

WPC = Wolston Parish Council

SG/ **= Steering Group/members initials

COMMENTS on WOLSTON NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) VERSION 2.2 (Dated 23rd September 2021)			
Comments by:	NDP Reference	COMMENTS	ACTION
WPC - 1	General	<ol style="list-style-type: none"> 1. According to the Highlight Report July 2020 it is intended that the NDP be subject to a village referendum in July 2021. 2. What system will be used to ensure that all the residents of the village receive a copy of the plan. 3. How do you intend to carry out the voting procedure! 4. Have you considered the costs involved in making the plan available to the residents and the voting procedure? 	<ol style="list-style-type: none"> 1. NO ACTION REQUIRED. 2. NDP Project Plan, identifies the steps required for “making” the Plan. How to develop, consult and agree a NDP plan was outlined at the beginning of the exercise via a leaflet distributed to all residents. Wolston NDP website also gives all the relevant information. 3. The referendum will be undertaken by RBC, at their cost 4. All costs developing and approving the plan as required by statute have been budgeted for and agreed with Wolston Parish Council.
WPC - 2	General	Generally, there seems to be a mixture of layout styles - these need to be more uniform	AGREED. All formatting and layout consistencies will be addressed during “Proof Reading”, see Project Plan. Proofreader
WPC - 3	General	Please consider adding provision of street charging points for electric vehicles.	AGREED and PLAN AMENDED. Included in NDP version 4.0, Appendix 1.5 Aspiration for Public Charging Points for Electric Vehicles
WPC - 4	General	Why do the objectives in chapter 8 not align with the objectives stated at chapter 3?	AGREED and PLAN AMENDED. Section 8 has been completely revised and objectives in draft v4 now align with objectives stated in Section 3.
WPC - 5	Chapter 5	What is SHMA and to what does it refer	Strategic Housing Market Assessment An assessment of the need for housing in the Housing Market Area (HMA). It includes a review of existing evidence, and updated assessment of housing need. The SHMA uses the approach set out in Planning Practice Guidance to identify the objectively assessed need for housing in the HMA and its consistent authorities.
WPC - 6	Chapter 5	Would you please explain what the first highlighted paragraph of	NO ACTION REQUIRED.

		chapter 5 means? When is it proposed to hold the consultation referred to?	The NDP project plan identifies all the major milestones required developing the plan including the consultation process. Suggest add a link to the NDP Roadmap RG
WPC - 7	Chapter 5 and general	The matrix of policies against objectives used in chapter 5 is helpful – I suggest that this be considered for the other chapters in the plan.	AGREED. This will be removed from each chapter and added as a standalone appendix Proofreader
WPC - 8	Chapter 6	Local Green Spaces - This is a bone of contention and as such should be considered in more detail.	PLAN AMENDED. Section 6, Policy NENV3, Local Green Spaces, has been updated, where necessary to ensure clarity.
WPC - 9	Chapter 6. page 50	To suggest that Wolston woods is well managed is incorrect. There has been little or no Woodland management in the woods for many years due to the reluctance of the owners to spend any money.	AGREED – PLAN AMENDED I agree that the woods are not managed well – in fact not at all !! Suggest reword RG
WPC - 10	Chapter 7. Page 57.	The choice of photo of the Priory Barns prior to their re-development is very important to show the changes to its new aspect.	AGREED. PLAN AMENDED. All photos are to be reviewed prior to proof reading.
WPC - 11	Chapter 8.	Note that refer to schooling and other Subject that are the responsibility of WCC can only be included as aspirational and commented on in that way	AGREED. PLAN AMENDED. All information pertaining to St Margaret's School has been removed. All items that are the responsibility of WCC are now in the aspirations, where relevant.
WPC -12	Page 7, 2.6	Potentially because the Lord of the Manor at the time wanted the land cleared for the building of a stately driveway to the Manor House.	NO ACTION REQUIRED Doesn't really add any value to the history. Current wording is accurate
WPC - 13	Page 8, 2.13	What about the Furniture Shop?	AGREED. PLAN AMENDED. Furniture shop now included where relevant.
WPC - 14	Page 8, 2.17	"...Wolston High School – but this was demolished in the 1990s and half the site was developed as a housing estate and in 2004 the Leisure and Community Centre was built." in the 1990s. In its place the Millennium Way housing estate was built, and on the rest of the site, the Leisure and Community Centre was built, in 2004.	PLAN AMENDED. Paragraph rewritten to show correct sequence of events. (Para.2.17 is now 2.16 in v4)
WPC - 15	Page 9, 2.17	Education. The need to provide buses to outlying schools for Wolston children following closure of the High School. Has given rise to increased bus /coach negotiation through the Village at peak traffic times. Exacerbating a current serious safety issue. New Housing developments reflecting further need for increased coach movement around the Village should address this issue.	NO ACTION REQUIRED It is unlikely that additional housing will require more coach movements as there appears to be capacity within the existing arrangements for the coaches to carry more children than at present.

