

Ecchinswell, Sydmonton & Bishops Green Neighbourhood Plan (2021– 2039) Progress Update – August 2022



Dear Resident,

The Parish Council and the Neighbourhood Plan team would like to take this opportunity to give you an update on the development of our Neighbourhood Plan. Many residents joined one of the three consultation sessions we held in late May where we presented the main building blocks for the plan and asked your opinion on the overall direction and also on a number of more detailed elements including potential sites for extra houses.

As we hope you have heard, the feedback we received was overwhelmingly positive on the vision and objectives and attendees also gave strong support for all the core strategies and policies and a lot of useful input on the detailed points covered by the questionnaire.

During June and July, we have used all this feedback to draft the detailed plan documents and also to finalise the selection of sites for the limited amount of extra housing seen by the community as needed to meet local needs and growth over the plan period.

The basic direction for the plan remains as was fully endorsed in May.

<i>What we value:</i>	<ul style="list-style-type: none">➤ <i>Our rural setting,</i>➤ <i>Access to green spaces,</i>➤ <i>Our heritage assets.</i>
<i>What we want to do:</i>	<ul style="list-style-type: none">➤ <i>Protect our rural environment & heritage assets,</i>➤ <i>Improve sustainability,</i>➤ <i>Improve biodiversity.</i>
<i>Any more homes should be:</i>	<ul style="list-style-type: none">➤ <i>In limited numbers based on modest local growth,</i>➤ <i>Affordable,</i>➤ <i>In keeping with rural setting,</i>➤ <i>Providing more options for young families, the elderly & less mobile.</i>

We have now agreed a single settlement boundary for each of Bishops Green and Ecchinswell. We will move forward with policies that deliver “some but not a lot” of extra housing to meet local growth. Specifically the plan includes ~ 15 homes on the site BGI (land south of Rooksfield) in Bishops Green and ~ 5 homes on the site EX (part of Clere Livery Stables) in Ecchinswell. These sites were offered by the landowners in response to the “call for sites” process run by the Parish Council and the final selection was the result of a comprehensive process designed to get the best outcome for the community.

This drafting work is now nearing completion and we expect to be sharing the full plan documentation with residents from late August through September. This step is a “pre-submission consultation” and is intended to give residents the chance to make comments. In late August, we will send out details on how to access the plan – look out for a leaflet coming through your door. We hope many of you will find it convenient to read the documents on-line but we will also provide detail of some “drop-in” opportunities to read a paper copy. We look forward to your comments and support. If you have any questions, please email us at

n.plan.esbg@gmail.com.

Marian Dain, Chair ES&BG Parish Council.

18th August 2022

Dear Resident

Overleaf, you will find an update on the Ecchinswell Sydmonton & Bishops Green Neighbourhood Plan. This update is being distributed by email and also via the Parish website and Facebook pages.

I am sending you this paper version of the update as your home is near one of the sites selected for the small number of extra homes for the parish that are proposed in the plan. These are now being publicly identified in the update.

Many residents participated in the May community consultation events where we received strong support for the direction of the plan and responses from residents on the shortlist of potential sites. Since then we have been through a final selection process involving an independent sustainability appraisal and some detailed viability and deliverability assessments involving specialist consultants; this process has led to the finally selected sites.

The full plan (a large document with a number of appendices) will become available for a 6 week period of public comment from around the 25th August. At that time, we will be distributing information on how all residents can access the plan documentation and make any comments.

If you have any immediate questions or comments, please let me know.

Marian Dain

Chair ES&BG Parish Council

CllrDain.ESBG@outlook.com

077 4873 3388

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Marian Dain, Chair ES&BG Parish Council.

