



East Woodhay Parish Council  
January 2022  
Neighbourhood Plan 2022-2029  
Consultation Document  
Regulation 16 Submission Plan Update

Published by East Woodhay Parish Council for consultation under the Neighbourhood Planning (General) Regulations 2012 as amended.

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## **1 Introduction**

This Consultation Statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the East Woodhay Neighbourhood Plan (EWNP). 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 Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan.

This Consultation Statement summarises all statutory and non-statutory consultations undertaken within the local community and with other relevant bodies and stakeholders in developing the proposed Plan.

It also provides details on the East Woodhay Neighbourhood Plan Steering Group (from 2018 to date) and references the work undertaken by preceding teams from 2014 onwards.

## **2 Developing the Neighbourhood Plan**

### **2.1 Neighbourhood Plan Area Designation**

For the purpose of the East Woodhay Neighbourhood Plan, the Plan area is the same as the Parish area. This was established and agreed with BDBC on 5<sup>th</sup> November 2013.

### **2.2 Background**

In 2014 the EWNP Team started work on the Neighbourhood Plan (NP), reporting to the Parish Council.

In 2019, with a fresh team involved, it was decided and agreed with the Parish Council that the group would become a Steering Group; the principle work had been done, ideas were in

place and the remaining work was about format and editing rather than content. An overview of progress would be provided on a monthly basis to the Parish Council, forming part of the Parish Council Minutes, thereby keeping the public up to date. It was not felt necessary to continue to make copious minutes of discussions on wording of the document, lay-out changes and presentational issues. All decisions of importance had already been made or would be highlighted at Parish Council meetings.

*(As a point of order the Minutes of the Parish Council Meeting of January 2019 state that minutes of this Steering Group would be published on the Parish Council website. However, the Minutes of the Parish Council Meeting of February 2019 refer to a report from the EWNP Steering Group at the end of the Minutes; this was concluded as the more efficient way forward, given that the remaining work was about format and editing rather than content.)*

## **2.3 The Initial Phases**

### **2.3.1 Village Design Statement (VDS)**

In liaison with East Woodhay Parish Council (EWPC), the VDS was produced by local residents, after widespread consultation. It was adopted by Basingstoke and Deane Borough Council (BDBC) in December 2005.

### **2.3.2 Parish Plan (PP)**

The PP was produced in 2010 in liaison with EWPC. The consultation process started in 2007 by asking people attending church fêtes and school fun days what issues within the Parish concerned them most. Based on this feedback and with the help of five focus groups, under the headings Environment, Transport, Recreation, Community Services and Youth, a questionnaire was produced and delivered to every household in the Parish. The Youth group, under the guidance of a senior member, consisted entirely of pupils from our primary and secondary schools and met on a regular basis to help develop the plan.

In order to obtain as many younger residents' views as possible, the Youth group put on a free Fun Day where, to gain entry, young people had to answer a few simple questions about their views on what they liked or disliked within the Parish. After producing a draft version of the questionnaire, the findings were presented at further open meetings to check whether the questionnaire covered all the key issues and whether any of the questions were ambiguous.

The Parish Plan questionnaire (2010) asked both household and individual questions, with all members of the household over 11 years old invited to express their views. There were also opportunities for individuals to comment on the questions and to say what key factors they would like to see change within the Parish, in order to improve the quality of their life and that of other residents. Over 68% of households completed the questionnaire, (this figure compares very favourably with other communities in the locality) so the results,

besides showing how passionately East Woodhay residents care about their Parish, should represent how the community wants to see itself develop over the next 10-15 years.

The results of the questionnaire are summarised at Appendix A: Parish Plan – Surveys Undertaken for the East Woodhay Parish Plan. (It should be noted that all percentages and comments are based on the 68% who responded.)

## **2.4 East Woodhay Neighbourhood Plan - Evidence Gathering and Community**

### **Engagement**

Most of the issues raised by research undertaken for the PP have continued to be issues raised in further consultation for the East Woodhay Neighbourhood Plan (EWNP); they have become more important with the growth of the population, bringing increased pressure on the infrastructure of our rural Parish.