WPC - 16	Page 11, 4.2	<p>1) Business Survey. The increase in commercial and general traffic moving through the Village highlights the lack of available space for safe parking. Indiscriminate parking on pavements by people using the COOP Store or the Surgery create hazardous conditions for residents. Restricted parking at the Village centre should be considered to encourage residents to walk to these locations whenever possible.</p> <p>2) To support employment possibilities, recruitment for local businesses should not dismiss the support for work experience opportunities for young people.</p>	<p>AGREED PLAN AMENDED</p> <p>1) There are already restrictions on parking in the centre of Wolston, but many drivers are not deterred by this and park anywhere there is a space. Aspiration A1.3 Amended for clarification and to add encouragement for walking</p> <p>2) Agreed, but this is not within the remit of an NDP.</p>
WPC - 17	Page 13	I think that the chapter on employment and economy should give more emphasis on provision of local fully serviced multi-user office space, given the recent massive changes that have taken place about how and where people work.	<p>AGREED.</p> <p>The chapter on Economy and Employment will be reviewed to ensure that this topic is given adequate weight. RG for PJ</p>
WPC - 18	Page 14	Policy EE2 3a and b Suggest put the points at 3 into the text.	<p>PLAN AMENDED.</p> <p>Already identified as being able to go into the text rather than the policy.</p>
WPC -19	Page 14	Policy EE3 1. Doesn't really need to be repeated here.	<p>PLAN AMENDED.</p> <p>Already identified as a Housing Policy</p>
WPC - 20	Page 17, 5.00	<p>1. Housing. "Please note that supporting evidence for several policies are still incomplete and inclusion of this material must wait until after the public consultation for the evidence to be available"</p> <p>2. it would be useful to know the " headings " of these policies.</p>	<p>NO ACTION REQUIRED</p> <p>1. A public consultation on the four sites submitted in the 'Call for Sites' was not undertaken because</p> <ol style="list-style-type: none"> one of the sites was granted planning permission. one of the sites was already identified by RBC as suitable for about 15 houses two of the sites are owned by RBC and currently occupied by garages available for lease. It is RBC policy to develop these sites for local infill housing <p>2. This is no longer relevant</p>
WPC - 21	Page 18 Table H5a & H5b	Found it very difficult to make comparisons when one table refers to 2011 and the other refers to 2018- 2031.	All tables should refer to the RBC plan period 2019 – 2031 Proofreader
WPC - 22	Page 22, 5.22	Is the wording correct? Is the wording of the last sentence, correct?	Proofreader

WPC - 23	Page 24. Policy H1.3	Qualifying Local Connection. Is this definition something that the PC should specifically agree to?	NO ACTION REQUIRED The Qualifying Local Connection relates to an applicant's eligibility for affordable / social housing. These criteria are set by RBC.
WPC - 23	Page 30	(4) Wolston Parish Council	NO ACTION REQUIRED. What is the comment?
WPC - 24	Page 31, 5.39	Gardens. New housing garden developments or open public spaces must consider provision of suitable access for disability wheelchairs / vehicles as a priority.	NO ACTION REQUIRED These requirements are already specified within the relevant planning guidance from Government, and/or are contained in the 'Building for Life' criteria referred to at Policy H7 and NPPF 133.
WPC - 25	Page 34, Policy H11: Design	Don't think it requires an additional Policy.	NO ACTION REQUIRED.
WPC - 26	Page 35, Policy H12, Item C	The need for adequate Broadband access must not be obtained by indiscriminate siting of Broad band aerials. These should be located well outside of any existing or new Housing or Building development boundaries.	NO ACTION REQUIRED Provision of broadband does not rely on aerials but is provided over either copper or fibre connections, as described in Policy H11.
WPC - 27	Page 39, Item 2	Material Environment. The sand and gravel quarry at Wolston Fields Farm will be managed by the National Trust after all extraction areas are returned to former agricultural conditions and should be added to future Geological Networks.	NO ACTION REQUIRED This is not a matter for the NDP
WPC - 28	Page 40	It would be useful to have pictures to illustrate the areas indicated by arrows with views as it is particularly difficult to make out the areas bearing in mind the size of the illustration. It would be useful if all the maps, tables and charts incorporated in the document were numbered and identified and indexed.	AGREED. PLAN WILL BE AMENDED All photos, tables, maps and illustrations will be reviewed prior to and during "proof reading" to ensure accuracy, clarity and correct formatting. Proofreader
WPC - 29	Page 41	Grove Field is an important part of Wolston, should this area be afforded protection against Development?	NO ACTION REQUIRED Grove Field is existing Green Belt, and no higher level of protection is available. The importance of Grove Field is noted.
WPC - 30	Page 44	Local Green Space Designation. I understand that a survey was carried out in 2017 where approx. 309 villagers responded, I believe the total electorate is about 2105. I would have thought approx. 15% people of the village voting in favour of the establishment of the green spaces hardly represented a majority view.	NO ACTION REQUIRED. All residents were given the opportunity to respond to the survey.
WPC - 31	Page 45,	Would suggest that the description "well-maintained allotment" is	NO ACTION REQUIRED

