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# Oakley and Deane Neighbourhood Plan

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## Consultation Statement

July 2015

## Contents

1. Introduction .....	3
2. SUMMARY OF CONSULTATION DURING DEVELOPMENT OF THE DRAFT PLAN .....	5
2.1 Community Engagement.....	6
2.2 Informing the Community.....	6
2.3 Consultations.....	6
2.3.1 January 2014 Consultation.....	6
2.3.2 April 2014 Consultation.....	6
2.3.3 September 2014 Consultation.....	6
2.3.4 August to October 2014 – Sustainability Analysis Screening .....	7
2.3.5 October to November 2014 – Sustainability Appraisal Scoping .....	7
2.3.6 February 2015 Sustainability Appraisal.....	7
2.4 Documentation on the web.....	7
3. ARRANGEMENTS FOR PRE-SUBMISSION (REGULATION 14) CONSULTATION .....	8
3.1 Consultation time frame .....	8
3.2 Consultees .....	8
3.3 Notification of consultees .....	8
3.4 Responses Received .....	8
Appendix A – Documents produced to support the Draft Plan .....	10
Presubmission Neighbourhood Plan and associated material .....	10
January 2014 Consultation .....	10
April 2014 Consultation .....	10
September 2014 Consultation.....	10
Information to the Community – Link Magazine articles.....	10
Appendix B: Statutory and other consultees contacted.....	11
Statutory Consultees .....	11
Local Councils – bordering the Neighbourhood Area .....	14
Landowner/Developer Consultees.....	15
Appendix C – Summary of responses received during Regulation 14 Consultation .....	17
Residents.....	17
Basingstoke and Deane Borough Council .....	20
Other Statutory Consultees .....	23
Landowners/Developers .....	24
Appendix D – Parish Notice Board Poster September 2014 Consultation .....	26

## 1. Introduction

1.1 This Consultation Statement has been produced in respect of Oakley and Deane Parish Council's Proposed Neighbourhood Plan (the Proposed Plan), to meet the legal obligations defined in Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012. It meets the requirements of Regulation 15 to provide a detailed description and record of the pre-submission consultation required by Regulation 14. It also contains an outline of the earlier consultation efforts made while developing Oakley and Deane's Draft Neighbourhood Plan (the Draft Plan). It has been prepared by Oakley and Deane Parish Council's Neighbourhood Plan Steering Group (the Group), with support from the officers of Basingstoke and Deane Borough Council's Planning Department.

1.2 Section 15(2) of the Regulations states that a Consultation Statement is a document which:

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 This Consultation Statement summarises all statutory and non-statutory consultation undertaken within the local community and with other relevant bodies and stakeholders in developing the Proposed Plan. In particular, it describes how some of the concerns that arose during the statutory pre-submission consultation have been addressed and what changes have been made to convert the Draft Plan into the Proposed Plan.

1.4 Oakley and Deane Parish Council has been explicit in its aim that the Neighbourhood Plan should be a plan for the Parish developed by the people of the Parish. The Group was formed with the aim of representing different ages ranges from different locations around the Neighbourhood Area. Volunteers with a range of experience joined the Group all who cared passionately about the way in which the villages should evolve over the Plan period. Every effort was made to involve the whole community in a meaningful way at every stage of the process of developing the Draft Plan. Particular emphasis was placed on early community consultation to engage as wide a range of local people and interested parties as possible at the start, before any proposals were formulated. This raised the awareness of the local residents of the proposed development of the Neighbourhood Plan, and ensured that their views and priorities could influence that development from the outset.

1.5 The pre-Draft Plan consultation process was designed to ensure:

- that consultation events and questionnaires were provided at critical points in the development of the Neighbourhood Plan;
- that as wide a range of people and organisations as possible could be engaged in the development process; and
- that the results of each consultation exercise were fed back to local people and available to read (in both hard copy and via electronic media) as soon as possible after the consultation events, questionnaires and meetings.

1.6 The various consultation exercises carried out during the process of developing the Draft Plan are summarised in Section 2 of this Consultation Statement. The main documents produced during the development of the Draft Plan are listed in Appendix A to this statement.

