



Fazeley Neighbourhood Development Plan

Regulation 16 consultation representations

Person or organisation	Section/paragraph/policy	Representation in full
Historic England	Whole plan	Thank you for consulting Historic England about your Regulation 16 neighbourhood plan. Historic England have no further comments to make.
James Chadwick (Staffordshire County Council)	Whole plan	Thank you for consulting Staffordshire County Council on the Fazeley Neighbourhood Plan. We made comments at the draft Plan consultation stage that the Parish Council have taken on board and amended the Plan accordingly. Therefore, we have no further comments to make.
Fisher German LLP obo National Grid Electricity Transmission (NGET)	Whole plan	Fazeley Neighbourhood Plan Regulation 16 Consultation August - September 2026 Representations on behalf of National Grid Electricity Transmission (NGET) National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid Electricity Transmission (NGET)

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		National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today’s highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses. National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission’s core regulated businesses. Please also consult with NGED separately from NGET. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid’s core regulated businesses. Please also consult with NGV separately from NGET. National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Early engagement with NESO is recommended in order to establish available supply capacity to any potential development sites and what, if any, reinforcement is required to ensure adequate continued supply. Please consult with NESO separately from NGET. NGET assets within the Plan area Following a review of the Neighbourhood Plan Document, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below. <table><tr><th>Asset Description</th></tr></table>	Asset Description
Asset Description			

Person or organisation	Section/paragraph/policy	Representation in full
		Overhead Transmission Lines: ZF ROUTE TWR (002 - 059) 400KV Overhead Transmission Line Route: DRAKELOW – HAMS HALL 1. DRAKELOW – OLDBURY 2. ZF ROUTE TWR (059- 088) 400KV Overhead Transmission Line Route: DRAKELOW – HAMS HALL 1. DRAKELOW – OLDBURY 2 ZFA ROUTE 275KV Overhead Transmission Line Route: BERKSWELL - OCKER HILL 1. DRAKELOW – OLDBURY 2 A plan showing details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below. https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-routemaps NGET Electricity Network Infrastructure The security and reliability of the UK’s current and future energy supply is highly dependent on having an electricity network which will enable the existing and new electricity generation, storage, and interconnection infrastructure that the country needs to meet the rapid increase in electricity demand required to transition to net zero, while maintaining energy security. In general, NGET does not own the land crossed by its overhead lines but has responsibility for maintaining the equipment and safe supply of electricity. The increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by NGET assets. Despite this NGET is not a statutory consultee in the plan-making process but it is recommended that NGET are consulted at the earliest possible opportunity in order that advice and guidance can be taken into account on development near overhead lines, or wider policies that may affect the existing or future supply of electricity.

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		With the above context in mind, the Council should ensure that development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement or future network expansion. The Council should safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations and resist development or highway alterations that would prejudice, constrain or render impractical AIL access unless suitable mitigation or alternative agreed routes can be secured. New Infrastructure Currently there are no know New Infrastructure interactions within the area, however demand for electricity is expected to rise significantly as the way we power homes, businesses and transport evolves. As the UK transitions towards net zero, fossil fuels will be replaced by increasing volumes of low-carbon electricity, including from offshore wind and other renewable sources. The UK Government has committed to achieving net zero emissions by 2050, requiring a balanced approach to greenhouse gas emissions and removals. Decarbonising the energy system is central to meeting this national objective. National Grid Electricity Transmission (NGET) is delivering a range of infrastructure projects across England and Wales to support this energy transition and ensure that the transmission network can accommodate the rapid growth in low-carbon generation. The way NGET generates electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland,

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		and between the UK and other countries across the North Sea. Taking this context into account, In planning for the area the Council should: • Safeguard all existing NGET transmission assets, including overhead lines, underground cables and substations. • Support future reinforcement and expansion, including works required for the Great Grid Upgrade and other strategic national infrastructure projects. • Ensure development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement, or future network expansion. • Safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations. • Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access, unless suitable mitigation or alternative agreed routes can be secured. • Encourage early engagement with NGET to identify and resolve any potential impacts at the earliest possible stage of the planning process Protecting existing assets and enabling future network development will ensure that the Council contributes effectively to national decarbonisation targets while supporting local growth, resilience and energy security. Further Advice NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

