend Policy F1</u> Policy F1: Design Guidance for Heritage Assets Development should preserve or enhance the character of Fazeley and Bonehill Conservation Area and other heritage assets.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				specific design guidance is placed in the explanatory text rather than the policy itself. The role of the policy should be to clearly set out the requirements and criteria that development proposals must be able to demonstrate in regard to preserving and enhancing the historic character of the Neighbourhood Plan area. The Council <u>recommends that the design criteria as referred to in the current policy draft is added in full to the policy itself</u> and not simply cross-referenced to the Design Code, as the role of the Code is to provide additional explanation on planning policy requirements and should not be used as a substitute for the policy itself. In addition to the recommendations as set out above, the District Council also recommends		<u>Development should preserve and enhance the character of the Fazeley and Bonehill Conservation Area, listed heritage assets, and non-designated heritage assets</u> Proposals should give careful consideration to any potential impacts on these assets and respond positively to the relevant Design Codes set out in Part 4.3 Heritage Assets of Fazeley Civil Parish Design Guidelines & Design Codes (see Appendix 3). These are: A. Conservation Area (Design Code HA-CA); B. Listed Buildings (Design Code HA-LB); and C. Other Historic Features (Design Code HA-OHF). A. Fazeley and Bonehill Conservation Area <u>Development proposals within the Conservation Area or which may impact on its setting must:</u> <u>1) Not result in the loss or alteration of features which make a positive contribution to the character area.</u> <u>2) Respect the character of the surrounding built form within the conservation area, in terms of design, scale, massing, material and height.</u>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				that the first line of the policy is re-worded to be made clearer on the range of heritage assets which the policy seeks to protect and enhance: ‘Development should preserve and enhance the character of the Fazeley and Bonehill Conservation Area, listed heritage assets, and non-designated heritage assets.’		3) Create areas of positive character by retaining as much historic fabric as possible and responding to prevailing characteristics in terms of street patterns, density and layout, built form, materials and details. B. Listed Buildings 1) Proposals which involve the substantial harm to (or significant loss of) Listed Buildings including demolition will not be permitted unless it can be demonstrated that the substantial harm or loss is necessary to achieve overriding public benefits which outweigh that harm or loss. 2) Materials and architectural styles must respect the Listed Building, and minimise any work that may affect the heritage assets located near to any development. 3) Development close to Listed Buildings should relate appropriately in terms of scale, height and massing. C. Non designated Heritage Assets 1) New development and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to it, should ensure that the setting is not compromised.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						2) Any loss of the whole or part of such an asset will require clear and convincing justification. 3) Development within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that the setting is protected or enhanced where possible. <u>Amend explanatory text in 4.1.4:</u> 4.1.4 FNDP Policy F1 refers to the Design Codes for heritage assets. Fazeley Civil Parish Design Guidelines & Design Codes in Part 4.3 addresses Heritage Assets: Design Code HA-CA should be applied to development in the Conservation Area, Design Code HA-LB should be applied to proposals affecting Listed Buildings and Design Code HA-OHF should be applied to other historic features such as non-designated heritage assets. Part 4.3 Heritage Assets of Fazeley Civil Parish Design Guidelines & Design Codes contains design guidance for heritage assets within Fazeley neighbourhood area. These are: A. Conservation Area (Design Code HA-CA); B. Listed Buildings (Design Code HA-LB); and C. Other Historic Features (Design Code HA-OHF).

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						FNDP Policy F1 sets out the design guidance for these different heritage assets to help ensure Fazeley's unique and important heritage is protected and where possible, enhanced.
4	4.1.1 3	Policy F2	Support Comment	As with Draft Policy F1, the Council supports this policy in principle, however it is recommended that the listing of specific parts of the Design Code is provided in the explanatory text rather than within the policy itself. The role of the policy should be to clearly set out the requirements and criteria that development proposals must be able to demonstrate when responding to local character and creating a distinctive sense of place. The current policy cross-references the Parish Design Code and directly repeats several sections from the Code. As this is fundamentally guidance and not policy directives, the Council <u>strongly recommends that this</u>	Accepted. Amend Policy F2.	<u>Amend Policy F2</u> Policy F2 Responding to Local Character Development should demonstrate a high standard of design which responds to the specific site and context to create a locally distinctive sense of place. In order to achieve this, designs will be expected to address the Design Codes in Part 4.4 Town Structure and Forms and Part 4.6 Materials and Design of Fazeley Civil Parish Design Guidelines & Design Codes (see Appendix 3) where they are relevant to the development concerned. These include: <u>incorporate the following design principles:</u> A. Block Structure and Building Line Buildings should align with the street, with their main facade and entrance facing it. Ancillary buildings, such as garages, associated with domestic properties may be placed gable end to the road, consistent with historic outbuildings throughout the area. The

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				<u>text from the Code is removed and that key design principles and requirements affecting local character are prepared instead and clearly set out, aligning with the topics covered in the Code.</u> The role of the Code is to provide explanation on planning policy requirements and should not be used as a substitute for the policy itself.		following Design Codes will apply according to the local context: • Formal Building Lines (Design Code B-F) • Informal building lines (Design Code BL-I). 1) <u>Generally buildings should align with the street, with their main facade and entrance facing it.</u> 2) <u>In areas of medium-higher density development and where the existing housing typology is generally uniform, formal building lines should be applied.</u> 3) <u>In areas of lower density development informal building lines should be applied and the alignment should respond to the context of surrounding landscape. Gardens should be provided in the front and rear, or a small buffer as a minimum;</u> 4) <u>The layouts of developments should be permeable.</u> B. Building Heights and Roofline 1) New development should be compatible in height and scale with the surrounding context. There are two distinct types of building ooflines present in Fazeley and the following Design Codes will apply according to the local character: • Uniform Roofline (Design Code BH-UR) • Varied Roofline (Design Code BH-VR

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						2) Developments should respect uniform rooflines in urban settings and in areas of higher density. 3) In the historic core, on the countryside edge and on slopes, varied rooflines may be appropriate. 4) Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should respect the surrounding context. C. Building Typologies, Materiality and Design 1) New development should enhance Fazeley's character through innovative, varied and high-quality design and construction. Terraced, semi-detached, detached, and higher density properties are acceptable. The following Design Codes will apply according to the type of development proposed: • Terraced Buildings (TB) • Semi-detached Building (SDB) • Detached Buildings (DB). 2) Three storey terraced houses will be supported for prominent or key buildings and on wider primary routes. Such developments should have simple pitched roof volumes, consistent setbacks and ridge and eaves lines. 3) Semi-detached houses should be mainly 2 storeys, with 2.5 storeys used in key buildings. Setbacks should be consistent and buildings should relate to the street scene.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						4) <u>Detached houses should be mainly 2 storeys, with 2.5 storeys for key buildings. Bungalows may also be acceptable. Variable frontages and more varied building massing, ridgelines and rooflines will be supported.</u> D. Density and Housing Layout 1) Density should reflect the varied contexts across Fazeley and respond to local topography and landscaping. <u>Housing</u> density should be mixed across strategic sites, with each of the development parcels delivering a different density of units. This mixture will help to create variety which is responsive to the local area's needs and surroundings. <u>Low density units should be located to the edges of the settlement and higher density development located in the core and along primary routes</u> Development will be expected to apply Design Code Density (DNST). 2) <u>Density will be expected to take into consideration the need for high quality design, historic and environmental integration, local built and landscape character and identified local housing needs.</u> E. Materials and Design