EWPC has viewed development of the EWNP as a continuous engagement process within the Parish. This started with the VDS, then the PP, culminating with the EWNP. The VDS and the PP complement each other and have significantly influenced development of the EWNP.

EWPC is conscious that it has taken some time to move from the above research to the finished document. This is a result of changes within the team of volunteers undertaking the work. However, it does mean that huge amounts of data have been collected from the Parish – the more recent data endorsing the older data and providing continuity between the VDS, the PP and the EWNP.

However, recognising the seeming delay in production, the recent team have ensured that additional consultation has taken place – writing to every household within the Parish, giving them the opportunity to comment – to ensure that the views collected in recent years remain consistent with current views. Extra effort was put into the Regulation 14 Consultation process, all against a backdrop of Government Covid Regulations – so there were more than considered usual opportunities for households to interface with Councillors by Zoom or in person throughout the Consultation process.

To generate the EWNP further public engagement was undertaken. The aims of this public engagement process were to:

- a) Involve the community in the information-gathering process.
- b) Engage with people using a variety of approaches.
- c) Ensure feedback of the results to local people.
- d) To add to, endorse or change the findings of previous consultation processes.

## **2014 – 2016**

The EWNP Steering Group engaged with the community across the Parish. The team attended various events and exhibited at several locations including the Woolton Hill Village Market, school summer fetes at St Martin's and St Thomas' schools, and St Thomas' Church fete in Woolton Hill. At these events, categories were displayed on flip-chart stands so that members of the community could view them. The categories included transport, development, the environment, community facilities and sustainability. Residents were issued with a number of stickers and invited to place them on those categories which were the most important to them. The results of this survey can be found at Appendix B: Neighbourhood Plan Survey and Responses.

A short-term relationship was established with a Neighbourhood Planning Consultant who gave good guidance on the initial shape of the document and how to approach the task/gain feedback.

## **2015**

A residents' questionnaire was created on the Survey Monkey platform and also via paper.

An incentive prize of £100 was offered to increase participation. The questionnaire was promoted through the events mentioned previously and via a leaflet delivered to households across the Parish, with the help of volunteers who distribute leaflets on behalf of the Church to all households in the North-West Hampshire Benefice. The questionnaire was also promoted in the Parish magazine and on the Parish Council website. All responses were dealt with and analysed anonymously.

In total, the residents' questionnaire attracted an outstanding 360 responses from across the Parish. Disappointingly it only received some 5 responses from businesses, but the feedback that was received that would have the biggest effect on businesses, was about broadband speed; this is an issue for the whole Parish because of its rural nature and is subject to an ongoing initiative with Highclere PC to resolve. The results from the questionnaire and the analysis are included in Appendix C: Residents' Questionnaire on Survey Monkey and Follow Up by East Woodhay Society.

## **2016**

An online survey was undertaken to identify residents' views on some additional items not covered in the main questionnaire. This was organised by the East Woodhay Society, a group representing the local community, and fed back to East Woodhay Parish Council. 114 responses were received and details of these responses are highlighted in Appendix C: Residents' Questionnaire on Survey Monkey and Follow Up by East Woodhay Society.

## **2018 -2021**

The newly formed Steering Group undertook the following research to support the data inherited from earlier research.

Noting that in 2014, when this process was started, there were few Made NPs in existence, contact was made with all Parish Councils within BDBC who had already completed NPs to understand the lessons learned from their processes. In particular, Kingsclere and Burghclere had useful input to our processes. A summary was provided to EWPC to keep all members up to date with lessons learned and processes going forward.

Further consultation was undertaken with a new planning consultant, who provided a refined structure to the EWNP, including legal guidance and a clearer definition of what to include.

A good relationship was developed with the team at BDBC, who have been completely supportive throughout the recent process.

### **3 How The Regulation 14 Pre-Submission Consultation Was Undertaken**

The 6 week Consultation period ran from Monday 28<sup>th</sup> June to Monday 9<sup>th</sup> August 2021; to support it, a detailed communication process was undertaken by the team, assisted by all members of EWPC.

The complete collection of letters, flyers, press releases, meetings, Zoom meetings, personal meetings and consultation documents can be found at Appendix D: Publicity Prior to and During Regulation 14 Consultation Process.