From: clerk@ecchinswell-pc.gov.uk
Sent: 25 August 2022 16:40
To: clerk@ecchinswell-pc.gov.uk
Subject: Notification of Public Consultation of Ecchinswell Sydmonton and Bishops Green Pre Submission Neighbourhood Plan
Attachments: ESG NP Reg 14 PSC Cover Letter 25 August 2022.pdf

Dear Sir/Madam,

Notification of Public Consultation of Ecchinswell Sydmonton and Bishops Green Pre Submission Neighbourhood Development Plan 2021-2039 under Regulation 14 of the Localism Act 2011

Ecchinswell Sydmonton & Bishops Green Parish Council (ES&BG PC) is pleased to announce that, following 18 months of work by volunteers across the parish, the Pre-Submission Neighbourhood Plan has been released for public consultation and comment under Regulation 14 of the Localism Act 2011. In accordance with this Regulation the consultation period will run from Friday 26th August 2022 to Friday 7th October 2019 (6 weeks). You are being consulted as you have been identified as a statutory body or consultee. You can view and download a copy of the plan and/or the supporting documents via one of the following links:

- This direct link: [ESBP NP Pre Submission Consultation](#)
- This URL : <https://tinyurl.com/37buburk>
- Via the Neighbourhood Plan pages of the ES&BG Parish Council website (http://www.ecchinswell-pc.gov.uk/Home_2082.aspx)

The Neighbourhood Development plan is presented as 3 principal documents plus a set of supporting appendices. The 3 main documents are:

- The ES&BG pre Submission Plan;
- The Sustainability Appraisal.
- The Site Assessment Report;

Representations in relation to the ES&BG Neighbourhood Plan should be sent to the ES&BG Parish Council and must include the submitter's name, address and post code.

Ideally by email to: n.plan.esbg@gmail.com with a copy to: clerk@ecchinswell-pc.gov.uk

Alternatively by post to: Clerk to ES&BG Parish Council,
Ecchinswell Village Hall,
Ecchinswell, Newbury RG20 4UB

All representations must be received by email or at the above address by no later than 1700 on Friday 7th October 2022.

A PDF copy of this message is attached.

Kind regards,
Sarah Jones
Parish Clerk – Ecchinswell, Sydmonton and Bishops Green
clerk@ecchinswell-pc.gov.uk
07884 432964

Statutory Consultees used for ES&BG NP Regulation 14 Pre-Submission Consultation

Base list was supplied by B&D BC Planning Department with additions suggested from consultation with nearby Parish Councils undertaking similar consultations.

All parish councils within and adjoining the borough	AllParishCouncils@basingstoke.gov.uk
B&DBC	Jessica.Wells@basingstoke.gov.uk
B&DBC	Matt.Melville@basingstoke.gov.uk
Hampshire County Council	planning@hants.gov.uk
West Berkshire	planningpolicy@westberks.gov.uk
Greenham PC	clerk@greenham.gov.uk
Burghclere PC	clerk@burghclerepc.com
Ashford Hill with Headley PC	clerk@ashfordhillheadleypc.org
Kingsclere PC	clerk@kingsclere-pc.org.uk
Whitchurch PC	clerk@whitchurch-hampshire-tc.gov.uk
Overton PC	clerk@overtonparishcouncil.gov.uk
Litchfield & Woodcote PC	james.nicholson@danegrove.com
Test Valley District	planningpolicy@testvalley.gov.uk
Wokingham	LPU@wokingham.gov.uk
Hart	planningpolicy@hart.gov.uk
East Hampshire District	LocalPlan@easthants.gov.uk
Winchester	planningpolicy@winchester.gov.uk
Police and Crime Commissioner	opcc@hampshire.pnn.police.uk
The Environment Agency	planning_THM@environment-agency.gov.uk
English Heritage	e-seast@historicengland.org.uk
The Marine Management Organisation	consultations.mmo@marinemanagement.org.uk
Natural England	consultations@naturalengland.org.uk
Network Rail	TownPlanningSouthern@networkrail.co.uk
The Highways Agency	planningse@highwaysengland.co.uk
Mono consultants (represents mobile operators)	info@monoconsultants.com
Mobile UK	info@mobileuk.org
North Hampshire Clinical Commissioning Group	nhccg.enquiries@nhs.net
North Hampshire Clinical Commissioning Group	jessica.berry1@nhs.net
Hampshire Hospitals NHS Foundation Trust	amy.elliott@hhft.nhs.uk
Brambleys Grange for the Primary Care Network (GP Partner and North Hampshire CCG Primary Care Lead)	andrew.bill@nhs.net
Public Health, Hampshire	Lucy.Dennis@hants.gov.uk
Scottish and Southern Energy	system.planning.south@sse.com
Southern Gas Networks	plantlocation@sgn.co.uk

