

# Consultation Statement



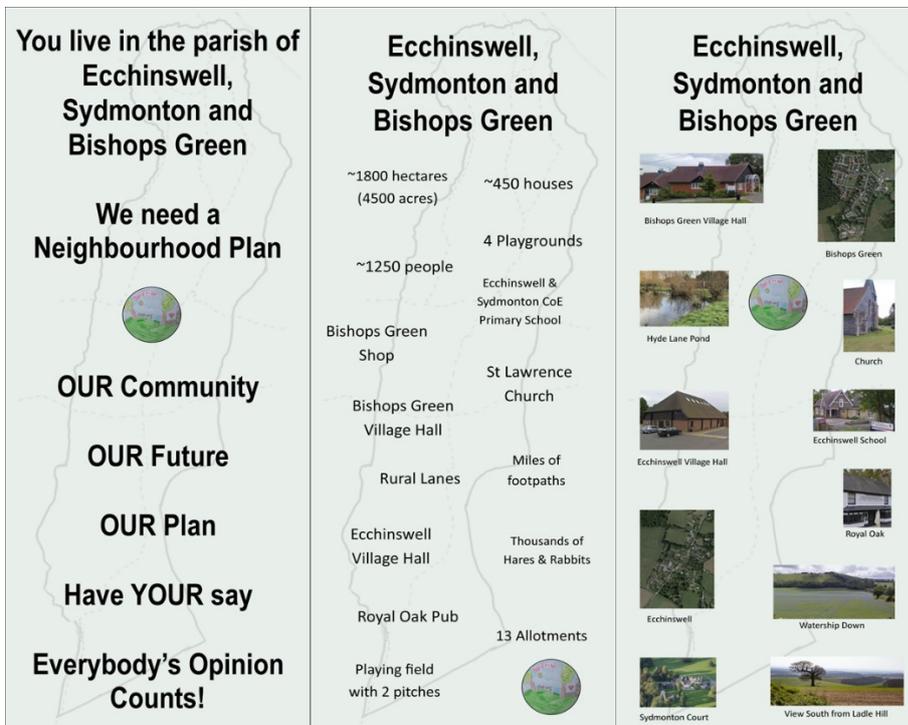
PUBLISHED BY

Ecchinswell, Sydmonton & Bishops Green Parish Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended).

24<sup>TH</sup> OCTOBER 2022

FOREWORD

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Banners used during all community engagements

Logo created by a pupil at Ecchinswell & Sydmonton CoE School and chosen as overall winner of the ESBG NP Logo Competition held in Summer 2021

## FOREWORD

This consultation statement has been prepared to support examination of the Ecchinswell Sydmonton and Bishops Green Neighbourhood Plan (ES&BG NP). With this document, we want to demonstrate that the ES&BG NP has been created on the basis of insights and inputs received from the residents of the parish and other stakeholders since early 2021. As a result, all the main elements of the plan are founded on these insights and have broad-based support across the community.

The Regulation 14 Pre-Submission Consultation received good support from both the community and the LPA although the Parish Council and the team that worked on the plan recognise that a few residents disagree with parts or even all the plan. We do however believe that we have taken on board all comments from both the community and statutory consultees and, where possible/appropriate, have modified the plan to arrive at what we see as a clear/coherent vision for the parish.

We look forward to successful examination and support in a referendum that will result in the plan being “made”.

Marian Dain

Chair Ecchinswell Sydmonton & Bishops Green Parish Council

ES&BG Neighbourhood Plan Steering Team ([n.plan.esbg@gmail.com](mailto:n.plan.esbg@gmail.com))

Abbreviations used in this document:

ES&BG	Ecchinswell, Sydmonton & Bishops Green
ES&BG PC	Ecchinswell, Sydmonton & Bishops Green Parish Council
ES&BG NP	Ecchinswell, Sydmonton & Bishops Green Neighbourhood Plan
B&D BC	Basingstoke & Deane Borough Council
B&D BC LP or ALP	Basingstoke & Deane Local Plan 2011-29 Adopted in 2016
LPA	Local Planning Authority (in this case B&D BC)
B&D BC LPU	Basingstoke & Deane Local Plan Update now under development
NPPF	National Planning Policy Framework
AONB	Area of Outstanding Natural Beauty
Reg 14 PSC	Regulation 14 Pre-Submission Consultation

## 1. INTRODUCTION

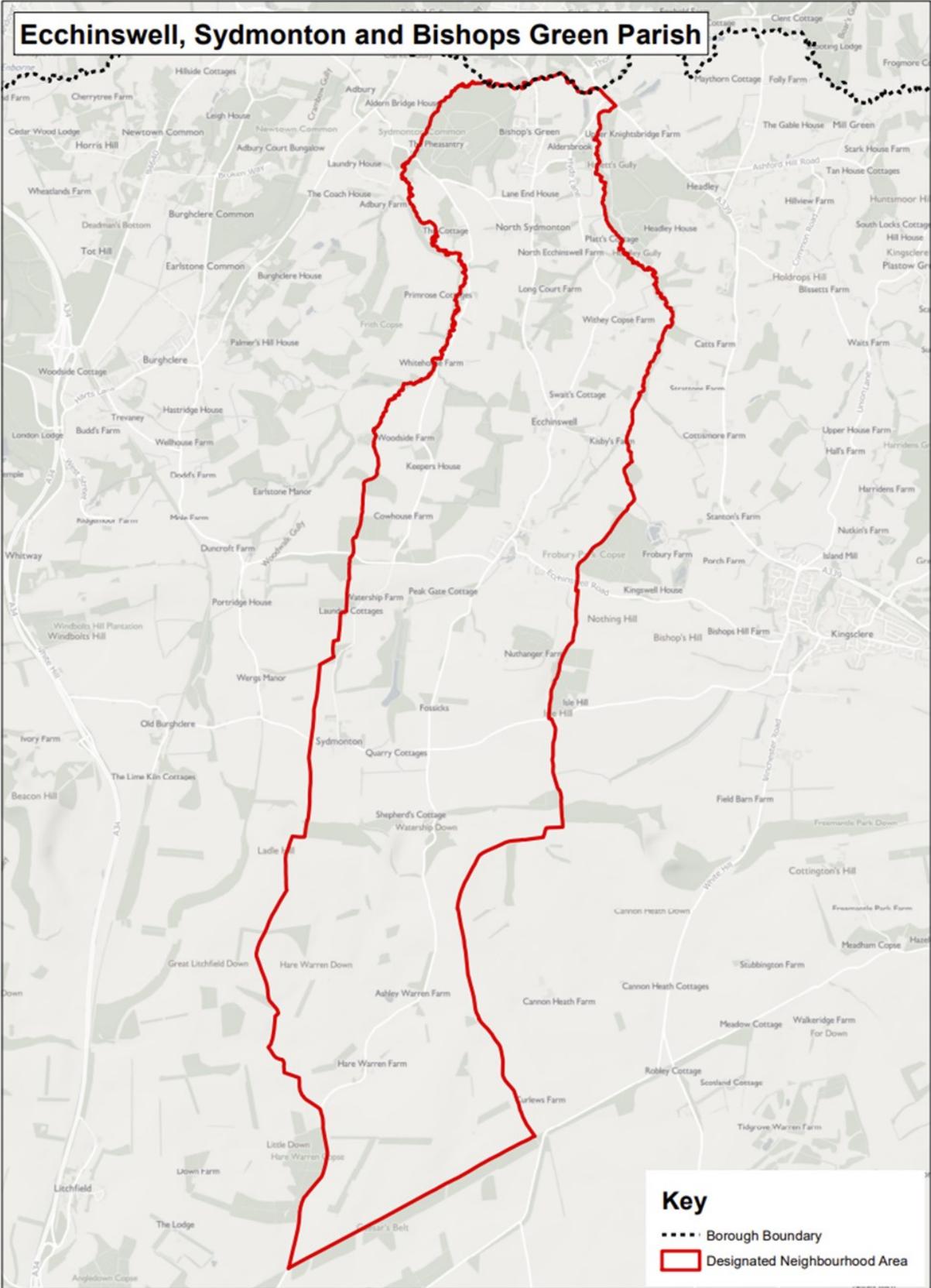
1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Ecchinswell Sydmonton & Bishops Green Neighbourhood Plan 2021 – 2039 (ES&BG NP). The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