#### **3.1 Advertising / Promotion of the Consultation Process**

Mid June 2021 (Appendix D:1) - In advance of the consultation start date, a detailed explanation of the process was placed in the Parish Magazine (Spectrum, July 2021 edition). This was followed by a copy of the flyer (Appendix D:10) reminding residents to become involved in the August edition of Spectrum.

28<sup>th</sup> June 2021 (Appendix D:2) – a two-page letter to both Statutory consultees and Parishioners was produced with details of the NP and offering a Q and A facility, details of what happens next, how to find out more, how to get involved. 800 of these letters were distributed via email to all local schools and play groups, posted on the five Parish notice boards, handed out at all face to face consultation meetings, village markets etc., as well as

Councillors using their own email networks to distribute this information as broadly as possible across the Parish and to give it some ownership.

28<sup>th</sup> June 2021 (Appendix D:3) – a special flyer was produced, introducing the NP and outlining how to get more information, find out about presentations etc. This was delivered by Royal Mail to every household in the Parish (1200 households) in the week commencing 28<sup>th</sup> June 2021. This was also supported by direct distribution – the flyer and letter (Appendix D:2) were delivered with every newspaper within the Parish – thanks to our good relationship with the village shop owner.

The flyer was also placed on every EWPC Notice Board and the PC website.

28<sup>th</sup> June 2021 (Appendix D:4 & D:5) - Parish Council notice boards and the website displayed details of every public hall presentation and Zoom meeting that was available, to seek answers to questions and make comment. The letter and flyer mentioned above were also displayed.

Given the difficulty of public meetings presented by Covid restrictions, the decision was made to offer in person presentations in local church halls, supported by additional Zoom meetings every week throughout the 6 week consultation period. These were carefully planned to offer meetings either in person or by Zoom at different times of the day (morning, afternoon, evening) and on different days of the week so that different working patterns by attendees at the meetings could be accommodated.

28 June 2021 Onwards (Appendix D:6): Social Media: Facebook posts reminding parishioners of rooms and zooms.

1<sup>st</sup> July 2021 (Appendix D:7) – An article was placed in the Newbury Weekly News, explaining the process and inviting residents to become involved.

28<sup>th</sup> June 2021 (Appendix D:8) - Copies of the Neighbourhood Plan were placed in various locations around the Parish and were advertised on the PC notice boards and website.

Those locations included:

St Martins and St Thomas's Churches, local pubs (The Furze Bush, The Rampant Cat, The Red House), in East End and North End a local resident held a copy for any neighbours to see, 3 x local schools, tennis club, cricket club, Yew Tree Garden Centre Cafe, Highclere Village Hall and Westridge (latter two and The Red House are in the adjacent parish of Highclere but many of our parish would visit these venues.)

28<sup>th</sup> June 2021 (Appendix D:9)- Parish Council Website had a special dropdown section for the Neighbourhood Plan which included:

-Neighbourhood Plan explanation

- Evidence Gathering and Community Engagement Document
- Village Design Statement
- Community Flyer raising awareness within the Parish of this document
- Formal Feedback Form
- Meetings/Zooms - venues and time
- Neighbour letter

26<sup>th</sup> July 2021 (Appendix D:10)– a second flyer was delivered by Royal Mail to every household in the Parish in the week commencing 26<sup>th</sup> July; designed to encourage members of the Parish to come along to one of our presentations, to find out more and to have their say. Distribution by Royal Mail was also supported by direct distribution – the same flyer was delivered with every newspaper within the Parish – thanks to our good relationship with the village shop owner.

This was also placed on every EWPC Notice Board and the PC website.

East Woodhay Society has membership from 130 households – these were emailed directly on 30<sup>th</sup> June and 6<sup>th</sup> August to encourage feedback and to remind them of the communications that had been sent.