ES&BG Neighbourhood Plan

National Grid	nationalgrid.uk@avisonyoung.com
South East Water	wre@southeastwater.co.uk
Southern Water	planning.policy@southernwater.co.uk
Thames Water	thameswaterplanningpolicy@thameswater.co.uk
The Homes and Communities Agency (Homes England)	enquiries@homesengland.gov.uk
NHS South of England	lynne.blandford@nhs.net
HCC Strategic Transport	planningconsultations@hants.gov.uk
Enterprise M3	info@enterprisem3.org.uk
Chief Inspector - Scott Johnson	scott.johnson@hampshire.pnn.police.uk
Designing Out Crime Officer - Stuart York	stuart.york.17529@hampshire.police.uk
Estates Operations Manager - DSTL	centralenquiries@dstl.gov.uk
Hampshire and Isle of Wight LNR	LNP@hwt.org.uk
Sydmonton Estate	joe.white@watership.co.uk
Severalles Farms (Adbury Estate)	steve.skipworth@btconnect.com
Hampshire Fire and Rescue	csprotection.admin@hantsfire.gov.uk
Winchester Diocese	Rolf.Hawkins@winchester.anglican.org
Hampshire and Isle of Wight Wildlife trust	feedback@hiwwt.org.uk
Ecchinswell C of E Primary School	S.Pole@ecchinswellsydmonton.hants.sch.uk
John Izett	Cllr.John.Izett@basingstoke.gov.uk
Sam Carr	Cllr.Samuel.Carr@basingstoke.gov.uk
Graham Falconer	Cllr.Graham.Falconer@basingstoke.gov.uk
Derek Mellor	Derek.Mellor@hants.gov.uk
Tom Thacker	tom.thacker@hants.gov.uk
HBIC	nicky.court@hants.gov.uk

ES&BG Neighbourhood Plan

Same list as set up for inserting in email sent by Parish Clerk

AllParishCouncils@basingstoke.gov.uk; Jessica.Wells@basingstoke.gov.uk;
Matt.Melville@basingstoke.gov.uk; planning@hants.gov.uk; planningpolicy@westberks.gov.uk;
clerk@greenham.gov.uk; clerk@ashfordhillheadleypc.org; clerk@kingsclere-pc.org.uk;
clerk@burghclerepc.com; clerk@whitchurch-hampshire-tc.gov.uk; clerk@overttonparishcouncil.gov.uk;
james.nicholson@danegrove.com planningpolicy@testvalley.gov.uk; LPU@wokingham.gov.uk;
planningpolicy@hart.gov.uk; LocalPlan@easthants.gov.uk; planningpolicy@winchester.gov.uk;
opcc@hampshire.pnn.police.uk; planning_THM@environment-agency.gov.uk; e-seast@historicengland.org.uk; consultations.mmo@marinemanagement.org.uk;
consultations@naturalengland.org.uk; TownPlanningSouthern@networkrail.co.uk;
planningse@highwaysengland.co.uk; info@monoconsultants.com; info@mobileuk.org;
nhccg.enquiries@nhs.net; jessica.berry1@nhs.net; amy.elliott@hhft.nhs.uk; andrew.bill@nhs.net;
Lucy.Dennis@hants.gov.uk; system.planning.south@sse.com; plantlocation@sgn.co.uk;
nationalgrid.uk@avisonyoung.com; wre@southeastwater.co.uk; planning.policy@southernwater.co.uk;
thameswaterplanningpolicy@thameswater.co.uk; enquiries@homesengland.gov.uk;
lynne.blandford@nhs.net; planningconsultations@hants.gov.uk; info@enterprisem3.org.uk;
scott.johnson@hampshire.pnn.police.uk; stuart.york.17529@hampshire.police.uk;
centralenquiries@dstl.gov.uk; LNP@hwt.org.uk; joe.white@watership.co.uk;
steve.skipworth@btconnect.com; csprotection.admin@hantsfire.gov.uk;
Rolf.Hawkins@winchester.anglican.org; feedback@hiwwt.org.uk;
S.Pole@ecchinswellsydmonton.hants.sch.uk; Cllr.John.Izett@basingstoke.gov.uk;
Cllr.Samuel.Carr@basingstoke.gov.uk; Cllr.Graham.Falconer@basingstoke.gov.uk;
Derek.Mellor@hants.gov.uk; tom.thacker@hants.gov.uk; nicky.court@hants.gov.uk;