1.2 The ES&BG NP is being submitted for examination by the ES&BG Parish Council (ES&BG PC).

The Plan covers the area designated by the local planning authority, Basingstoke & Deane Borough Council (B&D BC) on 24th February 2021. The [designated area](#) coincides with the parish boundary (see the plan below).

The plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).



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**Designated Neighbourhood Area**

## 2. THE CONSULTATION PROCESS

This section is in 3 parts:

- Timeline of events for creation of the Plan (§2.1)
- Public, Business and Stakeholder Consultation (§2.2 to 2.8)
- Pre-Submission Consultation (§2.9)

### 2.1 Timeline of events for Creating of the Plan

The main impetus for the ES&BG Neighbourhood Plan was a combination of three factors that were evident in late 2020:

- A proposal by Catesby Estates to build 400 homes on land to the east of Bishops Green. From the outset, parish residents have strongly objected to this proposal and the Outline Planning Application 21/03598/OUT from 25 November 2021 is (at the time of writing) yet to be determined.
- Basingstoke & Deane Borough Council were beginning a process to update their existing Local Plan and were indicating to the ES&BG PC that it was likely that there would be a modest allocation of housing to settlements in the parish.
- Concern that the borough of Basingstoke & Deane were (and continue to be) unable to demonstrate a 5 year land supply and the Parish Council wished to prepare a Neighbourhood Plan to re-engage the Plan-Led System (NPPF §15).

Given the concern of residents about large scale urban style development in what is seen to be a rural parish of limited sustainability, ES&BG PC decided that a Neighbourhood Plan was required, such that the community view for future of the parish was established. The main stages in developing the plan were:

	<b>Plan Development</b>	<b>Consultation Activity</b>
1/21 to 8/21	Launch process, build awareness, collect initial thoughts.	Pop-up events, Logo Competition
9/21	Structured collection of community views on the parish today and in the future	September 2021 Community Consultation and feedback on findings
10/21 to 4/22	Creation of Vision, Objectives, Policy Components. Identify potential sites for housing. SEA and Design Code work	Feedback on progress to community
5/22	Test all core elements of the plan with residents	May 2022 Community Consultation and feedback on findings
6/22 to 10/22	Create full plan documentation for Regulation 14 Pre-Submission Consultation (Reg14 PSC)	Consultation from 25 <sup>th</sup> Aug to 7 <sup>th</sup> October 2022. Drop-in events for residents to read a paper copy and discuss/comment.
10/22 to 11/22	Preparation for Regulation 15 submission	Feedback to Residents on response to comments from consultation.

The detailed timeline of events and consultation activity are shown below:

## 2020/2021 Detailed timeline of events for creation of the Plan

		Plan Development	Consultation Activity
2020	Oct to Dec	<p>Indications to ES&amp;BG PC that B&amp;D BC Local Plan Update would be allocating extra homes to settlements in the parish.</p> <p>Concern in community with news that Catesby Estates are proposing 400 homes for a site in Bishops Green</p>	<p>ES&amp;BG PC holds open meeting on 15<sup>th</sup> Dec to gauge community concern and wishes in relation to Catesby proposal. Meeting had to be Zoom based given prevailing Covid-19 restrictions.</p> <p>Need for a Neighbourhood Plan becoming clear.</p>
	Jan	Team forms to explore what it takes to develop a Neighbourhood Plan	<p>Learning from other parishes about developing an NP notably Burghclere and Twyford, Bramley, Ashford Hill &amp; Headley.</p> <p>Ongoing engagement with residents consistent with Covid restrictions.</p>
Feb	<p>10<sup>th</sup> Feb – PC commits to develop an NP</p> <p>24<sup>th</sup> Feb – B&amp;D BC agree Designated Area for the NP</p> <p>Preparation for NP Launch</p>		
2021	Mar	NP Launch	NP Launch – emails, PC website, Facebook, leaflet drop to all homes.
	Apr	<p>Formation of NP Steering Team – meets monthly.</p> <p>Recruitment of volunteers.</p> <p>Drafting Terms of Reference</p>	<p>Ongoing engagement with residents consistent with Covid restrictions.</p> <p>NP section created on PC website.</p> <p>Monthly progress updates on PC website and regular updates in "News from the Villages" magazine initiated.</p>
	May	Planning & preparation of material for "pop-up" events & logo competition recognising Covid restrictions.	Update to community at annual Parish Assembly (virtual event with Covid restrictions)
	June	<p>9<sup>th</sup> Jun – PC signs off NP Terms of Reference.</p> <p>NP update a standing item on PC agenda.</p> <p>Setup of MS OneDrive/OneNote for storing/sharing NP documentation.</p>	<p>Pop-up events to build awareness of the plan and get community views on their concerns and the future of the parish.</p> <p>Logo competition with pupils of Ecchinswell School – exhibition of all entries in both village halls used to engage parents.</p> <p>Early interviews with businesses &amp; stakeholders.</p>
	July	<p>Securing grant for project from Locality.</p> <p>Identification of potential consultants to support plan development.</p>	
	Aug	<p>Interviews with potential consultants – oneil-homer selected.</p> <p>Initial planning for September Consultation</p>	Early warning to community of Sept Consultation event.
	Sept	<p>Preparation and execution of Community Consultation.</p> <p><i>[Parallel event – 8<sup>th</sup> Sep – PC-led open meeting to consult community on latest proposal by Catesby Estates for 400 houses in Bishops Green – universal rejection]</i></p>	<p>email, Facebook etc messages plus leaflet drop/doorstep discussion to all homes in parish to encourage attendance at community consultation.</p> <p>24<sup>th</sup>/25<sup>th</sup> Sept – Neighbourhood Plan Community Consultation events held at village halls.</p>