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		If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.
Avison Young on behalf of National Gas Transmission (NGT)	Whole plan	National Gas Transmission has appointed Avison Young to review and respond to Local Planning Authority Development Plan Document consultations across the UK on its behalf. Avison Young are instructed by National Gas Transmission to submit the following representation with regard to the current consultation on the above document. About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets: An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. <u>National Gas Transmission has identified that no National Gas Transmission assets are currently affected by proposals (including allocations) included within the Neighbourhood Plan area for Fazeley. As such, no further action is required by National Gas Transmission or Lichfield District Council at this stage.</u> Development Guidance National Gas Transmission provides information in relation to its assets at the website below.

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		• https://www.nationalgas.com/our-businesses/network-route-maps Planning and Development Guidance is provided at the following link in relation to National Gas Transmission assets. • https://www.nationalgas.com/our-businesses/planning-and-development National Gas Transmission also provides advice regarding ‘Guidelines when working near National Gas Transmission assets’ at the following link: • https://www.nationalgas.com/our-businesses/working-near-our-assets LSBUD Linesearch BeforeUdig (LSBUD) is a free online service used before carrying out any development at a site, specifically digging or excavation work. National Gas use SBUD Website: https://lsbud.co.uk/ to monitor any work around their High Pressure Gas Pipelines and use LSBUD. This is a free to use online search service that any individual (“User”) can use to check their works against over 160 asset owners’ (“Members”) utility assets. Submitting a query to LSBUD has several benefits, including improving safety of proposed developments and to ensure there is an audit trail for all responses to them. The LSBUD enquiry will provide clear documentation, including detailed utilities plans, and confirmation of who owns assets within a particular area / site. Further Advice National Gas Transmission is happy to provide advice and guidance to the Council concerning their networks. Please see enclosed information outlining further guidance on development close to National Gas Transmission assets. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to

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		contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Gas Transmission wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Gas Transmission on any Development Plan Document (DPD) or site-specific proposals that could affect National Gas Transmission's assets.
Community Campaigner David Barton	Whole plan	Traditional Architecture Design Codes should be a central component across this entire consultation and its various chapters and sections especially concerning new construction. It performs strongly on economic, ecological and environmental grounds as can be attested to by leading figures and organisations with academic studies that corroborate this. Please see my PDF Umbrella Representation for the various merits outlined including Placemaking and Greenery Proposals. A ban on demolition of buildings constructed prior to 1950 should be enacted as soon as possible with reconstructions of previously demolished historic buildings listed or not given full support for restoration and reuse. Non-Designated Heritage Assets and unclassified historic buildings should also be given full protection and support against their demolition, such as selling of publicly owned historic buildings that will be demolished otherwise. Historic buildings should be duly reconstructed authentically as they were. Whilst present points are mostly find the shift to utilising authentic Traditional Architecture based Design Codes will mitigate concerns facing all key stakeholders ranging from incumbent local residents to the Local Authority and House Builders and prospective new residents and businesses alike. It does this by directly addressing the need for housing, the otherwise avoidable strain on the environment and surrounding biodiversity whilst enabling the complete Lichfield Area to shine and stand out as a source of economic activity that can withstand local, regional, national and international pressures.

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Canal and River Trust (CRT)	Fazeley Neighbourhood Development Plan Para 4.3.26	Within the plan area we have approx. 3km of the Coventry Canal north of Fazeley Junction and 0.7km to east of the junction, along with 0.4km of the Birmingham & Fazeley Canal to the south. The plan makes good reference to the history of the canals and their contribution to the development and character of the area as supported by Policy F6: Supporting Heritage Led Regeneration and the Visitor Economy. There is also good reference to the connectivity and accessibility that the towpaths provide in terms of active travel as supported by Policy F5: Improving Accessibility for All. However, at paragraph 4.3.26 ‘visitors are noted to travel to the Fazeley Mill Marina just outside the plan area’, Reference to the short-term moorings available around the junction for boaters wishing to use the local shops/facilities or overnight stays is not made. We recommend reference to this part of the visitor economy within the plan area in the next draft.
Lichfields obo Redrow Homes Midlands	Whole plan	These representations to the Fazeley Neighbourhood Development Plan (“FNDP”) Regulation 16 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”) (2026), Neighbourhood Plans should not promote “<i>less development than specified in other parts of the development plan which cover the same area</i>”, as per Policy PM5(2). Furthermore, the NPPF reiterates that Neighbourhood Plans must meet certain ‘basic conditions’ before they can be ‘made’, as per Policy PM17(1). Redrow welcomes this consultation and the opportunity to comment on the proposed Neighbourhood Plan. 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