### **3.2 Written Consultation**

- Statutory Consultees – Notification of the consultation was sent by email or letter to 38 consultee bodies who might reasonably have an interest in the Neighbourhood Plan on 28<sup>th</sup> June 2021. There were 10 responses, 6 with feedback. A list of these, their responses and our action following their feedback is available at Appendix F with summary comment in Section 5.
- Landowners and Businesses – a letter or email was sent to all known Landowners and Businesses in the area on 28<sup>th</sup> June. 45 were consulted with a total of 4 responses, including two potential developers – Thakeham Homes and Bewley Homes. A list of these, their responses and our action following their feedback is available at Appendix G with summary comment in Section 5.
- Parishioner Feedback - was collected by email, written response, feedback form at public meetings, notes taken by councillors at Village Market or WI consultation meeting. A total of 108 responses – 43 by email, 12 posted, 52 collected in face to face consultation situations. These have been collated, reviewed and each one responded to with notes showing whether the comments have been incorporated into the revised NP. (See Appendix J).

- Consultation with B&DBC – their formal feedback is available within Appendix F. This includes the actions which have been taken to amend the document as well as any amendments to the policies therein.

#### **4 Further Information About Consultation Events**

- See Appendix D:11 for photographs showing Parish Councillors and Parishioners at consultation events and village market, supported by local MP Kit Malthouse.
- A total of 24 boards – A3 size - were prepared for the consultation events, showcasing each Policy and the area of the Parish. These were exceptionally useful for the face to face events whether in the public halls or village market type environments where they were useful tools to reference when answering questions. Everyone was surprised to see how much of the Parish is within the AONB (over 99%). These boards are displayed in Appendix E.
- A decision was made to avoid formal presentations\* as these would be lengthy and less inviting than offering an opportunity to engage on a one to one basis with a Parish Councillor.  
(\*This followed an early formal presentation to members of the public, East Woodhay Society and Highclere Parish Council; it was found to be interesting but lengthy and less engaging than a more informal opportunity to discuss the process and policies.)
- Events were held in East Woodhay Village Hall and Woolton Hill Church Hall – each building being at the centre of the community and easy to access/park.
- Social distancing regulations were strictly followed with masks and hand sanitiser being available for all.
- Two to four members of the Parish Council were on hand at each event to answer questions and seek feedback.
- Details of the events and opportunities for discussion of the NP are listed below from which it is noted that the number of attendees at public presentations was generally small and rather disappointing, given the effort which had been directed to making them interesting; this lack of attendance was most likely impacted by Covid concerns. That said the uptake of Zoom consultation was very limited with only one such request.
- The best turnout for direct feedback was at St Thomas’ Church Fete and Woolton Hill Village Market (some 300 attendees). In both cases 3-6 Parish Councillors were in attendance with a well decorated stand displaying key ‘boards’ from the public hall presentations and with ample opportunity for attendees to complete feedback forms.

- Via Parish Councillor networking, we also made it clear to any public groups (sports clubs, Twinning Society, History Society, social groups, WI, gardening, bridge clubs etc.) that any Parish Councillor would be happy to attend their meeting to provide a brief presentation of the NP and answer questions. This offer was taken up by the WI and Doctors' surgery.

#### **Public Hall Consultation Details:**

Thursday 1st July: Woolton Hill Church Hall - 7-8pm - - - - c. 12 attendees

Monday 5th July: East Woodhay Village Hall - 7-8pm - - - - c. 8 attendees

Saturday 17th July: Woolton Hill Church Hall - 2pm-3pm - - - c.2 attendees (after village market)

Tuesday 20th July: Woolton Hill Church Hall - 7pm-8pm - - - - c.10 attendees

Tuesday 27th July: East Woodhay Village Hall - 10.30-11.30am - - - - c.4 attendees

Sunday 8th August: East Woodhay Village Hall - 10.30-11.30am - - - - c.8 attendees

#### **Zoom Consultation Details:**

Friday 2nd July: 9.30-10am

Wednesday 7th July: 9.30-10am

Monday 12th July: 9.30-10am

Thursday 22nd July: 9.30-10am

Wednesday 28th July: 7.30-8pm

Thursday 5th August: 7.30-8pm

#### **Consultation at Public Events:**

Saturday 3rd July 2021: St Thomas' Church Fete - 2-4pm

Saturday 17th July 2021: Woolton Hill Village Market - 11am-2pm

Wednesday 14<sup>th</sup> July 2021: WI Meeting attended by 9 people + 1 Parish Councillor.