		<b>Plan Development</b>	<b>Consultation Activity</b>
	Oct	<p>Consolidation of inputs from Community Consultation.</p> <p>First drafts of vision &amp; policies for the NP</p> <p>Engagements with B&amp;D BC ref housing allocation in LPU and settlement boundaries</p>	<p>Feedback to community of findings from the consultation.</p> <p>Continuing engagements with residents and stakeholders.</p>
	Nov	<p>Further development of vision, objectives, potential policies for the plan.</p>	<p>Vision, objectives and potential policy areas shared with community via PC website.</p>
	Dec	<p>Continuing engagement with B&amp;D BC ref LPU and need for SEA/HRA assessments.</p> <p><i>[Catesby Estates outline application for 350 homes made on 25 Nov (21/03598/OUT). PC working with community on objections]</i></p>	

## 2022 Detailed timeline of events for creation of the Plan

		Plan Development	Consultation Activity
2022	Jan	<p>"Call for Sites" initiated.</p> <p>SEA Screening work initiated with AECOM given B&amp;D BC indication that will be required.</p> <p>Detailed workplan established to develop evidence for draft plan and policies.</p> <p><i>[Hathor application for 50 homes on Woodside View made on 24<sup>th</sup> Jan. PC working with community on objections]</i></p>	<p>14 Jan – direct communication with all landowners with potential sites adjacent to proposed Settlement Boundaries.</p> <p>20 Jan – general notice to community of Call for Sites via email, website, Facebook and magazine.</p>
	Feb	<p>Review and short-listing of potential sites following meetings with landowners .</p> <p>Continuing work on drafting of plan/policy components and supporting evidence.</p>	<p>Meetings with landowners.</p> <p>Continuing engagements with residents and stakeholders.</p>
	Mar	<p>8<sup>th</sup> Feb – B&amp;D BC formal confirmation that SEA (Strategic Environment Assessment) is required but an HRA (Habitats Regulation Assessment) is not.</p> <p>21<sup>st</sup> Feb – SA/SEA Scoping Report sent to statutory consultees (consultation ends 28/3)</p> <p>Work with AECOM to develop a Design Code initiated with field visit on 30<sup>th</sup> March</p>	
	Apr	<p>Short-list of sites agreed.</p> <p>SA/SEA for short-listed sites initiated with AECOM.</p> <p>Initial planning for May Community Consultation.</p>	
	May	<p>Preparation and execution of Community Consultation.</p> <p>The consultation covered all the main policy areas that were proposed for the plan.</p> <p>One area of the consultation was to engage residents on site selection criteria and using these to seek community views on the short-listed sites.</p>	<p>Update on NP progress given at annual Parish Assembly on 11<sup>th</sup> May.</p> <p>email, Facebook, website, magazine messages plus leaflet drop to all homes in parish to encourage attendance at community consultation.</p> <p>26<sup>th</sup>/27<sup>th</sup>/28<sup>th</sup> May Community Consultation at the village Halls.</p>
	June	<p>Assessment of outcome from Consultation.</p> <p>Final site short-list of sites determined.</p>	<p>Feedback to Community via email, Facebook, website on findings from May consultation and indication that final plan documents were being prepared.</p>
	July	<p>Initial drafting of plan documents for Reg 14 Pre-Submission Consultation (Reg14 PSC).</p> <p>Final site selection confirmed.</p> <p>B&amp;D BC initiated an updated SEA/HRA Screening assessment following concern over nitrates in the River Test catchment.</p>	

		<b>Plan Development</b>	<b>Consultation Activity</b>
	Aug	<p>Plan draft and supporting evidence completed for Reg 14 PSC.</p> <p>B&amp;D BC indicated that SEA/HRA screening was likely to reach same conclusion as previous outcome issued on 8<sup>th</sup> Feb.</p> <p>24<sup>th</sup> Aug – ES&amp;BG PC signed off plan for Reg14 PSC.</p>	<p>Hand-delivered letter to residents near selected sites that Reg14 PSC was starting.</p> <p>25<sup>th</sup> Aug Initiation of Reg14 PSC – 6 week period ends 7<sup>th</sup> October. Email to statutory consultees, large landowners, and all landowners who offered land in the Call for Sites</p> <p>Email, Facebook, website, magazine messages plus leaflet drop to all homes in parish to inform community that Reg14 PSC was underway and to encourage support and/or comments.</p>
	Sept	<p>Community engagement during the consultation.</p>	<p>Email &amp; Facebook reminders to residents encouraging feedback</p> <p>Drop-in events at village halls/pub to enable viewing of paper versions of plan and opportunity for discussion/comments.</p> <p>29<sup>th</sup> Sept final reminder email/Facebook message to residents for comments and sharing of FAQs received thus far from the consultation</p>
	Oct	<p>6<sup>th</sup> Oct – B&amp;D BC issue updated SEA/HRA Screening Report and Decision Notice – HRA is not required.</p> <p>Discussion with B&amp;D BC and AECOM to address comments raised in Consultation.</p> <p>Rework of documents to Submission versions and preparation of Basic Conditions and Consultation Statements</p> <p>Submission of ES&amp;BG NP for examination</p>	<p>7<sup>th</sup> Oct Reg14 PSC ended</p> <p>Findings and responses are summarised in §3 of this report.</p> <p>14<sup>th</sup> October – feedback to Community via email, website, Facebook, magazine &amp; notice boards.</p>

## 2.2 Public and Stakeholder Consultation

The Parish Council and the Neighbourhood Plan Steering Group have been determined to ensure that the plan provides parish residents with a voice as to:

- How the community sees the parish today – what is valued, what concerns them, what needs to be improved;
- How the parish should evolve - what level of growth, what facilities and infrastructure are required to sustain the community;
- Specifically how much housing and of what type should come to the parish.

Development of the plan took place during a period in which communication and public engagement were challenging because of Covid 19 pandemic restrictions and the understandable concerns for many residents attending events. While email, Facebook messaging, the village magazine, Zoom meetings and websites were widely used, it was recognised from the outset that for some residents, these channels do not work so 4 waves of leaflets were delivered to all homes in the parish to ensure all residents were contacted at all key stages. Special efforts were also made to encourage residents to attend the key consultation events.