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		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 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. 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. A new National Planning Policy Framework (“NPPF”) was published on 17th August 2026. As per the NPPF’s transitional arrangements – set out in Annex A(6) of the Framework – the FNDP was submitted to Lichfield District Council under Regulation 15 before the publication of this new NPPF. Thus, the FNDP has been prepared under the Framework published in December 2024. However, Redrow advises the Town Council acknowledge that in the future, policies in the FNDP may be considered materially inconsistent with national decision-making policies (“NDMPs”) within the NPPF, as explained in Annex A(2) of the Framework. Planning applications will be determined against the NDMPs and should policies in the FNDP be found to be materially inconsistent with the NPPF, they will only be afforded “very limited weight”. Therefore, Redrow suggests that the Town Council may wish to review the FNDP, to ensure that its policies are consistent with the revised NPPF; this would ensure the FNDP’s policies are afforded the full weight.

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		Nevertheless, Redrow wishes to provide comments on several of the draft policies within the FNDP.
Lichfields obo Redrow Homes Midlands	Fazeley Neighbourhood Development Plan Plan 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 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 creating a more prosperous, attractive neighbourhood plan area.
Lichfields obo Redrow Homes Midlands	Fazeley Neighbourhood Development Plan	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

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	Draft Policy F1: Design guidance for heritage assets Page 16	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 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.
Lichfields obo Redrow Homes Midlands	Fazeley Neighbourhood Development Plan Draft Policy F2: Responding to Local Character Page 21-22	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 the Countryside Focus Area (CFA) A: Green Gaps. These are defined as “<i>open spaces and green fields around the village [which] are separated and divided into small patches by trees and hedgerows</i>”. 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 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

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		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.
Lichfields obo Redrow Homes Midlands	Fazeley Neighbourhood Development Plan Draft Policy F5: Improving Accessibility for All Page 26	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 residential development would seek to provide, in any case.
Lichfields obo Redrow Homes Midlands	Fazeley Neighbourhood Development Plan Draft Policy F7: Conserving and Enhancing Fazeley's Natural Environment Page 37	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.
Lichfields obo Redrow Homes Midlands	Fazeley Neighbourhood Development Plan Draft Policy F8: Flooding Page 38	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 consultants, ensuring that the proposed scheme's design would not increase flood risk in the area. Development would include Sustainable Drainage Systems to manage drainage and provide integrated 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.

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Lichfields obo Redrow Homes Midlands	Whole plan	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 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 and is open to discussing any comments raised in these written representations.
Define Planning obo Bloor Homes	Whole plan	Bloor Homes Limited (BHL) welcomes the opportunity to comment on Fazeley Town Council’s (FTC) Submission Draft Neighbourhood Development Plan 2026-2043 (July 2026) The Development Plan BHL welcomes the preparation of up-to-date Development Plan Documents, in line with national policy and guidance. Lichfield District Council (LDC) began preparation of their new Local Plan 2046 in June 2026, with Gateway 1 timetabled for October 2026, Gateway 2 in October 2027, Gateway 3 in August 2028, submission for examination in September 2028 and adoption in April 2029. In accordance with the timescales set out in Figure 1 of the Submission Draft Neighbourhood Plan, the plan is due to be made in Spring 2027, and therefore, should be consistent with LDC’s emerging Local Plan. This will allow for local ambitions for development within Fazeley to be reflected and delivered in line with the wider vision for Lichfield. National Planning Policy Framework For the purposes of plan-making, the latest version of the National Planning Policy Framework (NPPF) (August 2026) states “<i>neighbourhood plans that have been submitted to the local planning authority under Regulation 1568, on or before, the date of publication of this Framework should be prepared in accordance with the Framework published in December 2024</i>” (Annex A Paragraph 6). As the Submission Draft Neighbourhood Plan