Monday 20<sup>th</sup> September 2021: Two Councillors attended a meeting with the Headmaster and two Governors at The Schools of Woolton Hill.

Thursday 25<sup>th</sup> November 2021: Telephone consultation – 1 Parish Councillor with the Practice Manager of Kintbury and Woolton Hill Surgeries.

Thursday 2<sup>nd</sup> December 2021 – Zoom Consultation with North Wessex Downs AONB + 2 Parish Councillors.

## **5 Regulation 14 Pre-Submission Feedback Summary**

Minor editing and clarification will be dealt with as a matter of course for the EWNP. A summary analysis of the responses received is provided below, together with recommendations on making modifications for the final version of the EWNP.

## 5.1 Statutory Feedback- Appendix F

During the consultation period, responses were received from Basingstoke and Deane Borough Council, Historic England, National Grid, Reverend Christine Dale on behalf of St Thomas and St Martin's PCC as well as Neighbourcare and the East Woodhay Charities, North Wessex Downs AONB, Southern Water.

- BDBC response confirmed that with regard to national policies and advice contained in guidance issued by the Secretary of State, the EWNP has regard to the NPPF and national guidance, as per the first requirement of the basic conditions. It also considered that the EWNP supports sustainable development. The response highlighted some limited areas which required further attention - mainly in relation to the specific wording of certain policies – and these have been resolved. Details of specifics can be found in Appendix F.
- Historic England provided helpful draft rewording for certain policies: (NE2) Key Views, (CF3) Local Green Spaces, (HE1) Conservation Area and Its Setting, (HE2) Protecting and Enhancing Local Built Heritage Assets. These have all been included in the revised EWNP and detailed in Appendix F.
- National Grid confirmed by map the pathway of a National Gas Supply across part of the Parish.
- Reverend Christine Dale on behalf of the Churches Commission provided helpful feedback and more detail on the churches within the Parish and this has all been included in the revised EWNP. Details are in Appendix F.
- Initially no response was received from the North Wessex Downs AONB Partnership; mostly due to resourcing issues. However the NP team used this as an opportunity to open up more personal dialogue with the AONB team, hosting a Zoom meeting and gaining important feedback for the NP, regarding in particular the AONB Guides on Lighting and Colour. This relationship is considered of the highest importance by EWPC, given that over 99% of this Parish sits within the AONB and we are pleased we have opened an ongoing dialogue.
- Southern Water requested policy change regarding water efficiency – for all new development to meet the optional Building Regulations standard of 110 litres per person per day. This is now reflected in amended Policy HO1h). A request was also made to include reference to new and improved infrastructure to meet the identified needs of the community, to ensure consistency with the NPPF and facilitate sustainable development. This is now reflected in the revised EWNP (10.21).

## 5.2 Landowners and Businesses Feedback (Appendix G and Appendix I)

Two potential developers submitted lengthy responses. These are potential developers who are in liaison with BDBC regarding two SHELAA sites within the Parish:

- Bewley Homes have submitted a planning application (Ref:21/03394/OUT) for 350 homes, which is in course of consideration. Their comments regarding the EWNP are made with an eye on their own application for development on a particular SHELAA site within this Parish and Highclere Parish and the impact such a development might have; that said all their comments have been considered and some helpful amendments to the EWNP have been made as a consequence – full details are in Appendix G. No comments will be made regarding the planning application as these are publically available on the BDBC website – EWPC does not support the application.

- Thakeham Homes are also in discussion with BDBC regarding development proposals within the Parish for 50 new homes. Their response is supportive of the EWNP, mentioning they have amended their own Vision Statement for the site to align with the EWNP. However, at this stage, EWPC is not obligated to bring sites forward for development, have received a zero allocation from BDBC and would not support any development on this site. Feedback from Thakeham Homes has been made with reference to their own application for development on a SHELAA site within the Parish and the impact such a development might have on the Parish; no amendments to EWNP have been considered necessary and this is not the forum to debate the opportunities or threats of a potential planning application.