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						1) <u>Developments should respect</u> the existing local character and material palette in Fazeley <u>which</u> is primarily dominated by red brick, slate, and tile roofs. These materials should serve as design inspirations for any new development. 2) High quality, natural materials that blend well with the natural landscape should be used and to help reinforce the town's image <u>local character</u> whenever possible. Development will be expected to apply Design Code Architecture and Materials (AM). 3) <u>Whilst developments should be sensitive and complementary to their surroundings, they should avoid merely replicating existing styles and imitating architectural details. Contemporary architectural solutions will also be supported where they enhance the street scene and respect local character.</u> <u>Add to the supporting text:</u> 4.1.13 Fazeley Civil Parish Design Guidelines & Design Codes includes Design Codes for Town Structure and Forms (Part 4.4) and Materials and Design (Part 4.6). <u>The following Design Codes will apply to residential developments according to the local context:</u>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						• Formal Building Lines (Design Code B-F) • Informal building lines (Design Code BL-I). • Uniform Roofline (Design Code BH-UR) • Varied Roofline (Design Code BH-VR) • Terraced Buildings (TB) • Semi-detached Building (SDB) • Detached Buildings (DB) • Density (DNST) and • Architecture and Materials (AM).
5	4.1.1 8	Policy F3	Support Comment	The District Council supports the policy in principle, however in its current form the policy requirements are vague and unclear. <u>The criteria needs further elaboration to ensure that it is clear to the applicant when preparing planning applications and to the planning officer when determining them. The policy criteria can be drawn from the Design Code guidance, bearing in mind previous comments made on Draft Policy F1 and F2, in regard to the Code being used as a guide to help explain policy requirements, not be a substitute for them.</u>	Accepted. Amend Policy F3.	<u>Amend Policy F3</u> Policy F3: Sustainable Design Development proposals should demonstrate how they have incorporated the principles in Design Code Sustainable Design (SD) in Part 4.10 Sustainable Design of Fazeley Civil Parish Design Guidelines & Design Codes (see Appendix 3) principles which promote sustainable design. These include (but are not limited to) the following: A. Connecting people with green spaces by providing open spaces within walking distance of residential areas

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						<u>and linking them through a series of green networks or corridors;</u> B. Minimising visual impacts of sustainable infrastructure <u>by locating such infrastructure at the rear or side elevation of buildings and/or by using screening such as covers, trees, and planting schemes;</u> C. Retaining, <u>or where this is not possible,</u> replacing trees <u>at a ratio of 3:1 and retaining existing and planting new hedgerows</u> and using native species. <u>Additional planting should be provided along sensitive landscape edges to provide natural screening;</u> D. Maximising landscaping for gardens and parking areas and using permeable surfaces; and <u>Using permeable surfacing and maximising landscaping in garden and parking areas;</u> E. Using smart home design for residential properties <u>including installation of technologies such as solar panels, air source heat pumps, battery storage and electric vehicle charging points.</u>
6		Policy F4	Support	The District Council supports the policy and the criteria it sets out, but recommends that any cross-referencing to the Design	Accepted. Amend Policy F4.	<u>Amend Policy F4</u> Policy F4 Enhancing the Public Realm in Fazeley Town Centre

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				Code is placed in the explanatory text rather than the policy wording itself.		Proposals which enhance and improve the public realm within Fazeley Town Centre will be supported. Such proposals will be expected to incorporate the following measures: in accordance with the Design Code for the Town Centre and Public Realm (Design Code TCPR) as set out in Part 4.5 of Fazeley Civil Parish Design Guidelines & Design Codes (see Appendix 3). These are:
7	4.1.2 1	Policy F5	Support Comment	The District Council supports and welcomes the draft policy which requires development proposals support improvements to walking and cycling connections across the Neighbourhood plan area. However, as with previous policies, it is recommended that cross referencing to the Design Code is inserted into the explanatory text instead of featuring within the policy itself.	Accepted. Amend Policy F5	<u>Amend Policy F5</u> Policy F5 Improving Accessibility for All New development should include linkages to existing footpaths and cycle routes where opportunities exist in order to improve connectivity between existing networks and to enhance the attractiveness of walking and cycling in Fazeley. Existing Public Rights of Way (PROW) which cross or adjoin development sites should be retained and improved. Highways schemes should respect the street hierarchy. New roads should be designed to be inclusive and respect the traditional rural character of surrounding areas.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						and be designed in accordance with the Design Codes set out in Part 4.7 Movement and Accessibility in Fazeley Civil Parish Design Guidelines & Design Codes (see Appendix 3). These are: A. Primary Distributors (Design Code MA-PD); B. Secondary Streets (Design Code MA-SS); C. Internal Street (Design Code MA-IS); D. Movement and accessibility (Design Code MV&A); and E. Non-Vehicular Movement Routes (Design Code MA-NV). <u>Amend the supporting text:</u> 4.1.21 Fazeley Civil Parish Design Guidelines & Design Codes includes Design Codes for the Town Centre and Public Realm in Part 4.5 and for Movement and Accessibility in Part 4.7. <u>These are:</u> • <u>Town Centre and Public Realm (TCPR)</u> • <u>Primary Distributors (Design Code MA-PD);</u> • <u>Secondary Streets (Design Code MA-SS);</u> • <u>Internal Street (Design Code MA-IS);</u> • <u>Movement and accessibility (Design Code MV&A); and</u> • <u>Non-Vehicular Movement Routes (Design Code MA-NV).</u>

Ref. No.	Page No. / Para No.	Vision / Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
8		Policy F6	Support	The District Council supports and welcomes this policy which seeks to support regeneration and placemaking opportunities in Fazeley Town Centre with an emphasis on protecting and enhancing the town's historic environment.	Noted	No change
9	4.3.5	Policy F7	Support Comment	The District Council supports and welcomes this policy which seeks to enhance the Neighbourhood plan area's wildlife and landscape character. However, as with previous policies, it is recommended that cross-referencing to the Design Code is inserted into the explanatory text instead of featuring within the policy itself.	Accepted. Amend Policy F7.	<u>Amend Policy F7</u> Policy F7: Conserving and Enhancing Fazeley's Natural Environment Development should ensure that Fazeley's wildlife and landscape character are maintained, restored and enhanced. in accordance with the Design Codes for Environment and Biodiversity set out in Part 4.8 of Fazeley Civic Parish Design Guidelines & Design Codes (see Appendix 3). The relevant Design Codes are: A. Green Infrastructure (Design Code GI); and B. Woodland, Trees and Hedgerows (Design Code WTH). <u>This should be achieved by incorporating the following measures into landscaping schemes:</u> A. <u>Restoring and increasing the total area of natural habitats and landscape features, and creating</u>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						positive green linkages between them; B. Providing Biodiversity Net Gain (BNG) on site, or where this not achievable, the preference will be supporting BNG on other sites within or close by the Fazeley neighbourhood plan area; C. Creating new habitats and wildlife corridors such as by aligning back and front gardens, and providing new areas of woodland, stone walls/hedgerows, grassland or wetland habitats. Gardens and boundary treatments should allow for the movement of wildlife and provide habitat for local species. D. Maximising the retention and planting of new trees and hedgerows and incorporating them into landscaping designs; E. Protecting and enhancing Green Infrastructure corridors and using open spaces to connect residential areas with the natural environment and town centre; and F. Designing lighting schemes to be sensitive to wildlife and avoid unnecessary light pollution in areas in and close to the