As can be seen from the detailed timeline in section 2.1, a wide variety of events and techniques were used to engage the community and stakeholders:

- Launch of the plan development and announcement of key events were communicated via email, Facebook, PC website information, posters on notice boards and the News from the Villages magazine.
- A consolidated email distribution list was created from the existing parish council email communication list and email addresses collected from residents who wanted to be kept informed of progress on the Neighbourhood Plan.
- Key messages were also posted on Facebook group pages for Ecchinswell and Bishops Green residents and in the magazine.
- As noted above, in recognition that these channels of communication do not work for some residents, 4 rounds of leaflets were prepared and posted into every home in the parish. (Mar 2021 Launch, Sept 2021 Consultation, May 2022 Consultation, Aug 2022 Initiation of Reg14 PSC). This gave confidence that all households had the opportunity to engage in the development of the plan.
- Pop-up events were used to engage groups of residents attending other activities/events (coffee mornings, exhibitions, school pick up etc)

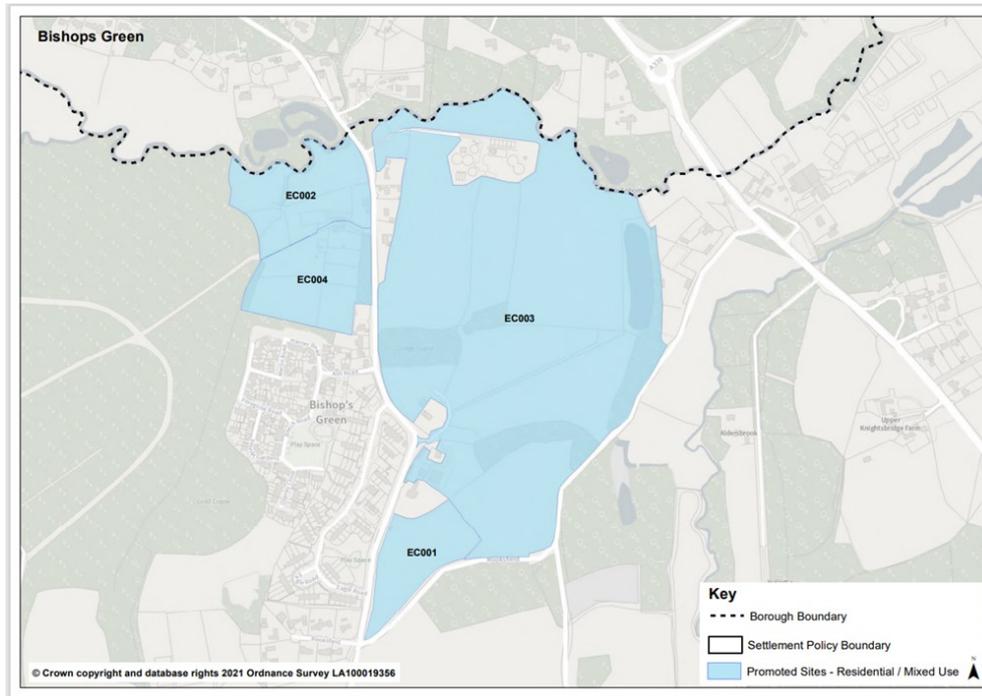
- At the monthly Parish Council Meetings (open to the public) there has been a standing item for an update on the Neighbourhood Plan (see minutes [here](#)).
- Each month, the NP Steering Group has published [minutes of their meetings](#) on the PC website.
- A monthly [progress update](#) from the NP team has been posted on the Neighbourhood Plan section of the PC website
- Updates and notification of key events have been publicised in the monthly “News from the Villages” magazine distributed to some houses in the parish.
- Structured consultation events described in detail below.
- Phone and Teams meetings with the B&DC Planning team
- Interviews (face to face and phone) and discussion with key stakeholders and businesses based in the parish.
- An email list for statutory consultees was created based on advice from B&D BC supplemented by recommendations from nearby parishes working their plans.

### **2.3 Public Consultation – Starting Position – Late 2020**

Until late 2020, there was little or no community awareness of Neighbourhood Planning as the B&D BC Adopted Local Plan (2016) had not allocated any housing to the parish. A proposal for development of up to 400 new homes on farmland near Bishops Green galvanised interest within the community. In addition, the ES&BG Parish Council became aware that the B&D BC Local Plan Update process getting underway was likely to allocate some housing to one or both of the main settlements in the parish.

Community reaction to the proposal for 400 homes on farmland in Bishops Green was strongly negative with much concern over already stretched infrastructure and services as well as the impact on the rural environment and the road network in the parish which is all based on narrow lanes.

B&D BC also updated their Strategic Housing and Economic Land Availability Assessment ([SHELAA](#)) – this indicated that there were 4 sites being promoted around Bishops Green with a total yield of up to 570 extra homes. These were all noted as being outside the spatial policy in the B&D BC ALP but created huge concern in the community because if all were developed, this number would at least triple the number of homes in the Bishops Green and more than double the number in the parish. The [map](#) below shows how Bishops Green would be radically changed/enlarged if some or all of these sites were developed to anything like the extent that they are being promoted.



The ES&BG PC therefore decided on 10th February 2021 that a Neighbourhood Plan was required for the parish and that a team of volunteers should be recruited and mobilised to develop the plan. B&D BC approved the Designated Area for the ES&BG NP on the 24th February 2021. A project team came together, a formal Steering Group established and formal Terms of Reference (ToR) agreed with ES&BG PC on 9th June 2021. A copy of the ToR is in Appendix A.

## 2.4 Public Consultation – Launch of the ES&BG Neighbourhood Plan and early Community Engagement

The project to develop the ES&BG NP was launched to parish residents in March 2021 via a number of communication channels including email, Facebook, posters, the parish website, the village magazine and a leaflet drop to all homes. Key elements of the launch material are in Appendix B.

Further building of awareness of the plan development and collection of early ideas from residents was done via a series of “pop-up” sessions at events in the Village Halls and other locations. To support these and all subsequent events, a set of pull up display banners about the plan were created. These are shown in Appendix C.

As a means of engaging younger adult residents with children a competition was run with all pupils at Ecchinswell & Sydmonton CoE Primary School to create the logo for the project. Two exhibitions of the 66 candidate logos provided a good opportunity to engage with parents on the Neighbourhood Plan. The winning logo has been used on communications throughout the plan development process

These early engagements were challenging to set up and run because of continuing Covid 19 restrictions but discussions with more than 50 residents identified some common themes.

Summary of the main issues:

- Limited awareness of the NP or its purpose.
- Apparent willingness to discuss the issues and attend the planned September consultation meetings.
- Most/all really like/value the quiet/peaceful/rural countryside feel of the parish.
- Most feel part of some form of community – but these seem to be small clumps rather than the parish or one of the villages as a whole.
- Nobody wants major housing development – ruin the feel and rural environment – inadequate facilities/services already.
- Most see the need for some but (genuinely) limited extra housing – most talk of tens. Views are not well formed – when prompted, key needs seen are a mix of more affordable/smaller housing for the young/families/the elderly.
- Facilities/services are seen as limited/poor especially shops, bus service, schooling, play/social provision.
- Traffic/parking a concern to most as well as high car dependency.

This phase of community engagement laid the groundwork for the first major consultation.

## 2.5 Public Consultation – September 2021 Community Consultation

The NP Steering Team decided that it was important to have a wide-ranging but structured exploration of parish residents views on the parish today and how it should evolve. A drop-in format for two 2.5 hour slots on a Friday early evening and a Saturday afternoon in both village halls was used. A guided discussion with a set of open questions on posters was set up with a number of stations to be visited in turn. Each station posed a range of questions and residents were asked to fill in responses and comments on post-it notes.