- Kintbury & Woolton Hill Surgery – the surgery sees the greatest threat to the local community being the expanding local population and its ability to serve local residents, noting that it is close to full capacity now. The comment is made with an eye on a pending development in Newbury (Sandleford Park – 1000 homes) which will require medical support and with an eye on potential developments within the Parish, referenced above. Linked to this is the issue of parking by the surgery which is the subject of further consideration at present. There is also concern regarding the size of the existing surgery building which is extended to its maximum.

- Local Schools – the Chair of Governors responded on behalf of the newly federated Schools of Woolton Hill and a further meeting was held with the Headmaster and two governors. Support was given to the nomination of the School Playing Fields as Local Green Space and a Community Facility; it was felt this might help to dispel rumours of potential building on the site. The key issue for the schools is the ability to walk to school safely / become less dependent on the car as a means of transport. This is balanced against the capacity of the schools to take in more pupils. The NP was amended following this feedback to include more emphasis on the need for sustainable transport within the Parish. Importantly, the

school recognised the uplift in CIL from having a NP in place. The school would work with Hampshire County Council to ensure the appropriate CIL was allocated to the local schools.

- Local Landowners – Responses received were overall supportive and positive of the draft NP with one exception. One landowner has been in correspondence with EWPC over a number of years, in essence we believe, concerned that his land may be compulsorily purchased and used to develop a major sports hub. This is the land on which the East Woodhay Cricket Club is situated.

The concern arose some years ago, after EWPC gave some short term consideration to the possibility of combining the sports clubs onto one site (to be identified). The idea arose from a Parish Council misunderstanding of how S106 funding might be spent. It became apparent that the project was not supported by the sports clubs concerned and the idea was closed down by EWPC. Unfortunately the landowner remains concerned.

Reassurance has been provided to the landowner that EWPC has no intention of following through on this highly unsuitable idea – the EWNP would not support such development in the AONB anyway. The land has been included as a valued Green Space (and the cricket club itself included as a community facility – even if limited by the rules of the lease under which it operates), underlining the point that the local community appreciate this beautiful site which has been accoladed as one of the best sited cricket grounds in Hampshire. To make matters crystal clear, a public ‘Sports Statement’ has been placed on the EWPC website following further inquiry from the landowner and this is attached at Appendix H – its content is supported by all local sports clubs. In addition, a further detailed response has been provided to the landowner, discussed at EWPC meeting of 29 November 2021 – attached at Appendix I.

The landowner’s feedback under Regulation 14 Consultation and responses to them are included at Appendix G; these along with the public ‘Sports Statement’ and additional response to the landowner (Appendix I) are considered sufficient by EWPC and by BDBC. The response of 29 November 2021 offered to withdraw the cricket club/land from the listing as a Community Facility and as Local Green Space if this would be preferred by the Landowner, but no response was received on that within the timescale set i.e. by 15 December 2021; the community would prefer that the land on which the cricket club sits remains listed as Local Green Space, as it contributes to the conservation area setting and such listing affords the land greater protection from any possible development (none of which EWPC is aware) in the future. The cricket club as a sports ‘entity,’ like other clubs, is limited by the terms of its lease and by its own membership rules, but it is nonetheless, a valued community facility and is listed as such.

As a point of clarification, even the response from EWPC dated 29<sup>th</sup> November 2021 referred to the land on which East Woodhay Cricket Club sits as a community facility,

whereas of course it is the club itself which is the community facility – wherever it might sit within the Parish.

### 5.3 Parishioner Feedback (Appendix J)

We received a total of 108 responses – 43 by email, 12 posted, 52 collected in face to face consultation situations.

A summary of all responses and how they have been taken into account is provided at Appendix J with individual points addressed where appropriate to every feedback comment. Overall feedback was hugely supportive and confirmed that the key issues identified at the beginning of the process (listed on page 12 of the EWNP) remain equally important today.