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						countryside which are likely to have darker skies. In addition, opportunities should be taken to restore and enhance the historic water courses, sluices and ponds associated with Fazeley's industrial heritage. Such improvements will also be supported as part of measures to provide Biodiversity Net Gain in the Fazeley neighbourhood plan area. <u>Amend supporting text:</u> 4.3.5 Fazeley Civil Parish Design Guidelines & Design Codes Part 4.8 Environment and Biodiversity contains Design Codes for Green Infrastructure (GI) and Woodland, Trees and Hedgerows (WTH). These are referred to summarised in Policy F7 Conserving and Enhancing Fazeley's Natural Environment.
10		Policy F8	Support Comment	The District Council supports and welcomes the policy covering the management of flood risk in the neighbourhood plan area, acknowledging that it aligns with the NPPF's policy regarding flooding. The Council recommends that the incentive for development proposals (excluding minor development) to implement	Accepted Amend Policy F8	<u>Amend Policy F8</u> Draft Policy F8: Flooding Proposals for new development should consider flood risk, where appropriate, and include measures that mitigate and adapt to the anticipated impacts of climate change. All development, where appropriate, should demonstrate that it would not increase flood risk within the neighbourhood area.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				forms of Sustainable Drainage Systems (SuDS) should be inserted as a policy requirement.		Development proposals (excluding minor development) will be required to implement forms of Sustainable Drainage Systems (SuDS) to reduce risks of surface water flooding. Proposals which demonstrate an improvement to the overall levels of surface water runoff will be supported.
11	4.3.2 4	Policy F9	Support Comment	The District Council supports and welcomes the policy which protects the open spaces in the neighbourhood plan area. However, as with previous policies, it is <u>recommended that cross referencing to the Design Code is inserted into the explanatory text</u> instead of constituting part of the policy itself. Furthermore, the policy references certain measures within the Code that are to be applied through the policy. The policy criteria/requirements must be clearly set out within the policy, as the Code's purpose is to provide explanation on the policy requirements and not be a substitute for them.	Accepted Amend Policy F9	<u>Amend Policy F9</u> Draft Policy F9: Open Spaces Open spaces in Fazeley will be protected and, where possible, enhanced. Proposals for improvements will be supported where they include the following measures set out in Design Code: Open Spaces (OS) in Part 4.8 Environment and Biodiversity in Fazeley Civil Parish Design Guidelines & Design Codes document (see Appendix 3). Where new open spaces are provided as part of housing developments schemes should incorporate the following measures: A. Locating main building façades and entrances to face open spaces to help create a sense of place, improve natural surveillance, and foster social interaction; B. Providing open spaces which support a variety of uses and which meet

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
						shortfalls in open space provision in the area; and C. Ensuring play areas are not isolated and are located within short walking distances of housing. <u>Amend supporting text:</u> 4.3.24 FNDP provides an opportunity to identify and support improvements to public open spaces so that local residents benefit in terms of health and wellbeing and can access opportunities for physical exercise and activity. Fazeley Civil Parish Design Guidelines & Design Codes considers the importance of Open Spaces in Part 4.8 Environment and Biodiversity Design Code: Open Spaces (OS).
12		Policy F10	Support Comment	The District Council supports and welcomes the policy covering local green space designations in the neighbourhood plan area. The Local Green Spaces have been clearly identified within the policy and on the accompanying map (Map 4) and clear justification on how they meet each of the NPPF's requirements for designating local green spaces	Accepted Amend Policy F10.	<u>Amend Policy F9</u> Policy F10: Local Green Spaces The following areas are identified as Local Green Space: • LGS1 Land at the rear of Victoria Terrace • LGS2 Self Sufficient Children • LGS3 Mile Oak Recreation Ground. These are identified on Map 4: Local Green Spaces.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				has been set out in the explanatory text. However, at present the policy is limited in how it can be implemented when making and determining planning applications, as it simply lists the designations. The District Council recommends that the policy contains criteria with which to assess development proposals that may impact upon these designations. Criteria could include how the Parish Council seeks to help improve and invest in the designated local green spaces and set out ways in which development proposals within or adjacent to them can help support these goals.		<u>Development in these areas will only be acceptable when it is consistent with national Green Belt policy.</u> <u>Development proposals within or adjacent to these areas will be expected to contribute towards the following enhancements as part of appropriate open space contributions:</u> <u>• Improved children's play areas and suitable recreation provision for young people</u> <u>• Provision of wildlife and wetland areas</u> <u>• Tree planting and community orchards</u> <u>• Provision for older residents and</u> <u>• Picnic areas and seating.</u>
13		Design Codes		The District Council supports the production of local design guidance to accompany policies in the Neighbourhood Plan. However, it should be noted that the role of the Design Code is only to provide evidence	Accepted Provide LDC comments as an Addendum on the PC website alongside the Design Code document.	No further change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				which support planning policies contained in the Neighbourhood Plan, and it should not constitute as policy itself. Therefore, it should be made clear in the Design Code of its intended purpose and relationship with the Neighbourhood Plan. The Parish Council must also ensure that the design principles and guidance are consistent with the guidance in Lichfield District Design Code (Supplementary planning documents – Lichfield District design code) adopted in December 2024 as a supplementary planning document and which forms part of the adopted development plan for the District. Additionally, the Design Code will require factual updates in order to be in date by the time the Neighbourhood Plan is submitted. These are set out below: • Paragraph 1.4.1(Page 8) the most recent version of the NPPF must be referenced in the design code before it is submitted. This applies to all references to the NPPF within		

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
				the document. Currently the NPPF 2023 is referenced here, which has now been revoked. • Paragraph 1.4.1 (Page 8) it is stated that Part 15 'Conserving and enhancing the natural environment' is a part of the NPPF of relevance to the Design Code. Given the Neighbourhood Plan and supporting design code's objective of protecting Fazeley's historic environment, we question whether it should instead be Part 16 (conserving and enhancing the historic environment) listed here? • Paragraph 1.4.2 (page 12) we recommend removing the following line from the section on the Local Plan Strategy as it is not relevant to the Strategy or its purpose: 'During a meeting of the full council on 17th October 2023, Lichfield District Council decided to retract its proposed local plan for 2040'		

Table 2 Consultation Bodies and Local Groups

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
Historic England 1	All			Comment (General)	Neighbourhood Plan for Fazeley Thank you for consulting Historic England about your Regulation 14 draft neighbourhood plan. The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the	Noted. Fazeley Town Council has worked with officers from Lichfield DC at various stages of drafting the plan policies and contains policies and proposals for protecting and enhancing built heritage assets in the area. Design guidance is set out in the accompanying Fazeley Civil parish Design Guidance and Codes which is an Appendix of FNP.	No change.