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		was submitted to LDC under Regulation 15 prior to the publication of the latest version of the NPPF, the plan should be prepared in accordance with the 2024 NPPF. However, for the purposes of decision-making, the latest version of the NPPF states that <i>“the policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication”</i> and <i>“development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight”</i> (Annex A Paragraph 1 and 2). As such, the emerging Neighbourhood Plan should be consistent with policies in the latest version of the NPPF, to ensure relevant weight can be attributed to the plan during decision making. To reflect the recent guidance in that regard, and also future-proof the plan, it is suggested that references to the NPPF simply refer to the application of policy requirements <i>“in accordance with the latest national policy and guidance.”</i> Local Housing Need The emerging Neighbourhood Plan does not identify the housing need for Fazeley or stipulate a local housing requirement. This is contrary to the NPPF, in which Policy HO2 states that <i>“in the case of local plans, a housing requirement figure should also be set for designated neighbourhood plan areas, unless it is impractical to do so”</i>. As the Fazeley designated neighbourhood area was approved in July 2018 and LDC are at an early stage of preparing a new Local Plan, BHL consider that it is not impractical to set a housing requirement figure for Fazeley in order to meet the local housing need. The standard method-derived local housing need (LHN) for LDC is 759 dwellings per annum, equivalent to 15,180 homes over the plan period. Further, the Government’s Planning Practice Guidance (PPG) stresses that the standard method provides a minimum starting point in determining the number of homes needed in an area (PPG Ref: 001 Reference ID: 2a-001-20241212). Therefore, a local housing requirement for Fazeley should be included as part of the emerging Neighbourhood Plan to help to contribute towards LDC’s local unmet housing need. Up-to-date evidence should be provided to justify any housing requirement figure.

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		Development Allocations NPPF Policy PM5 states that <i>“neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by:</i> <i>a. Allocating land to meet the development needs of their designated area, where it is appropriate to do so...”</i> In relation to requirement a, the emerging Neighbourhood Plan does not allocate land to meet the development needs of the area, which is contrary to the NPPF. Therefore, in accordance with the NPPF, FTC should allocate land for development, where appropriate, to contribute towards meeting the local housing needs within Fazeley and the wider area of Lichfield. Development at sites within the Fazeley neighbourhood plan area, such as Land to the West of Mile Oak, can provide significant economic, social and environmental benefits for local people, local business and the local environment, contributing towards local ambitions and the wider vision for Lichfield. Land to the West of Mile Oak (the site controlled by Bloor Homes) is well connected to public transport and sustainable transport nodes. Regular bus services run from the bus stop adjacent to the site boundary, providing good access to higher order settlements including Tamworth, Sutton Coldfield, Atherstone and Nuneaton. Tamworth Train Station is located approximately 4.3km (7-minute drive) from the site, connecting further afield. Mile Oak benefits from a range of facilities and services. A short walk from the boundary of the site is a convenience store, post office and a food takeaway restaurant. Longwood Primary School and Little Oaks Pre-School are located a short walk or cycle from the site and Sir Robert Peel Community Hospital is also located nearby. There are plenty of opportunities for residents to be active, with footpaths extending along the western site boundary and out into the countryside, which then connect onwards to a wider footpath network. Mile Oak also contains a community centre and sport and recreation facilities. The settlement of Fazeley is closely related to Mile Oak and provides additional facilities including retail, food and drink premises, a primary school and a pre-school, located a short distance from the site. Also within a short drive of the site is Drayton Manor Theme Park and

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		Ventura Retail Park, both of which offer a range of services including supermarkets, non-food retail stores, a gym and food and drink outlets. <i>Site Suitability</i> Access to the site can be provided via two access points, one at Hints Road to the north and one at Sutton Road to the south. The proposed positions of these access points have been designed to work safely within the existing highways network. Well-designed and safe pedestrian and cycle routes are proposed throughout the site and connect into the wider area, including to existing nearby bus stops, to encourage sustainable travel and community integration. The site is located within Flood Zone 1 and is at low risk of flooding from rivers or seas. It is also at very low risk of surface water flooding, except for small pockets (likely associated with depressions in the land) to the northern and eastern site boundaries, which will be addressed through the scheme design and use of sustainable drainage systems. There are no heritage assets within the site. A Grade II Listed Milepost is located adjacent to the site, Fazeley and Bonehill Conservation Area is located approximately 960m to the northeast of the site and the Hints Conservation Area is located 1.75km to the west of the site. Sensitive site design and landscaping would ensure that the development does not harm these heritage assets or their setting. In ecological terms, the site and its immediate surrounds are not subject to any statutory or non-statutory ecological designations. It is located within the potential zone of influence for three statutory designations, including a Special Area of Conservation, Site of Special Scientific Interest, and Local Nature Reserve. Again, a sensitive design response will ensure that the proposed development does not have an adverse impact on these designations. There is an area of woodland within the northeastern part of the site and a veteran tree towards the southern end of the site. The site does not contain any trees subject to a Tree Preservation Order. Noise and vibration are not significant constraints to the development of the site. Appropriate mitigation, including good working practices during construction, will reduce impact on