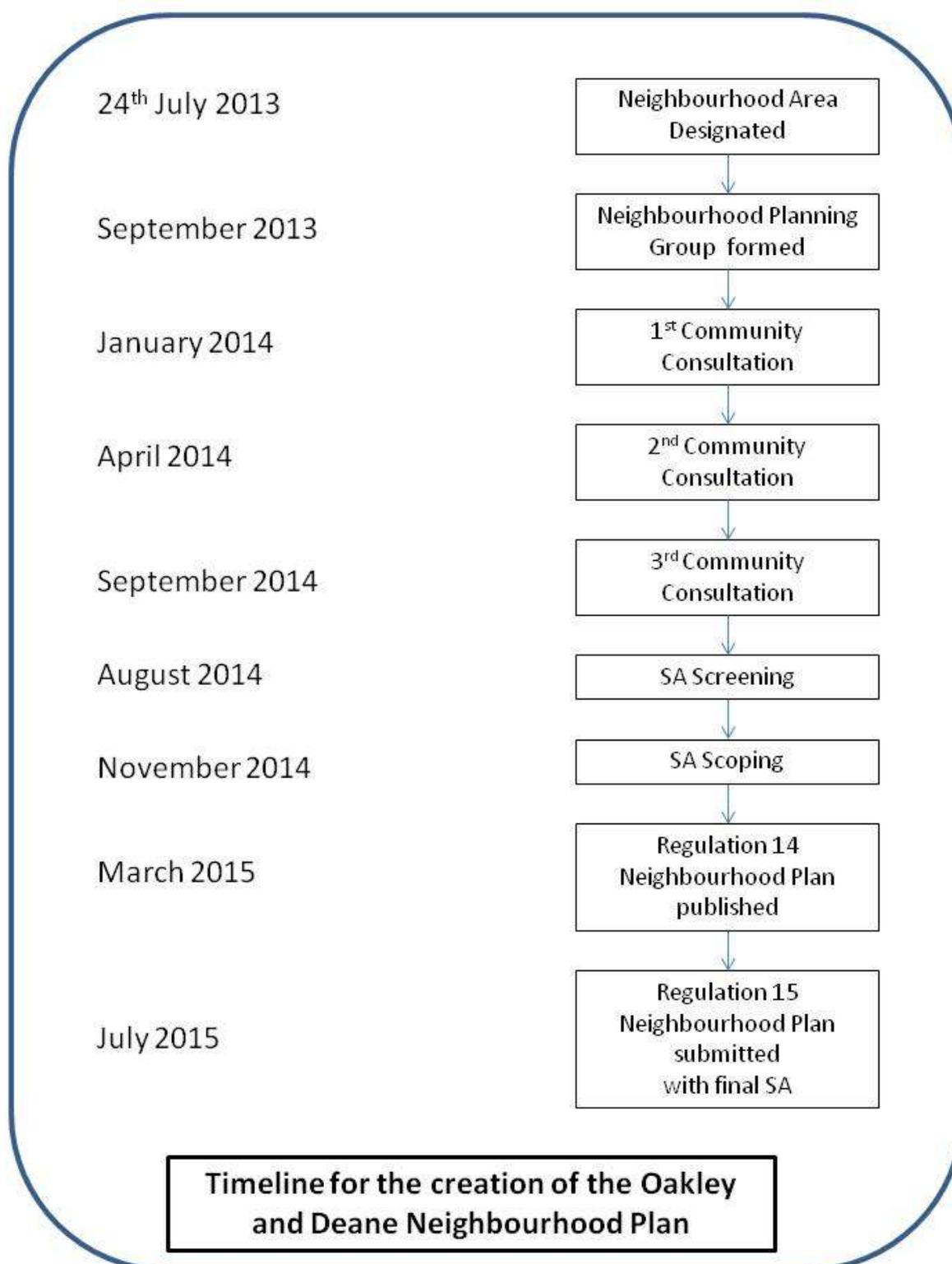
1.7 The statutory pre-submission consultation on the Draft Plan and its resulting development into the Proposed Plan are described in Sections 3 and 4. The Proposed Plan differs from the Draft Plan mainly in respect of changes made as a result of comments received during the pre-submission consultation period. Those changes are described in the table of Section 4.