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					designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry		

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					Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/LIT_6524_7da381.pdf If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf If you have any queries about this matter or would like to		

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					discuss anything further, please do not hesitate to contact me.		
Natural England 2	All			Comment (General)	Fazeley Neighbourhood Plan - Pre-submission Regulation 14 Consultation Thank you for your consultation on the above dated 06 March 2026. 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. 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	Noted. FNP identifies various natural heritage assets in the area and contains policies and proposals for their protection and enhancement. The SEA screening statement did not identify a need for full SEA.	No change.

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					affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .		

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					Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that		

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					may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.		
Environment Agency 3			No comment	Noted.	Thank you for your letter of 6 March 2026, consulting us on the Regulation 14: Fazeley Neighbourhood Development Plan. In the absence of the allocation of specific sites for	Noted. FNP does not include any site allocations. Refer also to LDC comments regarding Policy F8.	No change.

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					development within your plan area, we have no comment to make. We do not offer bespoke advice on policy. We advise you to ensure conformity with the Local Plan and refer you to guidance within our local Neighbourhood Plan proforma (attached) which should assist you moving forward with your plan. Matters relating to surface water (pluvial) flooding should be directed to Staffordshire County Council as the Lead Local Flood Authority (LLFA).		
Staffordshire County Council 4.1	All			Support	Apologies for the late reply I had some issues with IT yesterday and couldn't access the response form. I have therefore provided commented below. We are broadly supportive of the Plan Vision and Objectives. We have the following observations to	Noted	No change

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					make under the themes listed.		
4.2			Policy F1	Comment	Historic Environment The draft Neighbourhood Plan, which is supported by 'Design Guidelines and Codes', presents a positive vision for the historic environment in the draft NP area. It does this through a strong heritage-focussed vision and objectives/policies that look to protect or enhance heritage assets, promoting heritage-led regeneration, and an appreciation that Fazeley's rich industrial heritage is also a key element of unlocking its future potential. It is welcome that the presence of Watling Street Roman road running through the Draft NP area is mentioned. However, <u>there are other known and potential archaeological features in the area too, including a large area of possible prehistoric cropmarks, and it is suggested</u>	Accepted. Amend NDP. FTC to consider commissioning Staffordshire Historic Environment Record search. Add to evidence base and amend policy / supporting text.	TBC

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					<u>that the non-built heritage assets of the area are acknowledged in the other historic features element of Draft Policy F1.</u> <u>To support this, and enhance the evidence base, it is recommended that a Staffordshire Historic Environment Record search is commissioned for the draft NP area</u> and the relevant Historic Environment Assessments covering the Tamworth hinterland, including the draft NP area, are reviewed. This information can be obtained by the Town Council from the Staffordshire Historic Environment Record (her@staffordshire.gov.uk).		
4.3		4.3.10			Ecology and Landscape IN 4.3.10 There are several local wildlife sites including Bonehill Bridge (a Site of Biological Importance or SBI), Seventeen Acre Wood and Duck Decoy, and Kendall's and Pipes Wood. Some of	Accepted. Amend 4.2.10 as suggested	<u>Amend FNP Para 4.3.10</u> <u>Add the following:</u> <u>Most or all of the local wildlife sites are privately owned and the public should not access them without consent, unless there is a right of way.</u>

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					these areas include ancient woodland. Map A in Appendix 1 shows the location of areas of wildlife importance. Residents can access the open countryside from a network of public rights of way (PROW) and canal towpaths. It might also be worth adding a statement to the effect that most or all of the local wildlife sites are privately owned and the public should not access them without consent, unless there is a right of way.		
4.4		4.1.1 9	Policy F4	Comment Support	Transport 4.1.19 draft policy F4 bullet point B: SCC is supportive of a policy to improve the street environment for pedestrians and provide areas for informal socialisation. SCC's Local Transport Plan 2026 and the Local Cycling and Walking Infrastructure Plan (LCWIP) 2021 supports this. Traffic calming measures such as speed humps are delivered where there is evidence to	Partially accepted. Refer to SCC LTP in supporting text.	<u>Amend supporting text by adding the following to the Planning Policy Context:</u> <u>After 4.1.20 insert:</u> <u>Staffordshire County Council's Local Transport Plan 2026 and the Local Cycling and Walking Infrastructure Plan (LCWIP) 2021 supports improvements to the street environment for pedestrians and to provide areas for informal socialisation. Traffic calming measures such as speed humps are delivered where there is evidence to show that vehicle speeds are too high. Pedestrian safety can be improved by a range of other measures such as delivery of</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Town Council's Consideration	Amendments to NDP
					show that vehicle speeds are too high. Pedestrian safety can be improved by a range of other measures such as delivery of enhanced pedestrian infrastructure. There's an opportunity to align this policy with the new LTP. Transport assessments associated with new developments will identify where they have an impact and appropriate improvements will be secured as part of the planning system.		enhanced pedestrian infrastructure. Transport assessments associated with new developments will identify where they have an impact and appropriate improvements will be secured as part of the planning system.
4.5			Policy F5	Comment	Draft Policy F5: highways schemes should be designed to mitigate the impact identified through the transport assessment and consider national guidance such as LTN 1/20 as well as SCC's LTP. The numbers of users as well as the locations of key destinations are also key considerations in scheme design.	Partially accepted. Refer to additional guidance in supporting text.	Amend supporting text by adding the following to the Planning Policy Context. Add the following text to Planning Policy Context (following on from above): Highways schemes should be designed to mitigate the impact identified through the transport assessment and consider national guidance such as Cycle infrastructure design LTN 1/20 https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120 as well as the Local Transport Plan. The numbers of users

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							as well as the locations of key destinations are also key considerations in scheme design.
4.6		4.1.2 6	Policy F5	Comment	Draft Policy F5 could also refer to the canal network which provides traffic free connectivity. Policy wording should be extended to take account of issues around inclusivity. Simple measures such as consistent provision of dropped kerbs within new development or connecting to the existing network enhance accessibility for users with wheelchairs, pushchairs, prams and mobility issues. Improvements to bus stops local to developments to provide a seated waiting area and timetable information will ensure that bus travel is accessible to all. SCC has a bus stop infrastructure policy.	Accepted.	<u>Amend Policy F5:</u> Policy F5: Improving Accessibility for All New development should include linkages to existing footpaths and cycle Routes and the canal network where opportunities exist in order to improve connectivity between existing networks and to enhance the attractiveness of walking and cycling in Fazeley. Existing Public Rights of Way (PROW) which cross or adjoin development sites should be retained and improved. <u>Add to the supporting text after 4.1.26:</u> Inclusivity can be improved through simple measures such as consistent provision of dropped kerbs within new development or connecting to the existing network enhance accessibility for users with wheelchairs, pushchairs, prams and mobility issues. Improvements to bus stops local to developments to provide a seated waiting area and timetable information will ensure that bus travel is accessible to all. Proposals should help

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							to deliver Staffordshire County Council's bus stop infrastructure policy – see Bus Infrastructure & Information in Staffordshire - A Design Guide. https://www.staffordshire.gov.uk/sites/default/files/2025-12/Bus-Service-Information-Infrastructure-Guide-for-Developers.pdf
4.7		4.1.2 6			In 4.1.26 there needs to be a minor amendment as traffic calming measures do not address traffic congestion issues.	Accepted.	Delete 'traffic calming' in 4.1.26.