	LGS1a&b	'ambitious.	See below.
WPC - 32	Page 45	First Item The paragraph is not factually correct. Whilst those gardens under cultivation are well maintained over a third of the site remains uncultivated and has been in that condition for in excess of 20 years.	NO ACTION REQUIRED Disagree with the comment. Only recently, due to the granting of planning permission for half of the allotment site, has the site become somewhat neglected. RBC planning permission R20/0172 refers,
WPC - 33	Page 31, para 5.20	<ol style="list-style-type: none"> 1) The Call for Sites report referred to in the text could not be located. 2) What reasons were given for excluding some sites from assessment? 	<p>NO ACTION REQUIRED</p> <ol style="list-style-type: none"> 1) This is a standalone document and was not consulted on as part of the NDP. It will be included as part of the consultation version. 2) A public consultation on the four sites submitted which were within the settlement boundary submitted in response to the the 'Call for Sites' was not undertaken because <ol style="list-style-type: none"> a. one of the sites was granted planning permission. b. one of the sites was already identified by RBC as suitable for about 15 houses c. two of the sites are owned by RBC and currently occupied by garages available for lease. It is RBC policy to develop these sites for local infill housing. These sites were assessed and found to be suitable for housing development. d. a block of six houses adjacent to site H2 offered part of their large gardens to enable the size of site H2 to be expanded. Site H2 is owned and is being developed by RBC and outwith the scope of an NDP. These gardens were assessed and found to be suitable for development as part of site H2. e. Many of the sites were in Green Belt and an NDP does not have the power to allocate housing sites within Green Belt, so an assessment was not necessary.
WPC - 34	Page 32, H5c	There is no similar table for Wolston – I would have thought that this would be a useful addition	Why is this necessary? MORE INFORMATION NEEDED

			It is not clear what is being referred to, RG to review
WPC - 35	Page 44/45 LGS 1a & 1b.	At present LGS 1a is subject to a residential planning application. LGS 1b is very much related to the residential planning application, how are these two areas being dealt with in the NDP plan ? If these two applications are approved by the planning authorities, what adjustments will need to be made to the NDP plan?	NO ACTION REQUIRED. The current situation with respect to this planning application will be reflected in this document, as it is updated.
WPC - 36	Page 46, LSG3	3 rd line from the bottom - "...stand along" should read 'standalone'	PLAN AMENDED. Proof reading will address and rectify formatting, grammar and spelling issues with the document. Proofreader
WPC - 37	Page 50	Explanation. Maintaining the Plantation has been ignored by the Landowner for many years. Any clearance of footpaths, removal of fallen trees, vegetation overgrowth etc. has been carried out unofficially by residents, walkers following Centenary Right Of Way. Residents have reported incidents of Fly tipping to R.B.C. as and when necessary.	AGREED Plan will be amended to reflect this wording. CM
WPC - 38	Page 52, Policy H8	Explanation final line - 'to have improved flood..'	Noted Proofreader
WPC - 39	Page 54	Policy BE1 Built & Heritage Environment. Paragraph 6 refers to local listings – where are these documented?	PLAN AMENDED. Policy BE1 has been updated and rewritten clarify this. All structures that have been proposed for 'Local Listing' will be in an appendix. CM
WPC - 40	Page 54	Chapter 7, Policy BE1: I suggest that you make clear that references to heritage asset and listed buildings also includes reference to buildings on the local list, as that appears to be the intention but it is not clear.	PLAN AMENDED. See above
WPC - 41	Page 56	Local listings identified - Mortuary Chapel, Dyers Lane Cemetery	NO ACTION REQUIRED. Already proposed for inclusion
WPC - 42	Page 59	Policy CSLW! - Recreational Spaces. In my opinion an "Asset of Community Value" is not the panacea the wording would mean to the readers of the Plan without some explanation. It does not provide any protection against development, it only enables the local community a period of time to purchase the asset if they wanted to, and if it met the vendor's sale price and if the vendor was prepared to sell - a recent example of this was the Half Moon car park.	NO ACTION REQUIRED. Agreed – but this is not within scope of an NDP