1.8 A comprehensive Evidence Base accompanies this Consultation Statement; this is available online from a link on the Parish Council Web site as shown below. It provides a full record of all questionnaires and other responses received during all consultations.

<http://www.oakleydeane-pc.gov.uk/Oakley-Deane-Parish-Council/Default.aspx>

## 2. SUMMARY OF CONSULTATION DURING DEVELOPMENT OF THE DRAFT PLAN

This section provides a description of the consultations undertaken by the Group with the community and the ongoing communications with the community to keep it informed of progress with the plan. An overview of the timeline is given in the diagram below.



## 2.1 Community Engagement

The community engagement plan fell into two categories: the first category being one of keeping the community informed of any news associated with developments in the Parish and the progress of the Neighbourhood Plan. The second category was acquiring views of the community on the Key Issues associated with development.

## 2.2 Informing the Community

The primary method of informing the community of development-related news was through Link: The Oakley, Deane, Newfound, Malshanger and Wootton St. Lawrence Community Magazine, in which articles have been published on a monthly basis. Newsletters have also been delivered to all the dwellings in the Parish to inform people of the Consultation activity. In addition, the Spotted Oakley Facebook page has been used to announce any public meetings. This has been supplemented by emailing Village groups, by using the Oakley Community Association weekly email newsletters, and through the biannual Parish Newsletter. Examples of these can be found in the online Evidence Base under Information to the Community.

## 2.3 Consultations

For each of the Consultations, different venues in the community, and different times were used by the Group to provide information relevant to the Consultation and to allow the community to ask questions.

### 2.3.1 January 2014 Consultation

The first Consultation took place in January 2014. The main purpose of this consultation was to have a 'call for sites' and to establish the issues as seen by the community associated with future development in the Neighbourhood Area during the Plan period. A leaflet drop to all households in the Neighbourhood Area informed residents of the creation of a Neighbourhood Plan, its purpose and the importance of community engagement. This consultation was supported by meetings at public houses in the Parish (the Barley Mow in Oakley and The Fox in Newfound), as well as two meetings in Jolly Olly's coffee shop in the centre of Oakley. These were all well attended and generated a lot of interest in the Neighbourhood Plan, prompting people to participate in the consultations. 21 sites were identified during this phase and a number of key issues. There were 329 respondents during this phase. A full report on this consultation is included in the Evidence Base.

### 2.3.2 April 2014 Consultation

The second consultation took place in April 2014. This took the key issues identified in the first consultation and invited views on how best to deal with these issues. It also gave the community some detail on the aspirations of the land owners of the sites where development could take place. By this stage the Group had reviewed the 21 sites identified in the first consultation and highlighted 5 sites as having the potential to deliver sustainable development. Based on this information, the community was asked to indicate site preferences. The Group received feedback from the community on the public meetings in January 2014, and a suggestion was made to have a larger room and a more formal presentation for the second Consultation in April 2014. This suggestion was followed, and the Oakley Junior School Hall was used for two meetings in April 2014. There was a near capacity attendance at both meetings (circa 150 people). This consultation provided the basis for a number of the policies included in the Plan. There were 655 responses during this phase. A full report can be seen in the Evidence Base.

### 2.3.3 September 2014 Consultation

For the third Consultation in September 2014 (which took the form of a vote on site options), information was made available through Link and a Parish-wide leaflet drop. Postal voting was available as well as voting on the day (September 19<sup>th</sup>). Voting started at 8am in the Andover Road Village Hall and finished at 16.00. A second session started at 7pm and finished at 10pm in the Oakley Junior School Hall. Throughout these periods displays were posted in the Halls to explain the options available at each of the sites and the background behind each of the questions and each of the options. There were always people available from the Group to answer questions. A total of 1,911 people took part in the vote. This represented 43% of those eligible to vote and is considered to be an exceptionally good turnout. This consultation provided the basis for the dwellings allocations to sites in the Plan.