Table 3 Residents

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective /Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1AW 1.1			Vision	Support	I think we should do all that we can to maintain our history and heritage sights along with local wildlife areas.	Noted	No change
1.2			Objectives	Support	Providing this type of surroundings may help people with their mental health problems due to having pleasant surroundings rather than house after house on plastic housing estates.	Noted	No change
1.3			Policy F1	Support	We agree any development should preserve the character of Fazeley and Bonehill Conservation Area. However, we strongly oppose any mass building of housing in the area and we are running out of green space!	Noted There are proposals for major housing development in the area but any future planning applications and / or Local Plan site allocations will be a matter for LDC / the planning inspectorate.	No change
1.4			Policy F2	Object	We are opposed to any further house building in the area as we feel that the infrastructure of the area has totally collapsed and before anything else is approved, we feel money needs to be spent on fixing all the road potholes, existing drainage as the current situation is appalling,	Noted. The Town Council is aware of these issues and is working with other organisations to help address them.	No change

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					especially with flooding on roads, peoples' gardens and encroaching into some houses.		
1.5			Policy F3	Object	We need to put the existing housing and infrastructure right before continuing any further mass developments	Noted. Refer to para 2.1.12	No change
1.6			Policy F4	Support	Left blank	Noted.	No change.
1.7			Policy F5	Support	Left blank	Noted.	No change.
1.8			Policy F6	Support	Left blank	Noted.	No change.
1.9			Policy F7	Support	Preserving our green spaces and wildlife in our view is a priority.	Noted.	No change.
1.10			Policy F8	Support	This should also include work on existing nearby properties and underground waterways as the current system is appalling. No more house building should happen until existing issues have been resolved and work put in place to stop this happening again.	Accepted.	Amend FNDP Policy F8 Insert additional text: <u>'Infrastructure improvements to reduce flood risk should be undertaken prior to the commencement of major development schemes to avoid development exacerbating existing flooding problems in the area.'</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective /Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.11			Policy F9	Support	Building on our open spaces should not happen, as we feel the intention is to build on every inch of Greenbelt possible. It will end up a mass concrete jungle with no character and result in many social issues.	Noted. There will be opportunities for residents to comment on possible sites allocations and changes to Green Belt during the Local Plan process, and as and when planning applications are submitted.	No change.
1.12			Policy F10	Support	There are other local green spaces that need to be added to this list.	Noted The TC would need further information to assess other sites as potential LGS.	No change
1.13			Design Codes	Comment	Love the bus shelters, and everything should be done to hold on and maintain the character of Fazeley.	Noted.	No change.
			Other			Noted.	No change.
2IR 2.1			Vision		We are especially interested in green spaces, wildlife and biodiversity.	Noted. FNDP supports these matters but further detail would be helpful.	No change.
2.2			Objectives	Object	Objective 5 is too limited and does not match the vision by focusing solely on wildlife in the local waterways. This should be expanded to include wildlife throughout the Parish, including in green spaces, but also in the built	Accepted but a new Objective should be added.	Amend FNDP Add further Objective: ‘Objective 6: To ensure opportunities are taken to secure nature recovery and enhancements to wildlife and biodiversity throughout the neighbourhood plan area.

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					environment. E.g. a few years ago, we convinced the developer of Tolson's Mill apartments, to place a peregrine nest box on the roof. Such low-cost measures can have major long-term impacts.		<i>This will be delivered through FNDP Policies F3 and F7.'</i>
2.3			Policy F1	Support		Noted	No change.
2.4			Policy F2	Support		Noted	No change.
2.5			Policy F3	Support	Too much lip service is often paid to sustainable development without having true impact on what is actually implemented. With the changes in Biodiversity Net Gain, smaller developments may escape the obligation of increasing biodiversity measures. The plan states that trees should just be retained or replaced, but we think that tree cover should increase, not just in new developments, but throughout the town. Fazley offers suitable habitat for swifts, and swift bricks could make a difference for this endangered species	Noted. Refer to Design Code Woodland, Trees and Hedgerows (WTH) which advises that: <i>Developments should be designed to retain trees, particularly those of landscape and biodiversity importance, with a view to increasing tree cover and</i> <i>Tree planting should be considered everywhere across Fazeley to connect residents with the natural environment.</i> Refer to Table 1 and requirement in F2 for	No change.

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					(there is a small population already here).	replacement tree planting at a ratio of 2:1. The new Draft NPPF Policy N2: Improving the natural environment f sets out that <i>Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective</i>	
2.6			Policy F4	Support	Parking in Fazeley Town Centre is a major issue.	Noted. FNDP promotes walking and cycling as sustainable alternatives to car transport for short journeys and to increase active travel. Car dominance in the town centre contributes to a poorer quality environment and has to be managed carefully as part of town centre / public realm improvements.	No change.
2.7			Policy F5	Object	Accessibility for all should not just be about new development. A review of the public and permissive	Noted – refer to FTC for possible action.	No change.

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					footpaths and discussions with landowners regarding these could improve access to nature for all. The canal footpaths are very important to many, while they are currently maintained by the Canal and Rivers Trust, this organisation is struggling.		
2.8			Policy F6	Support		Noted.	No change
2.9			Policy F7	Support	We support the main aims and are in fact involved in setting up a Biodiversity Net Gain site on the edge of the village, in the furthest southeast corner of the town, next to Brook End: https://bourneleymeadow.co.uk/ A small sliver of this site is in the town boundary. We are developing the site to increase wildlife and hope that birds and butterflies will spill over into the town and be welcomed in the neighbouring gardens. Some months ago, we were dismayed when a mature ash tree was cut down	Noted. The BNG project should be mentioned in the supporting text linking to BNG and LNR. Noted. FTC thanks the residents for their offer of assisting with possible improvements to the LGS at the rear of Victory Terrace. Refer to updated Policy F3 which refers to permeable surfaces. Refer to Lichfield DC and Staffordshire CC comments	Amend FNDP Add to 4.3.10: ‘There is a proposal for a Biodiversity Net Gain site to the South East of the town next to Brook End – see https://bourneleymeadow.co.uk/ and this contains a small section within the neighbourhood area. The site is privately owned and is being improved to increase wildlife and in the hope that birds and butterflies will spill over into the town and be welcomed in the neighbouring gardens. ‘

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					on the corner of Tolson Avenue and Buxton Avenue. Such trees should be protected throughout the town. We would like to see a new tree planted near this site. Proactively planting street trees and encouraging the residents not to pave their whole front gardens would benefit wildlife, as well as enhance the feel of the town. We are looking forward to the development of the park behind Victory Terrace and we hope that the design takes space for nature into account, i.e. planting wildlife friendly trees, shrubs and plants. We would be happy to be involved in the design of this project.	and changes to Policy F8 now refers to SUDS – see Table 1.	
2.10			Policy F8	Support	Drainage should be considered beyond permeable surfaces, e.g. include suburban drainage areas, which have been highly effective abroad. It is a concern that areas such as the	Noted. Refer to Lichfield DC and Staffordshire CC comments and changes to Policy F8 to refer to SUDS – see Table 1. F8 includes SUDS.	No further change