WPC - 43	Page 61	Page 61 CSLW 2 Protecting Amenities. The upgrade of the Sports Pavilion is a Parish Council aspiration or is it NDP's proposal to upgrade the Pavilion or an independent proposal, and how would it be funded?	NO ACTION REQUIRED. Section 8 has been completely rewritten. This comment is no longer relevant. But for clarity, an upgrade to the sports pavilion is an aspiration of the Parish Council.
WPC - 44	Page 62	Final line “..should numbers increase.”	PLAN AMENDED. NDP does not cover the subjects that are the responsibility of WCC and have been removed from the plan
WPC - 45	Page 62	What are the numbers shown for the school intended to indicate? Are they evidence that the school has adequate free spaces for the next few years, or that the school does not have adequate free spaces for the next few years? What is the capacity of the school? Suggest that this table needs some supporting explanatory text. The adjacent image is too small to read.	PLAN AMENDED. NDP does not cover the subjects that are the responsibility of WCC and have been removed from the plan.
WPC - 46	Page 62	<p>The following comments are based on the school's estimated total pupil numbers table on page 62 of the draft report.</p> <ol style="list-style-type: none"> 1. Rather than the description of the numbers as “YR-Y6”, it should be made perfectly clear that the numbers do not include Nursery Children. ie:- The Table Introduction could include the words “Number of children on roll (not including Nursery) are as follows:-“ 2. The Letter P, prefixing line 1 of the table should be explained. Is it Provided. Present, Provisional or..... ? 3. I have questioned, whether the number of pupils for 2019/2020, should be included in the “estimated” table, when term finished last week! 4. Comment 3 above promotes me to quote from the Headteacher's Report to Governors, dated July 2020, which states on Page 2 –“ Number of children on roll (including Nursery) – July 2020 – 210” 5. I repeat that the number quoted in comment 4 was made in a report from the Headteacher to the Governors and I would not want this figure going into the public arena, without approval from the Author. 6. However, assuming that the difference between the two figures is solely due to the inclusion (or not) of the Nursery Children, it does raise the question as to how (or if) the NDP reports the number of children in Nursery as one can argue that for a 	PLAN AMENDED. NDP does not cover the subjects that are the responsibility of WCC and have been removed from the plan.

		<p>document that may be used for future planning decisions, they could (or should) be treated as part of the school population.</p> <p>7. With reference to a potential future use of the NDP as a planning document, reference should be made to the School's PAN (Published Admission Number).</p> <p>8. My objective for above comments is solely to ensure that numbers quoted are up to date, consistent and unambiguous. I do not want a repeat of the situation that occurred late last year when data that had been sampled 3 years previously, (during "bulge" years at the School) led to false conclusions.</p>	
WPC - 47	Page 62, School	<p>About the numbers shown for the school I don't understand what this table is for. I'm aware that there has been a discussion about the numbers involved but what does the information shown mean? Also, I'm sure that I recall from earlier discussions that a neighbourhood plan could only cover those areas of planning covered by the local planning authority and as this is education, which falls under WCC, is it correct to put this in the plan?</p>	<p>AGREED. PLAN AMENDED. NDP does not cover the subjects that are the responsibility of WCC and have been removed from the plan.</p>
WPC - 48	Page 63, CSLW 3	<p>Allotments and Orchards. "Development that would result in the loss or partial loss of the orchard or remnant orchards would not be supported"</p> <p>Does that mean all orchards, including the Memorial Orchard at the Allotment Site? Where are the other orchards situated, so that the owners of these other sites may be aware of the implication you are proposing should they wish at some future time to sell their property. What constitutes an orchard ?</p>	<p>PLAN AMENDED. Section 8 has been completely rewritten and version 4 addresses and clarifies this comment.</p>
WPC - 49	Pages 62 and 63	<p>The maps on pages 62 and 63 are very small and difficult to read.</p>	<p>PLAN AMENDED. Proof reading will address and rectify formatting, grammar and spelling issues with the document. Proofreader</p>
WPC - 50	Page 64	<p>It is unfortunate that improvements in the facilities at Dyers Lane and at the Youth Project since 2017 will not be reported.</p>	<p>NO ACTION REQUIRED. The NDP looks forward to 2031 and is not intended to report on past activities.</p>
WPC - 51	Page 74, CSLW3	<p>Amenities. Add Bills Deli. Wolston Green Fish Bar Robert Jones Interiors.</p>	<p>PLAN AMENDED. List of Amenities have been reviewed and Bills Deli, Wolston Green Fish Bar and Robert Jones Interiors have been added.</p>
SG/RI (NDP - 1	General	<p>I found the document didn't flow when and that it was very difficult to</p>	<p>PLAN AMENDED.</p>