#### **2.3.4 August to October 2014 – Sustainability Analysis Screening**

In August 2014 a screening request was sent to the appropriate consultation bodies (English Heritage, Environment Agency and Natural England). The results of this screening confirmed the need for a Sustainability analysis and determined that a Habitats Analysis was not required.

#### **2.3.5 October to November 2014 – Sustainability Appraisal Scoping**

A Scoping report was prepared and agreed by the consultation bodies which then formed the basis for the Sustainability Appraisal that was prepared to accompany the draft Neighbourhood Plan

#### **2.3.6 February 2015 Sustainability Appraisal**

A Sustainability Appraisal was prepared and this accompanied the Regulation 14 draft of the Neighbourhood Plan which was sent to all the Statutory Bodies identified in Appendix B

### **2.4 Documentation on the web**

The Presentations, Question and Answer notes from the public meetings, information packs from the Developers, and the reports following each of the Consultations were made publicly available through a link on the Parish Council website. This material is all available in the Evidence Base.

### 3. ARRANGEMENTS FOR PRE-SUBMISSION (REGULATION 14) CONSULTATION

#### 3.1 Consultation time frame

The Draft Plan along with supporting material was made available on the Parish website from 28th February 2015 and consultation with the community and statutory bodies on the Draft Plan began on 1st March 2015 and finished on 18th April 2015.

#### 3.2 Consultees

All residents and businesses in the Neighbourhood Area were provided with a leaflet summarising the content of the Neighbourhood Plan and advising of the timeframe and method of providing feedback to the Parish Council. Other individuals and organisations that were advised of the consultation are listed in Appendix B to this statement. Appendix B provides the contact details of the statutory consultees. It also shows which of those contacted provided a response.

#### 3.3 Notification of consultees

In the last days of February 2015 an email or advice via a web form was sent to each of the statutory consultees and all others listed in Appendix B, including the Landowner/Developer representatives and contacts at each of the Parish Councils in areas bordering the Oakley and Deane Neighbourhood Area. This informed them of the statutory consultation process and inviting comments on the Draft Plan. All were guided to the web site with an electronic link to the Draft Plan along with all of the supporting documents. A hard copy of the Plan and supporting material was made available at the Local coffee shop (Jolly Olly's) in the centre of Oakley. Notices were placed on the Parish Councils notice boards around the village (see Appendix D) as well as in the local surgery. The community magazine, Link, had an article explaining the consultation and with details of the policies in the Neighbourhood Plan. This issue was distributed in the first week of March 2015. The Oakley Community Association weekly email to residents also explained the consultation process and purpose.

All consultees were invited to give their opinions on the Draft Plan by email to the Neighbourhood Planning Group email address or by written submission to the Parish Office.

#### 3.4 Responses Received

3.4.1 In summary, the following responses were received:

- Residents – 17 commented.
- Landowners – 9, of which 2 were generally supportive of the Plan
- Statutory consultees – 7

3.4.2 These responses have been reviewed by the Group and used to inform change to the Draft Plan prior to releasing the Regulation 15 Submission Plan. A summary of the responses is included in Appendix 3. Appendix 3 indicates the main issues and concerns raised by the persons consulted and also how these issues and concerns have been considered and, where relevant, addressed in the Proposed Plan. The detailed analysis of responses is included in the Evidence Base.

3.4.4 The main topics covered by the responses are as follows (note, the policy numbers quoted refer to the policy numbers in the Regulation 14 pre-submission version of the Neighbourhood Plan:

- Policy 1 – New Housing Development Volume – minor changes to the wording were suggested which have been incorporated.
- Policy 2 – Allocation of Affordable Housing – the need to make it clearer how this policy will operate in practice – this has been addressed in discussion with B&DBC
- Policy 3 – Mix of Dwellings – whilst the aim of the policy to improve the balance of homes at the lower end of the market, the policy needs to be less prescriptive – this has been addressed in discussion with B&DBC
- Policy 4 – Future Extensions – the need and enforceability of this policy has been questioned as well as it being restrictive – after consideration by the NPG, this policy has been deleted