The event was publicised via emails, Facebook, the magazine and posters plus a leaflet drop to all homes in the parish during which efforts were made to engage all residents in a doorstep discussion to encourage attendance. A coaster “give-away” was also created and large numbers distributed to act as a tangible reminder to residents that their plan is under development.



Around 100 people attended with each spending 40 minutes or more creating a total of ~1500 comments and support for others' comments.

After an introductory display, there was information and questions on the parish, then questions on housing needs in general and on possible scale and type of extra housing and finally questions on other potential policy areas (Economic/Leisure,



Transport, Services and the Environment). Appendix D shows all the key material used for these events.

Many residents were surprised at the size of the parish and that both the main settlements are in the northern third of the overall area.

Summary of the main issues from these consultations:

- All residents place high value on the rural environment of the parish, the perceived safe and friendly environment and the opportunities this all provides for enjoying the countryside, wildlife and walks. Many also value the proximity of our rural location to facilities in Newbury & Basingstoke.
- Many residents expressed serious concerns over the current level of traffic/speeding and also over the impact of any significant housing development on already stretched infrastructure and services. Other concerns were the availability of affordable housing, the need for one or more comprehensively stocked local shops and the lack of useful public transport.
- For the future, a large majority of residents want to see some but not a lot of housing development in the parish (10-20 homes) with a focus on homes that are a) affordable to buy and/or suited to the elderly and b) in keeping with the rural environment. Residents want to see homes that are “built well for the future” not ones that are cheap and unsustainable. They also want to see maintenance/enhancement of the rural feel, the countryside, the environment and the sense of community.
- A small minority (<10%) say they do not want to see any more housing in the parish.
- There was essentially universal rejection of larger scale development because it would ruin the look/feel of the parish, create even more problems with traffic on narrow rural roads and adversely impact education/medical provision and other services like electricity & sewerage. Such development is also seen to create risk of flooding around the Enborne and significant negative impact on the environment, nature and wildlife.
- A range of other policy areas for the Neighbourhood Plan to address were tested. These were under the broad headings of Economic and Leisure, Transport, Services and Environment. Most were seen as important or essential.

The breadth and unanimity of the findings from this consultation have provided a solid foundation for the ES&BG NP. After feedback of the findings to residents, the

first steps following the consultation were to create a vision and objectives for the parish and to establish a set of potential policy areas for the plan. In the months that followed, all these plan elements were refined as the plan was built but the core themes have been retained throughout. Full detail of all this is in the main Neighbourhood Plan document but this high-level “essence” of the final plan is clearly derived from the September 2021 consultation:

*What we value:*

- *Our rural setting,*
- *Access to green spaces,*
- *Our heritage assets.*

*What we want to do:*

- *Protect our rural environment & heritage assets,*
- *Improve sustainability,*
- *Improve biodiversity.*

*Any more homes should be:*

- *In limited numbers based on modest local growth,*
- *Affordable to buy,*
- *In keeping with our rural setting,*
- *Providing more options for young families, the elderly & less mobile.*

## **2.6 Public Consultation – Call for Sites**

As laid out in the main plan document and the Site Assessment Report, a Call for Sites Process was run to determine potential locations for the modest number of extra homes seen to be required in the parish. This process was initiated in January 2022 via direct communication with all landowners with potential sites adjacent to proposed Settlement Boundaries and a general notice to the community sent via email, the parish website and News from the Villages magazine. Appendix E shows the materials used for this communication.

## **2.7 Public Consultation – May 2022 Community Consultation**

As shown in the detailed timeline in §2.1, the first few months of 2022 were spent drafting all the key elements of the ES&BG NP and running the Call for Sites process to identify potential locations for the extra housing.

A consultation was set up in May with two main objectives:

- To test with the community all the main components of the plan before turning these into a full draft plan
- To get some views from the community on the short-listed potential sites as one component of the final selection process.

As with the September 2021 consultation, the event was publicised via emails, Facebook, and posters plus a leaflet drop to all homes in the parish. In addition, an update on progress on the plan at the annual Parish Assembly in early May was used to encourage attendance.

A drop-in format was used for the events which were held on 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> May using 4 or 5 hour slots in the 2 village halls.

Given the objective of testing the plan components, a closed question format was used with the opportunity to give additional comments. Each participant went around a series of 13 booths each with a set of core posters plus some extra supporting material. After reviewing each booth, residents were asked for their views on the questionnaire form. All the key material is shown in Appendix F

Around 120 residents attended, each spending significant time going over the material and discussing with members of the NP team.

There was very strong (95+%) support for the basic direction of the plan. There was also strong (85+%) endorsement for each and all of the main plan components that were presented.



There were also comments from residents that they saw a clear and strong connection between the outcome of the September 2021 consultation and the material presented.

An extra session was held on 5<sup>th</sup> June for a small number of residents who were away during the 3 day period and wanted to give their input.

The consultation also gave useful input to the final selection of sites for the extra homes in Bishops Green and Ecchinswell. Discussions between residents and members of the team and the wide range of comments recorded on feedback forms were taken on board and used in the preparation of the Pre-Submission Draft of the plan.

The table below summarises the output from the consultation

	Total respondents	119	Votes	% of votes cast	% of attendees	Rank	Key themes/issues from Comments	
Q1	Do you support these as the key themes for our Plan?		116	98%	97%		Strong support overall with desire that various elements get real focus	
Q2	Do the Settlement Boundaries look right?		99	87%	83%		Support for generic question but some strong negatives on satellite driving unwanted development around pond and creating potential future development focus	
Q3	Do you support the overall Housing Policy?		114	96%	96%		Mix of affordable homes but push back on more social housing - some call for some bigger family homes	
Q4	Do you agree the outline plans?		100	86%	84%		A very few calls for no new homes (at all or in Ecchinswell)	
Q5	a) Are the criteria for final site selection appropriate?		103	94%	87%			
		A	Low Env Imp	103	30%	87%	1	Not many comments - most reinforcing selection of the top 3 they had chosen and/or justifying the basis of their ranking
		B	Integration	55	16%	46%	4	
	b) For you, which criteria would be the top 3?	C	Safe Access	74	22%	62%	2	
		D	Strong SBs	72	21%	61%	3	
		E	Green Space	38	11%	32%	5	
Q6	Which of the 5 sites in Bishops Green best fits your top criteria?	BGA		5	5%	4%	5	No particularly strong positive or negative feelings about any of these. Safe pedestrian access mentioned as concern for BGI but also seen as mitigateable. Does creation of any new access give opportunity for road calming?
		BGB		38	38%	32%	1	
		BGF		11	11%	9%	4	
		BGH		26	26%	22%	2	
		BGI		19	19%	16%	3	
Q7	Which of the 3 sites in Ecchinswell best fits your top criteria?	EI		27	25%	23%	2	Crested newt habitat - legally protected - could be blocker
		EJ		23	21%	19%	3	A few strong negatives
		EX		57	53%	48%	1	Concern over safe pedestrian access. Vigorous objection from immed neighbour
Q8	a) Do you support the concept of an "Ecchinswell Community Hub"?		99	87%	83%		Seems to have reasonable support mixed with some strong objections (inc seen by a few as backdoor development proposal). Scepticism over viability/likely level of usage.	
	b) Is this your top choice option for Ecchinswell?		79	75%	66%			
Q9	Do you support the idea of mandatory design standards?		113	98%	95%		Some concern over potential contradictions - zero carbon etc vs heritage architecture and new vs existing homes. Passivhaus suggested by a few. Concern over reality of broadband/increased electricity supply	
	Do the proposed areas look appropriate?		96	95%	81%			
Q10	Do you support the proposals to protect/ enhance our Natural Environment and access to Green Space?		117	99%	98%		Strong general support. Ideas like community gardens/orchards suggested as well as calls for tree/wild flower planting and allotments in B-G green space	
Q11	Do you support the key objectives for Traffic & Transport		105	95%	88%		Hot topic. Scepticism from some on Slow the Pace effectiveness and risk of non rural appearance	
Q12	In your opinion, are we on the right track?		111	99%	93%		Vast majority seem to think so - 1 vote that we are not on right track....	