		navigate, particularly where tables, Maps and Figures were reference in the text Example: Section 5.18 refers to Tables HTS4 – HTS6 (see Appendix 4). Appendix 4 is 16 pages long. Suggest that the “List of Contents” identifies page numbers for Figures, Maps and Appendices.	Later issues have generally addressed this issue and proof reading will further help.
SG/RI - 2	Page 6, Para, 1.2	Reword - When this Plan is made it will form to This plan will form	PLAN AMENDED. Draft version 4 reworded.
SG/RI - 3	Page 8, Para, 2.0, A History of Wolston	Consider adding a brief section about community activities, for example the annual Duck Race, Garden Walkabout. The Annual Flower Show. Remembrance Sunday, School Fete, Christmas Lights switch on, etc.	AGREED PLAN AMENDED. Paragraph added to Section 2 A History of Wolston
SG/RI - 4	3.0, Future Vision for Wolston	<ol style="list-style-type: none"> 1. Seems a bit light, Half a Page. A list of Strategic Policies, without elaborating or any detail. 2. Strategic Objectives – where have these come from and how were they agreed? 3. Suggest add some detail behind each policy, including relevance to the Plan. 	<ol style="list-style-type: none"> 1. NO ACTION REQUIRED. This is simply the Vision Statement and a list of Objectives. The contents are expanded within the Plan. 2. The Objectives were derived by the Wolston NDP Steering Group as the core threads on which to develop the Plan in order to achieve the Vision. 3. This is contained within the body of the Plan.
SG/RI - 5	Page 18, 4.12	Suggest Compliance table is put at at the front of the section after the Strategic Objectives. This will give a quick overview of the section for the reader. Same applies for each Section	AGREED. A separate summary sheet will be added which shows how each chapter contributes to delivery of the Objectives. Proofreader
SG/RI - 6	Page 18, 4.12	Suggest including examples of the diversity of the businesses and employment and perhaps include more from the Business Survey.	NO ACTION REQUIRED. A review of the plan was undertaken: <ul style="list-style-type: none"> • The main impact post Covid was that more people were working from home either fully or part time (so-called hybrid working). The plan puts emphasis on enabling home offices, workshops, and connectivity. • Another impact was that people were spending more time in their local community and again the plan includes

			<p>substance that relates to keeping Wolston a great place to live and spend leisure time as well as work</p> <ul style="list-style-type: none"> It may be that section 4 does not allude to all of this specifically, but the plan as a whole appears to.
SG/RI - 7	5.2	<p>“This plan creates opportunities to develop the Green Belt to support new affordable housing Rural Exception sites within the Green Belt (see Policy H\$: Meeting Local Need – Site Allocations)”</p> <p>Is this a contradiction of not supporting the use of Green Belt?</p>	<p>AGREED.</p> <p>This may need rewording as the reference is to the potential to develop ‘Rural Exception Sites’ for Affordable housing/ RG</p>
SG/RI - 8	5.7	<p>Is this needed? Does appear to add anything.</p>	<p>PLAN AMENDED.</p> <p>Revised in draft version 4.</p>
SG/RI - 9	5.16	<p>“Awaiting update from RBC” x3. Will the awaited info add anything?</p>	<p>PLAN AMENDED.</p> <p>Now reflects current situation</p>
SG/RI - 10	5.20	<p>“Insert explanation why Site A was not assessed.</p> <p>Insert explanation why no public consultation was undertaken in respect of Call for Sites and allocated sites H1 and H2a and H2b.”</p> <p>Details and explanations appear to be already covered. I don’t think repeating/adding/inserting further explanations will add anything.</p>	<p>AGREED.</p> <p>Site A was assessed with reference to designation as a Local Green Space. The evolving plan was then overtaken by the site being granted planning permission for development.</p>
SG/RI -11	Page 38, 6.0	<p>Natural Environment</p> <p>No Compliance with Strategic Objectives Chart.</p>	<p>AGREED.</p> <p>This will be picked up when the master chart showing compliance of each chapter with the Strategic Objectives is created</p>
SG/RI -12	Page 55, 7.1 – Built Environment	<p>The whole of the Explanation Section is disjointed and confusing.</p> <p>I would have thought that Infrastructure would be covered here, i.e., transport, water supply, energy networks, communications networks, transport, sewage, etc. Some of these are covered in App 1 and App 2 and at the end of App 4.</p>	<p>PLAN AMENDED.</p> <p>Draft version 4 has addressed this.</p>
SG/RI -13	Page 55, 7.1	<p>Map with Listed Buildings needs explanation/finishing and then each Listed building needs a brief description.</p>	<p>PLAN AMENDED.</p> <p>Proof reading will address and rectify formatting, grammar and spelling issues with the document.</p> <p>Proofreader</p>
SG/RI -14	7.2	<p>Gives a little bit of history then 7.3 jumps to 16th July 1969, then 7.5 and 7.6 appears to talk about Main Street</p>	<p>PLAN AMENDED.</p> <p>Draft version 4 addresses and clarifies this.</p>
SG/RI - 15	7.7	<p>First 2 sentences don’t appear to make sense.</p>	<p>Clare?</p>