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					proposed development by Mile Oak would increase pollution and peak flow of the Bourne Brook. Flooding is not only an issue for new development, surface water flooding is already a serious issue on Brook End, not least because too many front gardens have been paved. Could there be some planning regulations to prevent the issue getting worse? Is there a possibility of designing a suburban drainage area in the public green areas along Brook End?		
2.11			Policy F9	Object	It is not clear which open spaces will be protected. Does this include farmland?	Noted. The open spaces are parks and recreation areas – public open spaces which may require enhancement. This does not include agricultural land.	No change.
2.12			Policy F10	Object	F10 just lists the Local Green Spaces and does not state a policy. Is designating a Local Green Space in itself a policy? There appears to be no map showing exactly which local	Not accepted. LGS have to meet the criteria in the NPPF including that they are demonstrably special and hold a particular local	Amend Map 4 – request new map from LDC clearly showing the boundaries.

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					green spaces will be protected (Map 4 just marks play areas). Smaller open spaces such as the lawns at the junction between Buxton Avenue and Brook End should also be protected. A lot of parking is currently occurring on such areas.	significance. Any additional spaces would have to meet these criteria. Refer to Table 1 – the Policy wording has been amended but the Policy identifies sites for designation. Request improved map from Lichfield DC showing the boundaries to replace Map 4.	
2.13			Design Codes		Include swift bricks for new build/major renovation.	Not accepted. Refer to new NPPF due for publication in July 2026. Policy N4 f: <i>Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective</i>	No change.
2.14			Other		Thanks	Noted.	No change.
3JR 3.1			Vision	Support	The historic heritage of Fazeley is often overlooked, with many important features	Noted.	No change.

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					currently under-utilised or lacking visibility within the wider area.		
3.2			Objectives	Support	The ongoing redevelopment of Bonehill Mill and the future plans for the neighbouring reservoirs strongly support the aims of Objectives 1, 3 and 5.	Noted.	No change.
3.3			Policy F1	Support		Noted.	No change.
3.4			Policy F2	Support		Noted.	No change.
3.5			Policy F3	Support	These principles are important for all future developments and significant renovation projects, helping to create a more sustainable, visually attractive and environmentally conscious built environment. This will become increasingly important in the future, so it is important that these principles are encouraged and incorporated now.	Noted.	No change.
3.6			Policy F4	Support	I like the idea of making greater use of public spaces through later opening hours and public events. A coordinated colour palette can also help enhance the visual appeal of a town centre and create a stronger sense of	Noted. This is an interesting idea and could be referred to Lichfield DC for consideration in future design codes.	No change.

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					identity. Naming colours after local landmarks, history or industries can further reinforce this character. For example, colours used in Birmingham include “Sabbath Black” and “Jewellery Quarter Gold”.		
3.7			Policy F5	Support	Definitely. I think an improved and extended marked footpath/cycle route through the area would greatly enhance the overall feel and connectivity. This could incorporate sections of the canal, woodland and urban areas, helping to better link the different parts of the area while encouraging walking, cycling and recreation.	Noted.	No change.
3.8			Policy F6	Support	Absolutely. I would also add that the restoration of Bonehill Mill and the surrounding buildings is already underway. However, it is being approached as a long-term project, with the emphasis placed on achieving a high-quality end result rather than rapid completion.	Noted. Refer to this project in supporting text – add information to 4.2.7 second bullet.	Add to supporting text: 4.2.7: A follow on from this will be the wider regeneration of the neighbouring reservoirs, currently operating as Bonehill Mill Fishery.

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					A follow on from this will be the wider regeneration of the neighbouring reservoirs, currently operating as Bonehill Mill Fishery. The future vision for the site aligns closely with the aims of this policy and is currently in the early stages of design, with a pre-application submission planned for later this year.		
3.9			Policy F7	Support	To be included alongside the above, the regeneration of the reservoirs would include a number of elements such as sluice gates, weirs, and the reinstatement of former ponds.	Accepted – note this project in supporting text.	Add further supporting text to 4.3.13: <u>In addition to the ongoing restoration of Bonehill Mill and the surrounding buildings there is a proposal for the wider regeneration of the neighbouring reservoirs, currently operating as Bonehill Mill Fishery. The regeneration of the reservoirs would include a number of elements such as sluice gates, weirs, and the reinstatement of former ponds and the project is in the early planning stages.</u>
3.10			Policy F8	Support	Permeable paving and rainwater collection systems are relatively simple measures to incorporate within new developments.	Noted. Refer to comments from LDC and SCC in Table 1.	No further change.
3.11			Policy F9	Support		Noted.	No change.
3.12			Policy F10	Support		Noted.	No change.
3.13			Design Codes			Noted.	No change.

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3.14			Other		Overall, I support the vast majority of the neighbourhood plan, with many of its objectives closely aligning with my own vision for Bonehill Mill and the neighbouring watercourses. I look forward to working alongside Fazeley Town Council to help deliver these ambitions in the future.	Noted.	No change.
4DD 4.1			Vision	Support		Noted.	No change.
4.2			Objectives	Support		Noted.	No change.
4.3			Policy F1	Support	4.3.1 – Not sure if allotments are needed for use of flats or smaller houses tenants. There used to be allotments off Watling Street but these were neglected and overgrown for a considerable time before being taken over by a childrens' area of some kind.	Noted. The children's area is now proposed as a Local Green Space.	No change.
4.4			Policy F2	Support	Need to keep natural landscape of fields <u>NOT</u> housing in Mile Oak/Huts Road/Sulton Road area. Need to keep strong visual identity of striking landscape and countryside.	Noted. There will be opportunities to comment / object on major housing proposals through the Local Plan process and in planning applications. FNDP	No change.

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						does not allocate any housing sites.	
4.5			Policy F3	Support	If there were to be new build homes, they should have character rather than looking like “boxes” or “lego” style. New builds should also include bungalows.	Noted. The Design Codes should help to achieve better quality designs.	No change.
4.6			Policy F4	Support	Not sure about item F – e.g. promoting late night shopping or public events. More parking issues would be caused.	Noted. The night time economy would have to be carefully managed eg through licencing but the scale of proposals is likely to be modest.	No change.
4.7			Policy F5	Support		Noted.	No change.
4.8			Policy F6	Support		Noted.	No change.
4.9			Policy F7	Support		Noted.	No change.
4.10			Policy F8	Support	Future flooding is of concern.	Noted.	No change.
4.11			Policy F9	Support		Noted.	No change.
4.12			Policy F10	Support		Noted.	No change.
4.13			Design Codes			Noted.	No change.
4.14			Other		4.1.14 – Surrounding countryside should be taken more into account as Fazeley/Mile Oak and Bonehill are rapidly losing Greenbelt land. Developers now quote unused Greenbelt as grey belt, which is an excuse to make it seem the Greenbelt	Noted. Proposals for major housing development in the Green Belt / Grey Belt will be determined through the Local Plan and planning applications.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective /Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					that is around the area is of no use to agriculture and therefore they see no reason why houses cannot be built on it.		