## 2.8 Business and Stakeholder Consultation

To complement the extensive engagement with residents of the parish, the Neighbourhood Plan team undertook a wide-ranging set of consultations with businesses and other stakeholders.

There are very few significant businesses in the parish. A large proportion of the parish is and has historically been used for agriculture or equine activity. This is linked to land ownership which is dominated by 4 large estates and a small number of other significant land owners. The majority of the Sydmonton Court Estate lies within the parish occupying a significant proportion of the total land area. There are also small parts of the Adbury, Litchfield and Sainsbury Estates in the parish.

Outside the agricultural and equine business activity, there are no businesses or employers of significant scale. This means that most employment opportunities lie outside the parish either in/around large nearby settlements like Newbury and Basingstoke or further afield. There are however a number of small businesses of different types including:

- Providers of services to parish and other residents – notable examples are the small convenience store in Bishops Green and the Royal Oak pub,
- Businesses with an operating site in the parish providing services to a range of customers over a wider area – notable examples are the Honesty Group Cookery School, the Darling Buds of May (plant sales and dog exercise), Springbourne Stud, Bishops Green Farm Camping and some gardening businesses (e.g. Gardens by James Dean) and GT Executive (an airport limousine service).
- Many small businesses of various types operated from homes often by individuals.

Community facilities/services are limited and hence there is a need to travel to larger nearby settlements for work, schooling, shopping, medical facilities and most sport/leisure activity.

Each of the community facilities in the parish (a village hall & small shop in Bishops Green; a village hall, church, pub and primary school in Ecchinswell) are of marginal viability operating with significant volunteer support and/or supreme effort by the owner/operator.

The parish has one school (Ecchinswell & Sydmonton C of E Primary) located in Ecchinswell. For 11-16 secondary schooling, the parish lies within the catchment area for The Clere School in Burghclere and for sixth form, Basingstoke College.

There are no medical services in the parish and the vast majority of residents have to make use of already stretched services in Kingsclere and Newbury. Continuing housing development in all these areas and the general shortage of doctors and

dentists mean that newcomers to the parish can find it difficult to register with any doctor or dentist.

Interviews and discussions were held with the following significant businesses and stakeholders:

Planning	B&D BC Planning Borough Councillors
Housing	B&D BC Housing Sovereign Housing (social housing in Bishops Green) Vivid Housing (social housing in both settlements)
Education	Ecchinswell & Sydmonton C of E Primary School The Clere School in Burghclere Warren Pre-School (now closed)
Medical	Watership Down Health in Kingsclere Falklands Surgery in Newbury
Businesses	The Sydmonton Court Estate Honesty Group (Cookery School in the parish) Bishops Green Farm (caravan site) Royal Oak Ashland Store Baikie Landscape Many individuals running small businesses from home
Community	Bishops Green Community Association Ecchinswell Village Hall & Recreation Ground
Roads	Hampshire County Councillors

Summary of the main issues from these engagements:

- The parish is very rural with road access constrained by the narrow lanes
- The big agricultural and equine businesses are successful but with a high proportion of arable farming, employment opportunities are limited. Increasing equine activity is offsetting this.
- There are limited opportunities for businesses requiring working premises as most existing non-residential buildings and space are on farms with limited road access.
- Internet and mobile phone/data services are patchy and very poor in parts of the parish.

- Electricity supply seems limited with many parts of the parish unable to access 3 phase power and concerns on local distribution capacity if heat pump and EV usage grows materially.
- Because many people in employment work outside the parish, they also do their shopping and engage in social/leisure activity outside the parish limiting opportunities for local businesses.
- Those businesses that have significant activity in the parish happen to be here for historic reasons while mainly serving people outside the parish
- The population is small so businesses and community/social/leisure activities that mainly serve local residents are of marginal viability.
- The scale of social housing operated by Sovereign and Vivid is significant (200+ units) so for both companies, their footprint in the parish, although modest vs their total portfolio, is valued.
- The primary school is small with 3 multi-year group classes; a significant number of potential pupils go to schools outside the parish.
- All medical services are outside the parish – this presents challenge for the elderly and less mobile as there is no suitable public transport.

These findings have been incorporated into the plan policies.

## 2.9 Pre-Submission Consultation

Following the successful May public consultation there was a clear mandate to complete drafting of the plan and supporting documentation ready for the Regulation 14 Pre-Submission Consultation. In addition and as outlined in the ES&BG NP Site Assessment Report, the final selection of sites was completed.

On the 19<sup>th</sup> August, the Parish Council communicated a special update to residents ahead of initiating the Regulation 14 Pre-Submission Consultation. This was sent by email to Parish and Neighbourhood Plan lists, posted on Facebook and on the [Parish Website](#). This communication informed residents that each household would be receiving a leaflet summarising the plan and indicating how they will be able to read the 'pre-submission' documents and make comments.

On the 24<sup>th</sup> August, the ES&BG Parish Council (as the Qualifying Body) agreed that the draft ES&BG Neighbourhood Plan and supporting documentation was ready to commence the Regulation 14 Pre-Submission Consultation. All the documents were loaded into a "OneDrive" location ( <https://tinyurl.com/37buburk> ) for reading or download.

Immediately before the consultation was initiated, a letter indicating the start of the consultation was hand-delivered to those houses located near the sites allocated for extra housing.

The consultation was initiated on the 25<sup>th</sup> August with an email to the statutory consultees (see Appendix G) and to all residents on the parish/NP email list. The leaflet prepared for the Reg 14 PSC was distributed to all homes over the following days. This leaflet not only summarised the plan but also invited residents to a series of 3 drop-in opportunities where paper copies of the plan could be read and discussions with members of the NP team and Parish Council were possible.