SG/RI - 16	7.10	Is this lighting in general or private dwellings. "The end obtrusive and energy efficient and have consideration for neighbouring amenity." What does this mean??	Clare?
SG/RI - 17	4.0, Pages 14 & 16	4 areas highlighted in yellow: <ol style="list-style-type: none"> 1) "Need to discuss implications of these changes on the local economy etc etc" – Why? Can we just say to early to tell! 2) "(need to insert relevant Use Classes here)" Why? Seems to be self-explanatory without these. 3) "There is a desire for a policy to protect all retail outlets (Class F2a) within the centre of the village from change of use, but that is not appropriate within this chapter so need to work out how to incorporate this elsewhere within the NDP. Also need further guidance on change of use from Class E (c) iii". Where has this desire come from? I don't recall anything from the surveys etc. 4) "We have agreed that we want a policy statement that requires where more than 50 new houses are built that will also require provision of a retail outlet Class F2a, but unsure where to put this in the NDP". Who has agreed we need a policy statement about this and what sort of retail outlet! Supermarket, Restaurant, Ice-cream parlour? 	PLAN AMENDED.
SG/RI - 18	4.0, Page 13	Put the Compliance table after the Strategic Objectives at the front of the section. This will give a quick overview of the section for the reader. Applies to all sections for consistency.	NO ACTION REQUIRED. We have already decided to show the master compliance table as a separate appendix,
SG/RI - 19	6.28, Page 49	Woodland and special habitats – no map/figure number. Brief introduction to the map, perhaps at beginning of Explanation.	PLAN AMENDED. Proof reading will address and rectify formatting, grammar and spelling issues with the document.
SG/RI - 20	8.4, Page 60	Why these 4 photos. What is the relevance.	PLAN AMENDED. Proof reading will address and rectify formatting, grammar and spelling issues with the document. Proofreader
SG/RI - 21	8.7 & 8.8, Page 61	Need some explanation. Conflicting info. would it be better just to use one set of figures?	AGREED. PLAN AMENDED. NDP does not cover the subjects that are the responsibility of WCC. These have been removed from the plan and, where relevant, added to the Aspirations.
SG/RI - 22	8.19, Page	Again. Photos inserted here without any explanation. A photo of the	PLAN AMENDED.

	64	allotment site or an allotment would maybe be more appropriate.	Proof reading will address and rectify formatting, grammar and spelling issues with the document. Proofreader
SG/RI - 23	Appendix 2, Page 74	Add Fish and Chip shop.	PLAN AMENDED. Wolston Green Fish and Chip shop has been added to amenities
SG/RI - 24	Appendix 3, General	No mention of Stretton Road traffic or traffic speed in and out of village.	PLAN AMENDED. This issue has been addressed and included in Draft version 4, Aspirations, A1.3.
SG/RI -25	Appendix 3, Page 76, 3 rd para.	The current speed limit into the village from the A45 is 60mph (open limit) NOT 50. This should perhaps be included as an aspiration.	PLAN AMENDED. This issue has been corrected and included in Draft version 4, Aspirations, A1.3.
SG/RI - 26	Appendix 3, Page 77	<p>“Wolston Neighbourhood Plan should prepare by members of the NDP Steering Group, a questionnaire for Appendix XXX with the additional purpose of identifying highways and traffic concerns and related pedestrian movements within the parish, to all parish residents and businesses.</p> <p>In order to further identify and address the concerns raised, members of the NDP Steering Group under the direction of the Parish Council will compose, circulate, and compile a questionnaire for Wolston residents and businesses which will further identify highways and traffic concerns and related pedestrian movements and possible solutions to them within the Neighbourhood Area.”</p> <p>WHY THESE 2 Paras’? - Is this going to happen?????</p>	PLAN AMENDED. No longer relevant, following issue of Draft version 4.
COMMENTS on WOLSTON NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) VERSION 3.0 - Revised Section 8 and Aspirations, only.			
	8.4, comment RG25	Reword to refer to evidence from Wolston Neighbourhood	PLAN AMENDED. 8.4 reworded to refer to Wolston Neighbourhood Survey Whilst there is a general satisfaction with the existing facilities and activities the Wolston Neighbourhood Survey highlighted that more engagement was required with teenagers, with 47% of the respondents less than satisfied with the availability and suitability of facilities within the Parish for the young (under 18).
SG/RG - 1	Appendix 2	Appendix 2 is superfluous, as all relevant information and tables/lists are now in section 8.	PLAN AMENDED. Appendix 2 removed from version 4

SG/RG - 2	8.3	Evidence Needed?	PLAN AMENDED. Evidence added to Draft version 4.1. "Inactivity linked to depression in young people" – https://www.candi.nhs.uk/news/inactivity-linked-depression-young-people
SG/RG - 4	8.9	Insert Table 2, page 7 from the Wolston Neighbourhood Survey 2017, after this paragraph	PLAN AMENDED. Proof reading will address and rectify formatting, grammar and spelling issues with the document. Proofreader
SG/RG - 5	8.14	Maybe mention the Wilcox family.	NO ACTION REQUIRED. Suggestion not relevant to mention landowners. Already covered in Chapter 2 History
SG/Rg - 6	A1.3, RG32 & RG33	Evidence required.	PLAN AMENDED. Chart 8 from the Wolston A1.3 reworded to include – "Neighbourhood Plan Survey identifies 55% of respondents would like to see speed limiting flashing signs and 50 % would like to see the implementation of 20mph speed limits. 265 responses were made, and the details are available in the Survey Appendix."
SG/RG - 7	RG34	Add sentence after action as appropriate. The Parish Council should also encourage a more pro-active approach by the Community Speed Watch (CSW) volunteers	PLAN AMENDED. Sentence added to the Aspirations in Draft version 4.
SG/RG - 8	RG35	Only a suggestion remove comment.	PLAN AMENDED. Suggestion only, decided not relevant.
SG/RG - 9	RG36	.	PLAN AMENDED. Comment adds no value
SG/RG - 10	8.7, RG27	8.7 – RG27 – already done, footnote 69, remove comment	PLAN AMENDED. Already done, footnote 69.
SG/RG - 11	Policy CSLW2, RG29	Policy CSLW2 – RG29 –	PLAN AMENDED. ASP suggestion – thank you but decided not required.
SG/RG - 12	A1.2 – J31	How will they encourage residents?	PLAN AMENDED. Added to version 4 - via the Wolston Parish website, the Wolston magazine "Avon Grapevine"