Table 4 Landowners and Developers

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Lichfields/ Redrow 1	All			Comment	Written Representations to the Fazeley Neighbourhood Development Plan Regulation 14 Consultation These representations to the Fazeley Neighbourhood Development Plan ("FNDP") Regulation 14 Consultation have been prepared by Lichfields on behalf of Redrow Homes Midlands ("Redrow"). We focus on the strategic matters which are contained within the FNDP and relate specifically to Redrow's land interests at Mile Oak ("the Site"). A site location plan has been appended to these representations to aid Fazeley Town Council's ("the Town Council") consideration of the Site. As outlined in the National Planning Policy Framework ("NPPF") (2024), Neighbourhood Plans should not promote less development than, nor undermine, the area's strategic policies (Paragraph 30) and must be in general conformity with the development plan's strategic	Noted.	No change.

					policies for that area (Footnote 17). Redrow welcomes this consultation and the opportunity to comment on the proposed Neighbourhood Plan.		
2			Proposed Site Allocation	Comment	The Site The Site comprises two parcels of land, circa 8.5 hectares [ha] in total, adjacent to the settlement boundary of Fazeley, Mile Oak and Bonehill, with both parcels designated as Green Belt. A site location plan is in this submission pack. The parcels comprise the Land off Aldin Close and Land at Park Lane. Both parcels were assessed in Lichfield District Council's ("the District Council") 'Strategic Housing Land Availability Assessment 2024' (July 2024) ("SHLAA"), under site references 71 and 72. Site 71 was assessed as having a 'moderate' role in the five purposes of the Green Belt but should still be taken forward for further consideration and was unlikely to harm the Green Belt. Site 72 had a 'minor' role in the five purposes of the Green Belt and should be taken forward	Noted. Fazeley Town Council has made a decision that FNP will not include site allocations for housing. Strategic site allocations will be addressed in the new Local Plan.	No change.

					for further consideration and was unlikely to harm the Green Belt. As part of an application, Redrow will conduct a Green Belt Assessment to demonstrate that the Site is Grey Belt land and thus, the proposal would not be inappropriate development in the Green Belt.		
2	All			Comment	Lichfield Local Plan Strategy (2008-2029) In the adopted Lichfield Local Plan Strategy (adopted February 2015), the Settlement Hierarchy establishes that Fazeley is one of 6 Key Rural Settlements which are to provide 16% of housing, create rural employment, and where local services and facilities will be retained to meet the needs of the local population, as per Core Policy 1: The Spatial Strategy. Policies Faz1-4: Fazeley, Mile Oak & Bonehill of the Local Plan Strategy highlight the importance of the settlement maintaining its role as a freestanding community.	Noted.	No change.
3			Vision	Support	Fazeley Neighbourhood Development Plan	Noted.	No change.

				Comment Redrow wishes to provide comments on several of the draft policies within the FNDP. The Vision The Draft Vision for the FNDP has been informed by previous community engagement, now proposed as: <i>“By 2043, the unique heritage of Fazeley will be celebrated as an asset and integrated into Fazeley’s regeneration and physical enhancement. Local communities throughout the area will be more prosperous and healthier, benefitting from safe, attractive, and accessible green spaces and recreation facilities, and enhanced transport connectivity which encourages active and sustainable travel choices and reduced reliance on cars. Local wildlife and biodiversity will be protected and enhanced.”</i> Redrow supports this Draft Vision and encourages the Town Council to seek enhanced transport	FNP Vision was prepared by the Town Council and has been informed by consultations with local residents. The Town Council does not wish to amend the Vision as it reflects local priorities. A new Local Plan Vision for the town may be prepared by LDC as part of the new Local Plan process.	
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					connectivity, more accessible green spaces, and enhanced biodiversity. These can all be delivered and supported through planning obligations. In the adopted Local Plan, Lichfield District Council posit their own Vision for Fazeley, Mile Oak and Bonehill which the FNDP's Vision broadly reflects. Both Visions capture the ambition to make the area a safer, healthier and greener place, improving active travel routes and attracting investment. The Visions differ, however, in that the FNDP's Vision does not refer to the area's need for growth, contrasting the District Council. The District Council states that <i>"Fazeley, Mile Oak and Bonehill will accommodate a proportionate scale of growth that provides for local needs"</i>. Redrow therefore contends that to ensure the FNDP's Vision aligns with the aims of the District Council, Fazeley's Vision should acknowledge the vital role of growth and appropriate expansion in Fazeley's regeneration whilst		
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					creating a more prosperous, attractive neighbourhood plan area.		
4			Objectives	Support	The Objectives The Draft Objectives of the FNDP are: 1 To promote high-quality and sustainable design, which is sensitive to local character and heritage, whilst ensuring development is resource efficient and fit for the future; 2 To provide an attractive, safe and high-quality public realm which attracts further business investment, is accessible for all and alleviates parking problems in the area; 3 To encourage suitable business and visitor related uses of former mills and historic buildings and investment in local shops and services; 4 To support improvements in local public open spaces and recreation facilities; and 5 To protect and enhance Fazeley's historic local waterways for wildlife and recreation uses.	Noted.	No change.

					Redrow supports these objectives and agrees that they are sufficiently deliverable through the FNDP's draft policies, expanded upon below. Redrow also reiterates that these can be further supported by planning obligations and development contributions, of which Redrow are keen to play a key role.		
5			Policy F1	Support	Draft Policy F1: Design Guidance for Heritage Assets Redrow is pleased to see that Draft Policy F1 draws upon the Lichfield District Design Code Supplementary Planning Document (adopted December 2024). As in line with national planning policy, Redrow agrees that development proposals should preserve or enhance the character of the local Conservation Area and other heritage assets, giving careful consideration to any potential impacts. Although development of this Site would not directly impact heritage assets – there are no designated assets or scheduled	Noted	No change

					monuments on site, nor is the Site within a conservation area – Redrow appreciates that the Fazeley and Bonehill Conservation Area is in close proximity, to the east. Thus, Redrow agrees with Draft Policy F1 in responding appropriately to the nearby Conservation Area and other heritage assets across the neighbourhood plan area.		
6			Policy F2	Support Comment	Draft Policy F2: Responding to Local Character Redrow agrees with the FNDP that developments should demonstrate a high standard of design in keeping with the site context. As the Town Council may be aware, Redrow deliver high-quality homes across the country as a celebrated national housebuilder, utilising sensitive and appropriate design to create a locally distinctive sense of place. Draft Policy F2 explains the character appraisals that have been undertaken across the neighbourhood plan area. As per Map 3: Focus Areas Plan, the Site falls within	Noted. Fazeley Town Council does not agree that the Design Code should be amended to designate the Site as within SFA 2 or SFA 3 at this stage. There remains some uncertainty about whether the proposed development may or may not come forward or the site included in the Local Plan as a site allocation.	No change.