During the consultation period, email and Facebook reminders were sent to residents encouraging them to support and/or comment on the plan and to make use of the drop-in events. In addition, a set of responses to "Frequently Asked Questions" was distributed. Around 20-25 people took advantage of the drop-in sessions.

Appendix G has copies of all the material used to initiate the Reg 14 Pre-Submission Consultation with statutory consultees and the community and then to encourage residents' participation in the process.

### 3. PRE-SUBMISSION CONSULTATION FEEDBACK

This section is in 4 parts:

- Statutory Consultee Comments & Responses (§3.1)
- Community Comments & Responses (§3.2)
- Promoter Representations (§3.3)
- Conclusions (§3.4)

#### 3.1 Statutory Consultee Comments & Responses

##### 3.1.1 Basingstoke & Deane Borough Council Planning

B&D BC as the Local Planning Authority (LPA) gave a comprehensive and supportive response to the consultation. They welcomed the development of the Neighbourhood Plan and commented that:

- The document builds a clear picture of the issues facing Ecchinswell, Sydmonton and Bishops Green over the Plan period and develops a clear vision and a positive policy approach in response to these issues.
- The LPA has made a number of suggestions that you may wish to consider prior to submission in order to try and ensure that the Plan is successful at examination and will ultimately operate as a strong planning policy framework for the parish.

Various points were made in relation to the Basic Conditions against which the Plan will be examined. The key points relate to National Policies:

- The NP sets out a positive strategy for development in the parish. It allocates two new housing sites and introduces settlement policy boundaries around the parish's two principal settlements.
- The adopted Local Plan does not require the plan to allocate sites for development, however the NP sets out a strategy to meet longer term housing needs that have been identified through the Local Plan Update (LPU) evidence base. The draft Settlement Study, as discussed at Economic, Planning and Housing Committee in January and June 2022, identifies that it would be suitable for both Bishops Green and Ecchinswell to have settlement policy boundaries, and a potential requirement for 15 new homes in Bishops Green over the LPU plan period (to 2039).
- It should be noted that the draft LPU is still at a very early stage (the proposed requirements have not been agreed by the council, or subject to any public consultation) so there is a risk that these requirements could change. Nonetheless, the NP sets out a positive strategy, and for the purposes of NPPF

paragraph 14, the LPA considers that the NP would 'contain policies and allocations to meet its (the Parish's) identified housing requirement'.

- The LPA considers that the plan is very well written, is thorough and has a clear structure. However, there are a number of instances where the policy wording should be clarified to make certain that the decision maker is using the policy in the manner intended.
- The LPA has concerns that the proposed climate change policies go beyond the scope of national policy.

The Steering Group and Parish Council are pleased to see that B&D BC recognise and support the proposed housing allocation in the context of a positive strategy for development and the needs identified in the LPU evidence base.

A Teams video call was held on 13<sup>th</sup> October 2022 with Matt Melville and Jessica Wells of the B&D BC Planning Policy Team to go over some of the points raised by B&D BC to ensure the submission version of the plan has taken appropriate account of the B&D BC comments.

The advice given has been taken on board by the PC and NP team and has been incorporated into the submission plan.

Appendix H has a copy of the B&D BC LPA comments and a paper tabulating responses to all the comments and detailing the resulting modifications that have been made by the NP team in creating the submission version of the ES&BG NP.

### **3.1.2 Comments from other Statutory Consultees**

Comments were received from 5 other Statutory Consultees. These are also outlined in Appendix H. Most either recommend following published advice in relation to developments or see no concerns. The additional policies suggested by Southern Water and Thames Water are already included in the Adopted Local Plan.

### 3.2 Community Comments & Responses

Following the steps taken to set up and execute the Reg 14 Pre-Submission Consultation as laid out in § 2.9, good overall support was received from the community for the plan. A substantial number of residents told the team that they could clearly see how the full plan documents are well aligned to components presented and arising from the September 2021 and May 2022 consultations.

The Parish Council and the team that worked on the plan recognise that a few residents disagree with parts or even all the plan and have responded to the points raised.

In detail, 83 members of the community were represented in written comments received during the consultation period:

- 64 residents “support” the plan (plus the 7 members of the NP SG team who are all parish residents and supported the pre-submission plan)
- 8 residents “object” to the plan
- 11 residents offered only comments without explicit support or objection.
- 19 of the “support” group of residents are categorised from their responses as giving “reluctant support”
- 6 of the “object” group of residents are immediate neighbours of the two sites where housing is proposed in the plan.

The group of residents who gave “reluctant support” made a number of very similar comments in 4 main areas. Three of these relate to the selection of the site “BGI” allocated for housing in Bishops Green vs another site “BGB”. The table below covers these areas of comment.

Comment	Response
<p>Housing mix – we already have enough/too much affordable/social housing in the parish.</p>	<p>We have tried to be clear that proposal in the plan is for a mix of “homes to buy” of different sizes (1-3+ bedrooms).</p> <p>The plan does not propose increasing the amount of “social housing to rent” as there is already a large stock of such housing in the parish.</p> <p>The consultations held in September 2021 and May 2022 made it clear that the community wanted to see “some but not a lot” of extra housing that would be a) affordable to buy and b) of a type suitable for first/second time buyers, families and those seeking to downsize.</p> <p>“Affordable to buy” in this context means homes that are limited in size/facilities with a proportion (25% - in line with B&amp;D BC policy) targeted to be bought via the Government’s new “First Homes” scheme and the rest sold at “market” value.</p> <p>Clearer wording will be used in the submission plan.</p>

Comment	Response
<p>There is belief that there is an opportunity/room for "negotiation" with the owner/developer of site BGB to arrive at an option (as alternative to the BGI) that better suits the NP, the developers and the B&amp;DBC LPU.</p> <p>(In parallel with the development of the ES&amp;BG NP, the BGB site is part of a bigger site "Woodside View" for which White/Hathor are seeking permission (22/00174/OUT) to build 42 homes.)</p>	<p>The NP mandate based on Sept 21/May 22 community consultations is for ~ 15 homes in Bishops Green that are "affordable to buy".</p> <p>White/Hathor initially offered site BGB for 15 homes plus green space as part of their bigger Woodside View site.</p> <p>When asked to withdraw the current planning application for their site in order to proceed within the NP (normal practice) they declined.</p> <p>Then asked to commit unequivocally the BGB part of Woodside View to the NP to meet "deliverability" requirements, they also declined. With advice taken from B&amp;D BC, the BGB option was therefore deemed "non-deliverable".</p> <p>Our understanding is that a recent discussion between some residents and White/Hathor is based on ~ 30 homes of a size/style different to the ES&amp;BG NP proposal in order to optimise commercial return on the Woodside View site. If such numbers/type were to be considered, this would require a new community consultation showing support vs current plan, new documentation and re-run of Reg 14 PSC. Our consultant has since advised that that a re-run of the entire Call for Sites would most likely be required to secure successful examination.</p> <p>The current Hathor planning application for 42 homes has received a large number of strong objections and no support from the community.</p> <p>Given the wider community mandate for the policies in the plan, The ES&amp;BG NP will proceed with the allocation of BGI for housing in Bishops Green</p>
<p>Why is there Green Space in the BGI proposal - who will own/manage - could become spot for Anti-Social Behaviour – also potential for development creep</p>	<p>All greenspace needs to be designed/managed to avoid/prevent mis-use. Police now want to be involved in the design of new spaces.</p> <p>Designation as Green Space provides some protection against development.</p> <p>Policy ESBG3 will be more explicit that the local community are to be involved in the "design" for the balance of BGI taking into account the Green Corridor and other environmental &amp; landscape objectives. Based on this, ownership and management can then be determined.</p> <p>Owner is in agreement with this approach.</p>
<p>Choice of BGI as the site vs BGB – BGB received more support in the May 2022 consultation</p>	<p>May event was a consultation (not a "vote") to help define the final shortlist of 3 sites.</p> <p>SA and "deliverability" assessments were then added to the selection process.</p> <p>"Deliverability" considerations knocked out both BGB &amp; BGH leaving BGI as the allocated site. The Site Assessment Report has the full detail</p>