			and a leaflet drop.
SG/GT - 1	A1.3, Explanation Para 4	Traffic entering Wolston, A Road, 50mph down to 30mph, not 60mph. London Road to Wolston.	NO ACTION REQUIRED. Comment Incorrect. Warwick Road is not an A road and speed limit from Wolston boundary on Warwick Road to A45 roundabout is 60mph (national speed limit).
SG/GT - 2	A1.6, Explanation	Bridle Way and Country Paths. There is a map of walks with numbers on	PLAN AMENDED. Proof reading will address and rectify formatting, grammar and spelling issues with the document.
SG/GT - 3	A1.5, Explanation	Public Charge Points, Brook Street, Village Hall layby, car park, Library Layby, Leisure Centre.	PLAN AMENDED. Text has been revised in Draft version 4, to remove examples of possible locations.
SG/GT - 4	A1.7	Local Activities. Listed wellbeing activated. Village centre map + names of buildings.	PLAN AMENDED. Proof reading will address and rectify formatting, grammar, and spelling issues with the document. Proofreader
SG/GT - 5	Appendix 4	Signage + Clock location in village centre. Traffic distraction on bad junction.	NO ACTION. REQUIRED. Signage proposed is for pedestrians and is not large signs giving road directions.
SG/GT - 6	A1.1	Neighbourhood Watch Scheme! Karen Simmons runs it?	NO ACTION REQUIRED. Karen Simmons is still nominated as the village contact but has not been active for several years and no longer lives in or near the village.
COMMENTS on WOLSTON NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) VERSION 4.0 (Dated 23rd September 2021)			
SG/KP - 1	General	Firstly, I congratulate you on a very comprehensive document which, I am sure, will provide a strong safeguard over planning going forwards. I do think that most of the side notes are minor and would not reduce the effectiveness of the plan to any significant degree. My main comment is that there is a lack of consistency in the wording of the policies. In particular, I suggest that all sentences in the policies should be followed by the word "and" or "or". For example, Policy EE1 is clear that all sections should be complied with. Policy H8 includes "or" between 1a and 1b, but no "ands" between other policies. I know that this may appear a bit picky, but I think it would avoid any doubt and give greater consistency of presentation.	NO ACTION REQUIRED

SG/KP - 2	General	There are a few page numbering and referencing issue but I assume these will be picked up with the proof reading.	PLAN AMENDED. Proof reading will address and rectify formatting, grammar and spelling issues with the document. Proofreader
SG/KP - 3	General	There are multiple references to social isolation, but I cannot see reference to evidence that there is a problem which needs to be addressed.	AGREE This is a valid comment and I would support inclusion of evidence. RG for Jain Galliford
SG/KP - 4	General	I am probably demonstrating my ignorance, but the document deals with the questions of affordable and market housing, but I don't think it makes any reference to social housing. I think is a different thing (or is it covered under affordable housing?) in which case, should it be considered?	AGREE The terms Affordable and Social housing are quite loose and often interchangeable. We will consider the wording relating to these aspects. RG
SG/KP - 5	5.11, Page 25	In paragraph 5.11, the recommendation that a new housing needs survey is undertaken after completion of the last house on site A looks a bit late. Shouldn't this be earlier to give time for any additional housing needs to be considered before any possible shortage becomes evident?	NO ACTION REQUIRED. The previous HNS was undertaken in 2017 and ideally should be undertaken every 5 years. Another HNS will need to be undertaken in soon order to inform the 2024 revision to the RBC Local Plan.
SG/KP - 6	LSG3 & LSG6, Pages 46 & 47	The descriptions of LGS3 and LGS6 are a little confused in that the Manor Garden was actually part of the Spinney (LGS3) not the Field (LGS6). It might also be worth mentioning that LGS3 incorporates the old Ha-Ha, which in itself is of historic interest.	AGREE. This will be reworded. CM AGREE. This will be reworded. CM
SG/KP - 7	7.10, Page 58	In 7.10, I may have missed it, but the section on Ridge and Furrow seems a bit random. I guess it may principally be referring to the field between the Priory Barns and Meadow Road, but I suggest that consideration be given either to cross-referring, or to saying what areas are being considered.	AGREE. This probably refers mainly to the Landscape Sensitivity Study so this will be reviewed and clarified. CM
SG/CT - 1	3.1	More one-bedroom houses or two-bedroom houses to release three-bedroom houses in the village.	NO ACTION REQUIRED The preferred housing mix, shown at 5.12, was derived from the Housing Needs Survey and consultation with residents. Any changes to these results would require additional evidence.
SG/CT - 2	3c	Electric Charging Points?	NO ACTION REQUIRED. Electrical Charging Points have been covered in "Aspirations" A1.5.
SG/CT - 3	Table 5.1	Affordable Housing Bedroom mix.	NO ACTION REQUIRED