From: clerk@ecchinswell-pc.gov.uk
To: clerk@ecchinswell-pc.gov.uk
Subject: Notification of Public Consultation of ESGB Pre Submission Neighbourhood Plan
Date: 25 August 2022 16:11:01

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You are being consulted as a parish resident. You can view and download a copy of the plan and/or the supporting documents via one of the following links:

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Kind regards,

Sarah Jones

Parish Clerk – Ecchinswell, Sydmonton and Bishops Green

clerk@ecchinswell-pc.gov.uk

07884 432964

Ecchinswell, Sydmonton & Bishops Green Neighbourhood Plan (2021– 2039)

Plan Overview and Request for Comments.



Published by:

Ecchinswell, Sydmonton & Bishops Green Parish Council

AUGUST 2022

IMPORTANT NOTE FOR READING THIS LEAFLET

The purpose of this leaflet is to:

- provide an easy-to-read **overview** of the ES&BG Neighbourhood Plan,
- help residents and other consultees understand what is in the plan,
- inform you where we are in the process of development and approval, and..
- invite you to **read the main document** and make comments or ask questions.

N.B. this leaflet is NOT a replacement for the full plan document with its supporting appendices and hence should not be used as the basis for any response to consultation (nor for considering any planning related matters).

What is the Neighbourhood Plan?

It is a formal record of how the local community sees the future of the parish of Ecchinswell, Sydmonton & Bishops Green up to 2039 in the context of National/Borough plans and policies. It is the result of extensive community consultation and has been developed for the Parish Council by a team of volunteers with support from statutory bodies and specialist advisors.

Where are we in the process?

We now have a full draft of the plan that is built out of the material that received strong support from the community consultations held in May 2022. The plan now needs to go through 3 steps to be “approved” and to have “weight”. We are now at the first step:

1. A “Pre-Submission Consultation” **review by residents** and a range of statutory bodies during September 2022 – this may trigger some (hopefully minor) changes and/or improvements to the plan.
2. Submission for formal examination by an independent expert appointed by B&D BC to confirm the plan has been properly prepared and is compliant with relevant policies. We hope this will be complete by around end 2022/early 2023.
3. Once it has passed examination, the plan is subject to approval by a referendum of local residents - we hope this will take place alongside local elections in May 2023.

What should I do now?

We are distributing this leaflet to encourage you to read and review the full plan documents and make any comments you might have by the end of September 2022. The documents are here: [ESBP NP Pre Submission Consultation](https://tinyurl.com/37buburk) (<https://tinyurl.com/37buburk>) -- apologies – it is a big read – the main plan is 80+ pages and there are 19 supporting appendices!

If you have comments or questions or want to see a printed copy of the plan, please contact one of the Neighbourhood Plan Team by phone or text to **077 4873 3388** or by email to: n.plan.esbg@gmail.com. Some drop-in opportunities to see the plan are scheduled –see back page.

This is the **essence of our plan** – it received overwhelming support at the May 2022 community consultations:

What we value:	<ul style="list-style-type: none">➤ Our rural setting,➤ Access to green spaces,➤ Our heritage assets.
What we want to do:	<ul style="list-style-type: none">➤ Protect our rural environment & heritage assets,➤ Improve sustainability,➤ Improve biodiversity.
Any more homes should be:	<ul style="list-style-type: none">➤ In limited numbers based on modest local growth,➤ Affordable,➤ In keeping with rural setting,➤ Providing more options for young families, the elderly & less mobile.