A set of comments was received from the residents who own Bishops Green Farm (A and M Smith). Their land (promoted site EC003 in the B&D BC SHELAA) is the subject of a current planning application by Catesby Estates for 350 (initially 400) homes (B&D BC ref 21/03598/OUT). This proposed development and the associated planning application has consistently received strong objections from large numbers of residents since it was first mooted in late 2020. Part of Bishops Green Farm was initially offered to the ES&BG NP Call for Sites (site ref BGC) but subsequently withdrawn by the owner. Key points from the comments made by the owners (who acknowledged assistance from Catesby) were as follows:

- They question why we are bring forward an NP at all while the B&D BC LPU is at an early stage and has recently been paused.
- They suggest we pause NP until B&D BC go into Reg 18 consultation, re-work our plan and then redo Reg 14 Consultation.
- They claim that a big development would improve sustainability of the settlement by “supporting delivery of more/better facilities/infrastructure”.
- They suggested that many of the NP policies should be changed/simplified.
- They made a closing conclusion that the Catesby proposal would meet PC aspirations and NP objectives and is supported by a planning application and robust technical evidence that demonstrate its deliverability.

A response was given to say that the PC and NP team noted the suggestion that the ES&BG NP be paused until B&D BC’s Local Plan Update is further advanced. However, consultation with B&D BC Planning department indicated full support for moving ahead with the ES&BG Neighbourhood Plan at the current rate. Furthermore there is strong support from the community both for the plan and the need to progress it towards early examination.

Appendix I has a full record of comments and responses from the community.

After the Steering Group and the Parish Council had reviewed the comments from the community, a general message covering the outcome of the consultation and the decision to proceed with submission was sent to residents via email, Facebook the News from the Villages magazine and posted on the PC website and notice boards.

*Thank you to all who have responded to the consultation that completed last Friday. We are pleased to report that we received a higher level of community input at this stage than many parishes. The overall result of the process is support for proceeding towards submission of the ES&BG Neighbourhood Plan for the official Regulation 15/16 Consultation/Examination. Once this process is successfully completed, the final plan can go for referendum and will then be fully "live". Our objective remains for the referendum to be included in the Local Elections on 4<sup>th</sup> May 2023.*

*Key points from the consultation:*

- *Written input was received from 83 residents. 64 support the plan, 8 object to the plan and another 11 only made comments. Of the 8 objections, 6 were from immediate neighbours to the proposed sites. Overall, there was strong support for the plan, for getting it "made" as soon as possible to block unwanted development and recognition that the plan is a good representation of the inputs from the community in the Sep 2021 and May 2022 consultations.*
- *A proportion of the 63 "support the plan" group expressed some reluctance about the selection of the site for Bishops Green but recognise there is not a deliverable alternative that meets the community vision and they all agree that the imperative is to get the plan approved as soon as possible.*
- *Basingstoke and Deane are supportive of the draft plan and the fact that we are developing it based on strong community input. They also welcome the fact that the draft plan anticipates and embraces the evidence/potential policies emerging in their Local Plan Update. B&D BC Planning have made a number of suggestions to improve/clarify the plan and this work is now underway.*
- *Other Statutory Consultees had no comment or made minor points for improvement.*

*Residents who submitted substantial comments or questions will receive an individual response. In meetings on 11<sup>th</sup> and 12<sup>th</sup> October, the Neighbourhood Plan Steering Group and the Parish Council have reviewed the outcome of the consultation and agreed to proceed towards formal submission of the plan as soon as possible. There is significant work to be done to update the documents in the light of comments received and to complete some of the extra material that is required. With the support of the working team and our consultants, we are targeting submission to happen before the end of October.*

*Marian Dain*

*Chair ES&BG PC and ES&BG NP Steering Group*

More detailed individual responses were sent to residents who sent in substantial comments, questions and objections.

Appendix I has a full record of community comments and responses.

### **3.3 Promoter Representations**

Two formal representations were received from agents/owner for sites around Bishops Green that are listed on the [B&D BC SHELAA](#). Copies of the representations are in CS Appendix J ESBG NP Reg 14 PSC Promoter Representations.

Appendix K to this document (CS Appendix K ESBG Reg 14 PSC Regulation 14 Report) includes responses to these representations.

### **3.4 Conclusions**

Community, Statutory and other responses to the Regulation 14 Pre-Submission Consultation were reviewed by the ES&BG NP Steering group and then by the ES&BG Parish Council. In addition, a Regulation 14 Report has been prepared for the PC by the NP project consultant (oneil homer) and included as Appendix K to this statement (document CS Appendix K ESBG Reg 14 PSC Regulation 14 Report).

The overall result of these reviews is support for proceeding towards submission of the ES&BG Neighbourhood Plan for the official Regulation 15/16 Consultation & Examination.

The Parish Council (as Qualifying Body) agreed at their meeting on 12<sup>th</sup> October 2022 that the Submission version of the ES&BG NP and supporting documentation should be completed for submission as soon as practicable.

## 4. INDEX TO APPENDICES

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Appendix B	ESBG NP Launch Material
Appendix C	ESBG NP Pull Up Banners
Appendix D	ESBG NP Sept 2021 Consultation
Appendix E	ESBG NP Call for Sites
Appendix F	ESBG NP May 2022 Consultation
Appendix G	ESBG NP Reg 14 PSC Initiation
Appendix H	ESBG NP Reg 14 PSC Statutory Feedback & Responses
Appendix I	ESBG NP Reg 14 PSC Community Feedback & Responses
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Appendix K	ESBG NP Reg 14 PSC Regulation 14 Report

<b>Appendix</b>	File Name
<b>A</b>	CS Appendix A ESBG NP SG ToR
<b>B</b>	CS Appendix B ESBG NP Launch Material
<b>C</b>	CS Appendix C ESBG NP Pull Up Banners
<b>D</b>	CS Appendix D ESBG NP Sept 2021 Consultation
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