

**EDENTHORPE NEIGHBOURHOOD PLAN**  
**SUMMARY OF REPRESENTATIONS SUBMITTED TO THE EXAMINER**  
**Regulation 16 responses**  
**(Full responses available upon request)**

<b>Respondent</b>	<b>Summary of Representation</b>
Canal and Rivers Trust	The Canal & River Trust do not wish to make representations in connection to the Neighbourhood Plan.
Coal Authority	The Coal Authority has no specific comments to make on the Neighbourhood Plan.
Environment Agency	<p>No objections to the draft plan, but some suggestions:</p> <p>Would like to see flood risk policies that minimise flooding impact, including:</p> <ul style="list-style-type: none"> <li>• Emphasis that inappropriate development will not be acceptable in areas of high flood risk;</li> <li>• Highlight where necessary the need for sequential and exception tests;</li> <li>• Promote a sequential approach to development layout with highest vulnerability in lowest areas of flood risk;</li> <li>• Address impacts of climate change on flood risk;</li> <li>• Describe what is expected in terms of surface water run-off and SUDS;</li> <li>• Where possible, expect development to result in betterment to existing flood risk situations;</li> <li>• Ensure new development does not increase flood risk to others;</li> </ul> <p>A sequential approach to flood risk should be taken when allocating. New proposals should contribute financially or physically to reducing local flood risk.</p> <p>Consult your LLFA regarding the proposed management of surface water within the Plan.</p>

	<p>Developers should not connect foul drainage to a surface water sewer; should follow appropriate pollution prevention guidance when designing hardstanding drainage, and; should introduce more surface or green drainage solutions to aid improvements to water quality.</p> <p>Would welcome a policy on biodiversity net gain.</p> <p>Would welcome a policy on river restoration, including buffer zones and re-naturalisation of rivers.</p> <p>Would welcome sustainable construction techniques and aiding the reduction of utility bills through design.</p> <p>Full representation available on request.</p>
Gladman Developments	<p>Policy 1: The use of development limits is overly restrictive and provides no flexibility. Greater flexibility is required. Amended wording provided to allow for development adjacent to settlement limits provided that adverse impacts do not outweigh development benefits.</p> <p>Policy 3: Suggest wording should be added to reflect that housing needs change over time and flexibility should be included to respond positively to changing needs over the plan period.</p> <p>Policy 5: Design policies should not be overly prescriptive and should be flexible in order for schemes to respond to local character. Should not be 'one size fits all' approach and should be considered on a site by site basis. Suggested policy wording provided which ensures more flexibility.</p> <p>Policy 7: Do not believe that Long Plantation should be Local Green Space, as it is an extensive tract of land. Local Green Space should be used sparingly. Supporting evidence should be reviewed. Designations are not all policy compliant.</p>

	<p>Concerned that the plan in its current form does not comply with basic condition (a) in its conformity with national policy and guidance and is contrary to (d) the making of the order contributes to the achievement of sustainable development for the reasons set out above.</p> <p>Full representation available on request.</p>
Highways England	<p>Although the majority of the content relates to local issues that are beyond the scope of Highways England, we are particularly supportive of policies that encourage sustainable travel options and minimise the need to travel by car. Highways England seek to maintain the operation and safety of the Strategic Road Network and by virtue of promoting travel which encourages a reduced reliance on single occupancy car use, the neighbourhood plan is in accordance with this. We are particularly supportive of the masterplanning principles within Policy 1 and Policy 11 which relates to sustainable public transport.</p>
Historic England	<p>No comments on the pre-submission draft and do not consider it necessary to make further comments on the submission draft.</p>
Natural England	<p>Natural England advises that the proposed Edenthorpe Neighbourhood Plan may advance ahead of the Doncaster Local Plan which has recently been out for consultation at the Publication stage. We advise that the Neighbourhood Plan should be reviewed on the adoption of the Local Plan to ensure any discrepancies that may arise are resolved. You should note for instance, that the Local Plan may be subject to modifications during the examination process which may impact on the Neighbourhood Plan.</p>
NHS Property Services	<p>Policy 8: NHSPS is the owner of the Hollybush Health Centre (listed as a community facility in Policy 8). Support general thrust insofar as it seeks to ensure there are sufficient services and infrastructure to support community needs. However there needs to be flexibility in how the NHS manages its estate.</p> <p>To ensure Policy 8 is sufficiently flexible and allows for NHS estate strategies to be implemented effectively, a suggested</p>

	<p>amendment to part 2 of the policy is set out below;</p> <p>2. Proposals for their redevelopment or change of use to other purposes, will not be supported unless alternative community facilities are proposed as part of the development concerned, <u>or sufficient services/facilities for that type of infrastructure are provided</u>, or that it can be demonstrated that the existing use is unviable.</p> <p>These changes will ensure the policy is positively prepared and support the NHS in delivering services and facilities in the places where it is most needed, without being tied to an existing location.</p> <p>Full representation available on request.</p>
Nottinghamshire County Council	No comments to make.
Severn Trent Water	<p>Policy 1: do not object but recommend that the policy identifies the need to assess surface water drainage and SUDS. Policy 1 also references the need to retain existing boundary features (hedgerows and trees), frontages and setbacks. It is recommended that this policy also references the protection of open watercourses.</p> <p>Severn Trent encourage the discharge of surface water in accordance with the Drainage Hierarchy, Planning Practice Guidance Paragraph 80. In such that it should be directed towards infiltration or watercourse where possible, this approach is vital to delivering effective and resilient sewerage systems. We would therefore recommend that the Drainage Hierarchy is detailed within policy 1 alongside SuDS.</p> <p>Para 8.11 &amp; 8.12: Severn Trent are supportive of the inclusion of paragraphs 8.11 and 8.12 as they support the delivery of sustainable surface water management and the delivery of SuDS in accordance with recommendations for Policy 1.</p> <p>Para. 8.16: There are also opportunities to introduce surface water management into the</p>

design of street scenes. Recommend that the neighbourhood plans advises the site design consider the use of multifunctional space such as surface water storage in conjunction with the development of street scene.

Policy 5: Bullet point d of policy 5 details the protection of existing hedgerows and trees, whilst this approach is supported by Severn Trent, we would advise that watercourses are included within this section to ensure that sustainable drainage opportunities are retained for future growth and development.

Policy 7: supportive of the protection of green spaces, it is important that this policy should be written in such a way that it would support the development of flood resilience features within open green space provided it does not have a detrimental impact on the primary function of the green space. For example and additional bullet point stating.

“3. The development of flood resilience schemes within areas of local green space will be supported provided that they do not adversely impact on the primary function of the green space.”

In a number of cases the development of flood resilience features such as retrofits SuDS features have resulted in improvements to the amenity of a local space increasing biodiversity and amenity uses.