The main plan document comprises:

- the **Vision** for the parish that puts flesh on the above
- a set of **Objectives** that will deliver the vision
- **18 “land-use policies”** that provide a framework for Planning decisions that ensure delivery of the vision and objectives alongside National and Borough policies
- A set of **policy maps** that illustrate geographically where the policies apply
- a number of projects and programmes that lie outside the scope of Planning decisions but are required to complete the vision.

The **Vision** and **Objectives** were developed from the first wave of community consultations in September 2021, endorsed by residents in May 2022 and can be seen in the main plan document or [here](https://tinyurl.com/ytx7xh9e) (<https://tinyurl.com/ytx7xh9e>)

The bulk of the plan is made up of the **18 land-use policies** and supporting evidence; these are summarised as follows:

1. **Settlement Boundaries** – a single core “built area” is defined for each of Bishops Green and Ecchinswell; the rest of the parish is “countryside” – different planning rules apply inside and outside the boundaries.
2. **Overall Housing Supply To Meet Local Needs** – this is the basic strategy – **“some but not a lot”** of extra housing to meet local growth – specifically:
3. **Housing in Bishops Green** – a plan for ~ 15 homes on a designated site in Bishops Green – and;
4. **Housing in Ecchinswell** – a plan for ~ 5 homes on a designated site in Ecchinswell.
5. **Design Quality in the Parish of Ecchinswell, Sydmonton and Bishops Green** – a set of “rules” for appearance and materials to preserve the rural feel of the parish.
6. **Design Quality in the Ecchinswell Conservation Area** – to reinforce our heritage.
7. **Community Engagement in Planning** – to drive greater involvement in decisions.

8. **Support For Rural Businesses & Workspace** – an enabler for new businesses provided they are suited and scaled to our rural parish.
9. **Support For Home Working** – facilitates change to homes as this grows.
10. **Broadband & Mobile Communications** – stimulates/mandates improvement.
11. **Community Facilities** – supports existing and encourages new.
12. **Green Infrastructure Network & Nature Recovery** – sets direction for improvement with green corridors etc to protect/improve habitats etc.
13. **Valued Landscapes & Key Views** – secures and protects our highly valued rural environment.
14. **Local Green Spaces** – protects and enhances these important assets
15. **Dark Skies** – retains what we have – seeks improvement
16. **Zero Carbon Buildings** – seeks construction standards fit for the future
17. **Carbon ‘Sinking’ (Sequestration)** – seeks off-sets for any larger development
18. **Encouraging Active & Sustainable Travel** – seeks improvement on traffic management/parking/alternative modes etc – linked projects vital in this area

These Policies provide **guidrails and defences** to be applied in any future planning decisions – the Parish Council and the community need to actively promote the policies in all response to planning questions/applications.

The plan also creates a comprehensive agenda for Local Infrastructure improvement that the Parish Council and residents will need to champion with relevant stakeholders – this has limited weight but it enables us all to tell a clear and coherent story.

A number of projects needed to deliver the overall vision and objectives are defined. These fall outside formal planning processes – but provide a clear agenda for the PC to champion with the community and relevant stakeholders.

Based on the above summary, we hope you are now encouraged to review the full plan and make any comments. **Please do this before the end of September 2022.**

You can access the documents as pdf files here: [ESBP NP Pre Submission Consultation](#) (<https://tinyurl.com/37buburk>) Please email any comments to: n.plan.esbg@gmail.com

As an alternative, there will be some “drop-in” opportunities for reading a printed copy and to ask questions/make comments. These will be for ~ 2hrs each at **1730 on Thur 15th Sept at Echinswell Village Hall; 1730 on Wed 21st Sept at Bishops Green Village Hall; and 1300 on Sat 24th Sept at the Royal Oak.** Please call or text **077 4873 3388** or email n.plan.esbg@gmail.com for details or to request other date options.