			The preferred housing mix, shown at 5.12, was derived from the Housing Needs Survey and consultation with residents. Any changes to these results would require additional evidence.
SG/CT - 4		Housing for older population.	NO ACTION REQUIRED The preferred housing mix, shown at 5.12, was derived from the Housing Needs Survey and consultation with residents. Any changes to these results would require additional evidence.
SG/CT - 5		Design Spaces difficult to action or improved street scene without alteration to conservation area within central part of the village (conservation area).	NO ACTION REQUIRED There is no suggestion in the NDP that changes to the conservation area are proposed.
SG/CT - 6	5.11	Flood alleviation. Wolston has benefitted from the construction on the Fosse Way (Brook) in 2004 Photo of area?	PLAN AMENDED Reference to the flood spill pool on the brook (north of the Fosse Way), and also mention that it needs clearing. RG
SG/CT - 7	Page 53, JS19	Figure 3, need to include the Flood Alleviation Scheme on Fosse. + map not clear for outlining properties at Flood risk, within village settlement.	PLAN AMENDED See above.
SG/CT - 8	Figure 7	Maintenance of Coventry Way, Church Walk to Brandon. WCC or WPC? Who's responsible?	NO ACTION REQUIRED. WCC are responsible for maintenance of all Public Right of Ways.
SG/CT - 9	Appendix 4.2	SHAMA. Not West Midlands. Coventry overspill, Warwickshire.	Strategic Housing Market Assessment An assessment of the need for housing in the Housing Market Area (HMA). It includes a review of existing evidence, and updated assessment of housing need. The SHMA uses the approach set out in Planning Practice Guidance to identify the objectively assessed need for housing in the HMA and its consistent authorities
SG/CT - 10	2.14	Playfield + Skateboard Park photos	NO ACTION REQUIRED. Pictures of Wolston Leisure Centre and Skate Park will be considered. Proofreader
SG/CT - 11	Page 29	JS5. 48 houses, Allotments	PLAN AMENDED. LGS1 has been amended.
SG/CT - 12	Page 50	Map not clear	NO ACTION REQUIRED. This will be reviewed when the plan is submitted

			for review of layout and artwork
SG/CT - 13	6.34, Page 54, JS20	Needs map of village from Severn Trent on surface water drainage pipes through village to outlet source to Avon + other maps!?	NO ACTION REQUIRED. Responsibility for management of all surface water is with Severn Trent. Do not understand how a map would assist the NDP.
SG/CT - 14	Page 55, JS21	Policy BE1 – Heritage Assets. The Old Priory/Hawthorne Close, end field, although there has been interest from developers this a Historic Asset.	NO ACTION REQUIRED. The land referred to is a Scheduled Monument and proposed for designation as a Local Green Space. Suggest adding a 'before' picture. Proofreader
SG/CT - 15	Page 56, JS22	Not room for new development in the centre of the village. CONSERVATION AREA. Poor map for identification of monuments and buildings.	NO ACTION REQUIRED. Development in the centre of the village is not proposed, nor supported. The map will be updated when the layout and artwork is reviewed.
SG/CT - 16	Page 57, JS23	Some Imagery/Photos?	NO ACTION REQUIRED. The map will be updated when the layout and artwork is reviewed.
SG/CT - 17	Page 6.3, 8.14,	Allotments Plots has existed in various locations over 100 years. Only 1980's in its present location! History of Allotments or Photos!	NO ACTION REQUIRED. Section 2, The History of Wolston, covers the history. It is unclear how any further historical references to the allotments will assist a plan which is focused on development in Wolston to 2031
COMMENTS on WOLSTON NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) VERSION 4.2			
LW - 1	Page , 53 632	Suggested alteration to this paragraph to emphasise support for the Flood Alleviation Scheme: "To support the Flood Alleviation Scheme constructed east of the Fosse Way in 2004 by the Environment Agency via Rugby Borough Council to reduce the risk of Flooding in the village centre all new developments need to contribute by providing sustainable drainage, soft landscaping, permeable surfaces and Balancing Ponds as necessary."	PLAN TO BE AMENDED
LW - 2		Consider using the recent Conservation Project at Grounds Farm as an example of what can be done to increase biodiversity and consider an Aspiration to highlight this and encourage consideration of similar projects	ACTION TO BE CONSIDERED