The main topics covered by residents were as follows:

- **Green Gaps and the Countryside** - the need to protect the countryside, maintain Green Gaps and avoid further major development is a key issue for local residents, who are still feeling 'bruised' after the development of c.60 houses at Meadowbrook, and are therefore sensitive to any further major development within the Parish.
- **Key Views** – the community value this AONB and wish it to be protected from unnecessary and ill-suited development; large developments should be attached to more suburban areas which have the infrastructure in place to support them.
- **Community Facilities** – feedback confirmed the provision of community facilities – especially outdoor play areas and sports pitches - is important.
- **Good design** – feedback supported the need for well designed homes that do not 'jar' with local styles and certainly do not lead to a suburbanisation of the countryside.
- **New Development** – overall there was little support for further major development in the area; most feedback recognised that this Parish had delivered much new housing with the developments in Woolton Hill in recent years and would not wish to see further 'suburban estates' within the Parish. There is much concern about the possible new development at Wash Water (Bewley Homes) which would see a 'joining up' of this Parish with Newbury and would bring an unrequired suburban development to the area, which does not have the infrastructure to support it anyway. There are similar concerns about the possible new development (Thakeham Homes) in Mount Road, which would see a 'joining up' with Highclere.
- **Affordable & Smaller Homes** – related to the feedback given above on new development, there is still a focus on the need to provide homes that are affordable for young people to buy or rent and smaller homes for those wishing to downsize or retire. Within the Parish we have a number of bungalows and would wish to see these maintained as bungalows rather than 'converted' to houses – but recognise

that this is a more general planning issue which is hard to provide for within the EWNP.

- **Public Transport** – feedback confirmed that public transport in the area is very limited and this needs to be addressed if we are to move towards more sustainable living in the countryside; the existing bus service must be maintained as a minimum and increased as a longer term goal.
- **Traffic** – there is much concern about the speed with which traffic passes through the Parish; whilst this is to some extent outside the parameters of the EWNP, the Parish Council is undertaking some significant work on speeding in liaison with the local Police Community Support Officer.
- **Parking** – there is much concern about parking on the side of the lanes and around the schools/Doctors’ surgery at key times; within the EWNP parking considerations have been referenced.
- **Climate Change** – much feedback reflected on our need to include more focus on climate change and this is of paramount importance to the community. It is with regret that we cannot include more on this until the revised Local Plan is updated.
- **General Drafting of the NP**– very helpful comments received, which assisted with redrafting to ensure clarity of the evidence base on which to justify Policies; to ensure that there was no potential conflict with the NPPF and Local Plan; to ensure clarity and continuity throughout the document.

#### **5.4 Summary of Amendments Made to EWNP Following Feedback**

Following feedback regarding the clarity and flow of the document, the structure and layout of policies was reconsidered. This resulted in considerable reorganisation of the sections and a section headed ‘Rural Character & Design’ being removed completely, though its content has been included more clearly within other sections. The following references key changes where the preceding explanation will have been changed to provide greater clarity and the policy also expanded or amended to clarify.

##### **Natural Environment:**

Policy NE1 - Protecting the Landscape – minor change to ensure alignment with revised NPPF (July 2021).

Policy NE2 – Key Views – an additional key view was added to this section, following feedback. Evidence base now included on why key views have been chosen (Appendix A Key View Descriptions) and clarity that they are examples only, representative of all views within the Parish which we would wish to conserve.

Policy NE3 – Dark Skies – this policy was moved into the ‘Natural Environment’ section and amended to include reference to the AONB publication ‘Dark Skies of the North Wessex Downs – A Guide to Good External Lighting.’ The explanation also reflects more strongly our alignment with the North Wessex Downs AONB policies and guidance.

Policy NE4 – Nature & Conservation – minor amendment to wording.

Policy NE5 Trees & Hedgerows – minor amendment to wording.

### **Community Facilities & Green Infrastructure:**

Policy CF1 – Community Facilities – Section 8.9 was softened in wording following feedback from one landowner. It is understood that a Neighbourhood Plan cannot be totally prescriptive regarding land inside or outside a SPB and must be open to possible new opportunities.

‘Parish Field including Brownies Corner’ (already listed as a Local Green Space) has been added to the Community Facilities Listing, following feedback. Discussion raised by one landowner regarding the land on which the cricket club is situated, encouraged further consideration on whether to include the ‘Parish Field including Brownies Corner’ as a Community Facility.