Ecchinswell Sydmonton & Bishops Green Neighbourhood Plan

Dear Resident

In our email of 25th August, the ES&BG Parish Council launched the “Regulation 14 Pre-Submission Consultation” on the detailed plan and supporting documents. We are now approaching the half-way point in this 6 week process and hope that you have been able to read the various documents. (As a reminder, all the material can be found here: <https://tinyurl.com/37buburk>).

We hope that you recognise that the detailed plan is very much in line with the components we presented at the Community Consultation events we hosted in May where the overall direction and core components received strong support.

We are keen that the community takes the opportunity of the current consultation to support the plan and/or to express any concerns on particular points. Please can you do this by no later than 1700 Friday 7th October 2022 ideally by email to the ES&BG NP eMail: n.plan.esbg@gmail.com with a copy to: clerk@ecchinswell-pc.gov.uk .

We are aware that some residents may prefer to look at a paper copy of the plan documents rather than the on-line version so we also want to remind you that we are offering drop-in sessions for this as follows:

Thur 15th Sept 2022	1730-1930	Ecchinswell Village Hall
Wed 21st Sept 2022	1730-1930	Bishops Green Village Hall
Sat 24th Sept 2022	1300-1500	Royal Oak Garden

Members of the Parish Council and the Neighbourhood Plan Team will be present to answer questions and take comments.

Thanks in advance for your thoughts and to all those who have already responded.

Marian Dain

Chair ES&BG Parish Council

ES&BG Neighbourhood Plan Steering Team

Important Reminder – Please Support and/or Comment on ES&BG Neighbourhood Plan

Dear Resident

From our recent messages, you will be aware that the “Pre-Submission Consultation” on our Neighbourhood Plan is underway. All the material can be found here: <https://tinyurl.com/37buburk>. We are now well along this 6 week process that ends on October 7th.

Please remember that this is YOUR plan for the parish created on the basis of extensive consultation.

A critical reason for having a plan is to enable us (the community) to be able to resist and prevent inappropriate development in the parish.

You will be aware that there are two large planning proposals currently in play that are not only against established development policies in the Borough but have also have received large numbers of objections from residents.

Despite this high level of objection, it is possible that, without an established Neighbourhood Plan, these and similar proposals may be allowed.

A successful Neighbourhood Plan will give the Parish Council (acting on your behalf) stronger tools to block such proposals.

The current consultation is a key step in the process for approval of our plan and your support and comments are really important.

Please take this opportunity to support the plan and/or to express any concerns on particular points. You should do this by no later than 1700 Friday 7th October 2022, ideally by email to the ES&BG NP eMail: n.plan.esbg@gmail.com with a copy to: clerk@ecchinswell-pc.gov.uk.

Thanks in advance for your thoughts and to all those who have already responded.

Marian Dain

Chair ES&BG Parish Council

ES&BG Neighbourhood Plan Steering Team

NB A reminder that we are offering drop-in sessions for those residents who prefer to look at a paper copy of the plan documents rather than the on-line version this as follows:

Wed 21st Sept 2022 1730-1930 Bishops Green Village Hall

Sat 24th Sept 2022 1300-1500 Royal Oak Garden

Members of the Parish Council and the Neighbourhood Plan Team will be present to answer questions and take comments.

The ES&BG Neighbourhood Plan Pre-Submission Consultation will close soon.

Dear Resident

Thank you to all those who have given support and/or commented on the ES&BG Neighbourhood Plan and to those who came to the drop-in events – we had some lively and detailed discussions, gaining very welcome feedback.

There is now just over a week left before the consultation process closes on Friday 7th October so, if you have not yet responded, please do so soon, ideally by email to the ES&BG NP eMail n.plan.esbg@gmail.com with a copy to: clerk@ecchinswell-pc.gov.uk.

An important contributor to successful “examination” of the plan is a good number of responses to this consultation – hence this final reminder.

Shortly after the consultation closes, we will communicate to residents an overview of the findings and an outline of the remaining steps towards completing the plan for the parish.