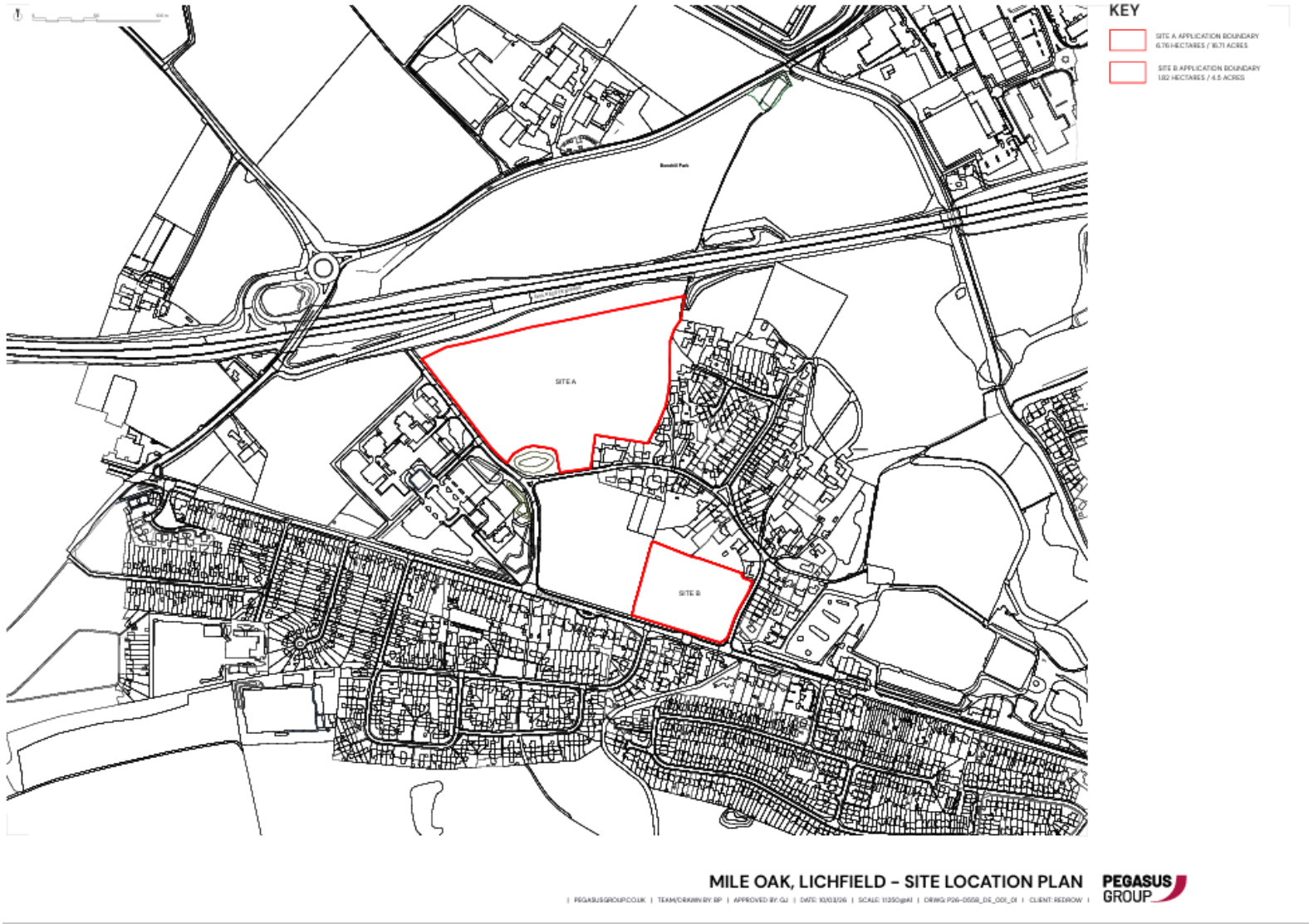
					the Countryside Focus Area (CFA) A: Green Gaps. These are defined as “open spaces and green fields around the village [which] are separated and divided into small patches by trees and hedgerows”. In planning policy terms, this is not a formal designation that would preclude development, and as the FNDP explains, these character areas establish local characteristics of which developers should be aware, in order to avoid negative impacts. Redrow supports the intention of these characteristic focus areas to deliver high-quality design. Redrow does seek to challenge the Town Council’s classification of the Site as within a CFA, rather than one of the abutting Settlement Focus Areas (SFA) instead. As Map 3 shows, the Site is sandwiched between SFA 2: Bonehill (immediately to the east) and SFA 4: Community Hospital (immediately to the		
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					west), with SFA 3: Mile Oak abutting the Site to the south. Redrow contends that it would be more appropriate and useful to instead designate the Site as within SFA 2 or SFA 3 to recognise that residential development on these parcels of land would be in keeping with the surrounding characteristics. The Site is encompassed by residential development and the local hospital, so its rural openness is challengeable. Thus, Redrow considers that it would be more accurate to include the Site within one of the nearby SFAs instead, to ensure its appropriate development.		
7			Policy F5	Support	Draft Policy F5: Improving Accessibility for All Draft Policy F5 encourages new developments to include linkages to existing footpaths and cycle routes, improving connectivity around Fazeley. Redrow agrees that this is a sound policy and would be something that any forthcoming application for	Noted.	No change.

					residential development would seek to provide, in any case.		
8			Policy F7	Support	Draft Policy F7: Conserving and Enhancing Fazeley's Natural Environment Redrow supports Draft Policy F7 in requesting that developments maintain and enhance Fazeley's wildlife and landscape character. Any residential development would be subject to delivering Biodiversity Net Gain of at least 10% on site, which aligns with Draft Policy F7. Redrow would also seek to provide green infrastructure on site, enhancing the existing natural environment.	Noted	No change
9			Policy F8	Comment	Draft Policy F8: Flooding Draft Policy F8 recommends that proposals for new development consider flood risk and include mitigation measures to adapt to the anticipated impacts of climate change. Redrow affirms that an application for residential development would include a Flood Risk Assessment and Drainage Strategy, prepared by the appropriate technical	Noted.	No change.

					consultants, ensuring that the proposed scheme's design would not increase flood risk in the area. As in line with NPPF Paragraphs 164 and 182, development would include Sustainable Drainage Systems to manage drainage and provide green areas for residents. Crucially, Redrow emphasises that the Site is in Flood Zone 1 and both parcels are at very low risk of flooding, as per the Environment Agency's Map. Hence, its development is unlikely to impact flood risk in the neighbourhood area, thus aligning with Draft Policy F8.		
10	All			Comment	Concluding Remarks Redrow largely supports the Fazeley Neighbourhood Development Plan and is pleased to have been able to offer comments on its draft policies. The draft policies align with national and local planning policies, which Redrow supports. As the above comments have demonstrated, Redrow's ambitions align with	Noted. FTC welcomes Redrow's willingness to work closely in the future to ensure development proposals take on board residents and stakeholders views and ideas.	No further change.

					many of the draft policies in the FNDP and support for residential development could see these ambitions materialise in enhancing the neighbourhood plan area. Redrow looks forward to engaging with the Town Council in future consultations as the FNDP evolves and is open to discussing any comments raised in these written representations.		





Fazeley Town Council