The conclusion reached is that it should now be included; justified as follows:

- The land was given to the Parish Council in 1959 for agricultural use only, with no buildings to be erected and specifying some conditions to be met should the Parish Council wish to change its use at some future date.
- Production of the PP confirmed that 58% of respondents were in favour of opening up the field for the recreational benefit of the community – whatever that might look like, and of course balanced against the quiet enjoyment of the field by residents, including those living adjacent to it.
- When the EWNP journey commenced, the Parish Field could justifiably be argued as a green space only, as there was no community access, but it was nevertheless, regarded by the community as an important space.
- In the summer of 2016, a permissive path was approved across the Parish Field, connecting the corner by St Thomas Church / infants school to the corner by the surgery.
- In the last 2 years, EWPC has obtained a grant from BDBC and installed an all weather surface to the permissive path in April 2021, making access to the schools safer for children / pedestrians, including those with walking difficulties. It therefore provides a safe facility for the local community in an area where there are no footpaths and, at times, a lot of traffic.
- EWPC wish to encourage usage of the path for walking and a healthy community; and for the views from the path to be accessible for everyone within the community.
- EWPC wish to encourage usage of the path to demonstrate the importance of the field to the community (i.e. being used and cherished by the community so it cannot be built on – should that issue ever arise.)
- Going forward, EWPC is working on how to improve the land’s biodiversity and to encourage the involvement of the community in this endeavour.

In summary, the actions undertaken in recent years regarding the Parish Field (footpath and biodiversity plans), have underlined the land as a cherished community facility. It is highly regarded, actively used and should therefore now be included in this listing.

Policy CF2 – Recreation – no amendments.

Policy CF3 – Local Green Spaces – no amendments to the policy made but the supporting table outlining Local Greenspace Criteria (NPPF) was amended to include ‘Historic Significance’ consideration. Maps also updated.

### **Historic Environment & Heritage Conservation:**

Policy HE1 – Conservation Area & Its Setting – minor amendments only to include reference to AONB Guidance documents.

Policy HE2 – Protecting & Enhancing Local Built Heritage Assets – further clarification given in section 9.21 and 9.24 expanded following feedback from Historic England.

### **New Development & Housing:**

The Regulation 14 Consultation Draft NP included a separate section entitled ‘Rural Character & Design’. Feedback suggested that this was unclear and its content would sit better within the following section, where it is now included.

Policy HO1 – Good Quality Design – some considerable rewording included in this policy and in the supporting text; mostly to do with the amalgamation of two sections into one. The policy was also amended following specific feedback from Southern Water.

Policy HO2 – Settlement Policy Boundary and Building in the Countryside – 10.30d) has been added noting the importance placed on the need for green gaps between settlements.

Policy HO3 – Housing Provision for Older People – no amendments.

Policy HO4 – Housing Mix – Provision of Smaller Homes – no amendments to the policy though the supporting text was streamlined following feedback.

Policy HO5 – Housing Replacement, Extensions, Residential Garden Land & Amenities – this policy and HO6 were split to provide greater clarity as there is a lot to cover in this area; in particular we have seen a lot of planning applications for ‘back garden’ development and this needed to be addressed with greater clarity.

Policy HO6 – Garages & Other Incidental Buildings – see HO5 comments. The original policy HO6 Affordable Housing was removed as it added nothing to the provisions of the Local Plan policy CN1.

### **Local Employment & Business:**

Policy LB1 – Supporting Local Employment and Businesses – amended to ensure clarification regarding agricultural or equestrian based operations. As it is an important part of feedback received from the local community, the section on provision of a Connectivity Statement remains pertinent.

### **Traffic & Transport:**

Policy TT1 – The Traffic & Parking Impact of New Development – this policy was reworded to provide greater clarity; it is of huge importance to the local community and feedback supported its inclusion here.

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**Appendix A: Parish Plan – Surveys Undertaken for the East Woodhay Parish Plan**

**Appendix B: Neighbourhood Plan Survey and Responses**

**Appendix C : Residents' Questionnaire on Survey Monkey**

**Appendix D: Publicity Prior to and During Regulation 14 Consultation Process**

**Appendix E: Boards on display for face to face communications**

**Appendix F: Statutory Consultees Comments and Response**

**Appendix G: Local Landowner and Business Comments and Response**

**Appendix H: Sports Club Statement and Response**

**Appendix I: EWPC Response to Landowner**

**Appendix J: Parishioners' Feedback Response**