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		existing residents. Any impact of noise and vibration from uses near to the site can be mitigated through site layout, including in-house specification and/or appropriate screening. Overall, the site is not subject to any known insurmountable planning or environmental constraints. <i>Site Proposals</i> Development of the site would deliver an attractive new neighbourhood that is sensitively integrated with its surrounds, has a strong sense of place, and would enable residents to live active and healthy lives. Delivery of the scheme as illustrated in the attached Masterplan would provide up to 250 new homes, including affordable housing, and significant areas of public open space and green infrastructure for the local community. Building 250 dwellings will provide homes for up to 270 economically active residents, generating significant expenditure for the local area. This will include an estimated total household expenditure of £5.8 million per annum and £564,803 in Council Tax revenue (at 2025/26 rates). Given the need for LDC to deliver a minimum of 15,180 homes over the plan period, the site is able to make a significant contribution towards the identified housing need in LDC and to the local housing needs in Fazeley and Mile Oak, including through a wide range of housing choice, including affordable homes. Further, the development is able to help to deliver on local ambitions in Fazeley, including creating safe, attractive and accessible green space and biodiversity enhancements, as set out within the vision for Fazeley in the Submission Draft Neighbourhood Plan <i>Conclusion</i> In summary, BHL's site at Land to the West of Mile Oak, is available, suitable and developable. The development would make a significant contribution to meeting market and affordable housing needs within Fazeley and Mile Oak and the wider District, providing an opportunity to address local housing needs in a sustainable location, where residents will have direct access to, and provide support for, a range of local facilities and services, with good access to

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		public transport. The proposal accords with the provisions of the NPPF and would constitute “sustainable development”. Design BHL recognises the importance of design as a key component of sustainable development and the role that high-quality design plays in creating positive places to live and work, and in supporting healthy and prosperous communities. BHL are an advocate of high-quality design, with their ultimate goal being the delivery of high-quality development that provides much needed housing. The Submission Draft Neighbourhood Plan makes explicit reference to the Fazeley Civil Parish Design Guidelines & Design Codes (2024), which was prepared in line with the 2023 NPPF. As outlined above, decision-making should be in line with the latest version of the NPPF. Therefore, the emerging Neighbourhood Plan should ensure that design requirements are in accordance with the latest national policy and guidance. The Focus Area Plan (Map 3) within supporting text of the Submission Draft Neighbourhood Plan identifies Focus Areas for settlements and the countryside. It is recognised that design guidance can help to deliver development that responds positively to the local environment, however, it is important to ensure that design requirements within Focus Areas reflect the latest requirements of the NPPF.
Natural England	Whole plan	Thank you for your consultation on the above dated 03 August 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

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		Neighbourhood Forums where they consider our interests would be 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. 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

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		receptors that 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.
Lichfield District Council (LDC)	Whole plan	General comments Lichfield District Council welcomes the opportunity to provide comments on the Fazeley Neighbourhood Development Plan which was submitted to the District Council in July 2026 in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan and its supporting evidence base is now subject to public consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. The District Council provided comments at the previous public consultation on the Neighbourhood Plan, and we are pleased to see that these comments have been taken on board and have helped inform the final version of the Plan. In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, the District Council has recently published its Notice of Intention to Commence Plan Making and its Local Plan timetable. The timetable sets out the key milestones