A number of themes have emerged in the questions and comments from the consultation so we thought we would address these in some “frequently asked questions” below this message.

Marian Dain

Chair ES&BG Parish Council

ES&BG Neighbourhood Plan Steering Team

“Frequently Asked Questions” and what is proposed in the plan.

(Full details of the plan can be found here: <https://tinyurl.com/37buburk>).

1) *What does the emphasis on “affordable” for the proposed homes mean?*

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. “Affordable to buy” in this context means homes that are limited in size/facilities with a proportion potentially bought via the Government’s new “First Homes” scheme. 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.

2) *How did we arrive at the proposed numbers and locations for extra homes?*

The plan objective for around 15 extra homes in Bishops Green and around 5 for Ecchinswell is a combination of a target being set for Bishops Green in the Basingstoke & Deane Borough Council (B&D BC) Local Plan Update and input from the community consultations where residents were clear that “some but not a lot” of extra housing is required to meet local growth and help individuals and families remain close to the settlements as their lives evolve.

Planning policy and sustainability considerations encourage extra homes to be built within or adjacent to existing settlements. The Settlement Boundaries for Bishops Green and Ecchinswell are tightly drawn around existing housing so the “call for sites” process looked for potential locations that were adjacent to these boundaries and a long-list of options was created.

Subsequent detailed assessment delivered a short-list that was subjected to an independent Sustainability Appraisal and was also shared with the community for their thoughts in the May 2022

consultation. From these, a final short-list emerged with 3 potential sites for Bishops Green and one for Ecchinswell. This final shortlist was subjected to a detailed viability and deliverability assessment with the owners, and this showed that two of the potential sites for Bishops Green were not “deliverable” for inclusion in the plan. The final proposed sites (referred to as BGI and EX in the plan) are confirmed as both viable and deliverable as is required for successful examination.

3) *What sort of houses and layout are proposed? Will these actually be delivered as proposed?*

The plan proposes a mix of “affordable to buy” homes as outlined in Q1 above to be located on two sites as outlined in Q2. In the plan there is a design proposal for each site that has been developed by the site owners working with an architect. Both designs involve “long barn/courtyard” layouts with extensive landscaping to ensure a strongly rural style and feel in line with the Design Code in the plan. The design proposal for the Bishops Green site includes an extensive green area a large part of which will support the Green Corridors proposed in the plan to help biodiversity and nature recovery.

When development of the proposed sites begins, the plan requires the owner/developer to collaborate with the Parish Council to ensure that actual planning approval and development follow the design proposals in the plan – this is intended to ensure that any proposal for a different type of development would be refused permission by B&D BC.

4) *Why do we need any extra houses at all?*

The Government has been clear that the UK is short of homes and has set targets for boroughs to deliver. This is reflected in the B&D BC Local Plan/Update with numbers allocated based on settlement sustainability. Our small settlements have limited sustainability and hence small target numbers. The parish community has also indicated that a modest number of extra homes are required to meet natural growth. Given all this, a Neighbourhood Plan that proposed no extra homes would be unlikely to pass examination.

5) *Why are we pushing forward the NP so fast? Will the NP really help block unwanted development in the parish?*

Residents will be aware of two current planning proposals in play for large scale developments in Bishops Green. These are yet to be determined by B&D BC, but have received strong objections from a large number of residents, and the Parish Council, on the basis that their scale and style are totally inappropriate to the parish.

Some similarly unwanted development proposals have been made in other nearby parishes because developers believe housing development in the borough is behind Government targets and that they may be able to get approval (often via an appeal process) for their proposals despite not meeting established planning policies.

There is policy and established legal precedent that a community-led Neighbourhood Plan, developed with good consultation, and approved through examination and referendum, can block such proposals and appeals. This is why we need our plan in place as soon as possible.

Please remember that this is YOUR plan for the parish created on the basis of extensive consultation. It has been created to meet the needs for sustainable community growth in our rural parish and the content is designed to secure successful examination. Your support and/or comments in this consultation will help ensure success.