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		for the preparation of the Lichfield District Local Plan 2046, which will be the new development plan covering the district and will replace the existing local plan. <table><tr><th>Stage</th><th>Date</th></tr><tr><td>Notice of intention to commence plan making</td><td>30 June 2026</td></tr><tr><td>Scoping consultation start</td><td>7 September 2026</td></tr><tr><td>Scoping consultation end</td><td>5 October 2026</td></tr><tr><td>Gateway 1 self-assessment</td><td>31 October 2026</td></tr><tr><td>First draft plan consultation start</td><td>14 June 2027</td></tr><tr><td>First draft plan consultation end</td><td>26 July 2027</td></tr><tr><td>Gateway 2 advice sought</td><td>4 October 2027</td></tr><tr><td>Gateway 2 advice published</td><td>1 November 2027</td></tr><tr><td>Proposed plan consultation start</td><td>31 March 2028</td></tr></table>	Stage	Date	Notice of intention to commence plan making	30 June 2026	Scoping consultation start	7 September 2026	Scoping consultation end	5 October 2026	Gateway 1 self-assessment	31 October 2026	First draft plan consultation start	14 June 2027	First draft plan consultation end	26 July 2027	Gateway 2 advice sought	4 October 2027	Gateway 2 advice published	1 November 2027	Proposed plan consultation start	31 March 2028
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		Proposed plan consultation end	26 May 2028
		Gateway 3 advice sought	1 August 2028
		Gateway 3 advice published	1 September 2028
		Examination submitted	15 September 2028
		Examination recommendations published	15 March 2029
		Adopted	1 April 2029
		The first round of public consultation on the Local Plan 2046 (known as the ‘Scoping Consultation’) commenced on Monday 7th September 2026 and is running for 4 weeks, closing at 5pm on Monday 5th October 2026. The Scoping Consultation is principally seeking comments and perspectives from the public on what the Local Plan 2046 should contain and how people are kept engaged in the plan making process. Details of the Local Plan 2046 Scoping Consultation can be found here. As the Lichfield District Local Plan 2046 is in an early stage of production, the Neighbourhood Plan will need to be in general conformity with the adopted Local Plan, which consists of the Local Plan Strategy 2015 and Local Plan Allocations 2019 documents.	

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		It should be noted that as the Local Plan 2046 progresses through its statutory stages, it will begin to gain weight in planning decision making. The District Council will continue to engage with the Parish Council and provide advice and guidance in respect of the Local Plan 2046 at the appropriate time. Supporting the preparation of the Local Plan, the District Council continues to update its evidence base, which will be made publicly available and can be used to inform the Neighbourhood Plan. The Local Plan's emerging evidence base can be found at the following web page on the District Council website: Local plan evidence base
Lichfield District Council (LDC)	Fazeley Neighbourhood Development Plan Section 1.2, paragraph 1.2.2 Page 7	Replace the text with new text as follows: Lichfield District Council made the decision to withdraw the new Local Plan 2040 from examination in October 2023 and is now working on a new Lichfield District Local Plan up to 2043. Lichfield District Council has formally commenced production of a new Local Plan for the District, following the introduction of a new plan making system by Government in March 2026. The new Plan is called the Lichfield District Local Plan 2046; in accordance with the 2026 Regulations, the Council published its Notice of Commencement and its local plan timetable in June 2026. The timetable sets out key dates and milestones that the new Plan will have to meet. It is expected that the Lichfield District Local Plan 2046 will be adopted in April 2029 and once adopted Once adopted it will replace the current local plan strategy and the local plan allocations document.
Lichfield District Council (LDC)	Fazeley Neighbourhood Development Plan Appendix 3: Fazeley Civil Parish Design Guidelines and Design Codes	The Civil Parish Design Guidelines document is attached as an addendum to Neighbourhood Plan document. The District Council supports its inclusion as a web link to the document hosted on Fazeley Town Council's website, noting its important role as a guidance document supporting various policies in the Neighbourhood Plan. The District Council's comments on the Civil Parish Design Guidelines and Design Codes at the Regulation 14 consultation earlier in 2026 have been taken on board with the inclusion of the Addendum on page 48 and this is welcomed. However, to ensure that the document remains current and factually correct to the

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	Page 48 Addendum	date of the plan's submission in July 2026, we recommend that the amendments currently listed in the Addendum on page 48 of the plan are made to the Design Guidelines and Design Code document itself prior to its final publication.