- Policy 5 – Site Allocations:
  - The specification of ‘Maximum’ numbers and the inclusion of phasing requirements were challenged in relation to the National Planning Policy Framework (NPPF) requirement for ‘positive planning’ – this has been addressed by quoting ‘approximate’ volumes of dwellings being allocated to sites and removing phasing. The inclusion of a revised Settlement Policy Boundary map makes it clearer where development can take place during the Plan period.
  - The support for the full Oakley Hall ‘Vision’ of 120-150 dwellings was questioned based on a lack of clarity of the supporting material when the September Consultation took place. The plan has been amended to show support for approximately 30 dwellings to form part of the plan and just to acknowledge that a ‘Vision’ for a larger number exists.
  - It was suggested that to make the plan more robust, an analysis of sustainable alternatives should be undertaken to cover the situations of any single site failing to successfully deliver the allocated volume. This has been done – noting that in these cases the volumes of dwellings at the Andover Road and Oakley Hall sites will not increase in these cases, but the Settlement Policy Boundary will need to change for other sites.
  - Several comments were received relating to the size of the site on the Land West of Beech Tree Close – this has been amended to exclude any land in the Church Oakley Conservation Area.
- Policy 6 – Constraints Management – further clarity on the applicability of this policy was requested – the policy has been reworded to refer to any development application in the Neighbourhood Area within the Plan Period
- Policy 7 – Site Specific Requirements – evidence of dialogue with the developers was requested along with rewording of the sections on the benefits to be delivered by the developers – reference to communication with each of the developers is provided to show that the allocations in the Plan are deliverable. The benefits section is reworded to show that the developers have offered additional benefits.
- Policy 8 – Protection of Existing Allotments – several comments were received suggesting that there should be a policy to encourage new allotments – this has been added as a new policy
- Policy 9 – Play Areas – the policy as written was not fully compatible with the Emerging Local Plan, After consideration, the Policy has been removed as the Emerging Local Plan – appendix D better covers the requirements for Play Areas.
- Policy 10 – Conservation Area – it was suggested that the policy should exclude the need for the provision of necessary utility infrastructure and this has been included in the policy.
- Policy 11 – Environmental Protection – it was suggested that the designation of the fields immediately east of Oakley as Local Green Space was inappropriate and instead emphasis is placed on the recognition of these fields as a Green Gap to be taken into account in the development of Manydown. It also describes the importance of the rural setting of Oakley – this was also extended to the fields close to Newfound.
- Policy 12 - Woodland in New Developments – it was suggested that this policy should be extended to include trees and all public rights of way in new developments.
- Policy 13 – Biodiversity – it was suggested that compensatory measures should preferably be located in the parish and this has been done.
- Policy 14 – Protection of Employment – it was suggested that in addition to protecting existing employment in the area, the policy should encourage the creation of employment opportunities and the provision of enhanced retail facilities. Both of these points have been incorporated into the revised Plan.
- Policy 15 – Village Design – a concern was raised about the conflict between the Village Design and emerging design standards – a precedence statement has been added to the policy giving precedence to emerging design standards over the Village design, where conflict exists.
- Policy 16 – Renewable Energy – concern was raised about the need for this policy. It has been removed as there is no longer a plan to house a Solar Park in the Neighbourhood Area and the Evidence Base doesn’t provide sufficient justification for the policy
- Policy 17 – Traffic and Safety – there were no significant suggestions.

## Appendix A – Documents produced to support the Draft Plan

### Presubmission Neighbourhood Plan and associated material

- PS1 - Leaflet Summarising NP
- PS2 - Neighbourhood-Plan-A4-Final-version
- PS3 - Oakley and Deane NP\_SA. Report\_v 2 0\_040215
- PS4 - Consultation Introduction
- PS5 - Regulation 14 Consultees

### January 2014 Consultation

- Cl.1 - Leaflet for Jan 2014 Consultation
- Cl.2 - Community Consultation (Jan 2014) Phase 1 report issue 2

### April 2014 Consultation

- C2.1 - April 2014 Village Leaflet - Final
- C2.2 - Microsoft PowerPoint - Oakley and Deane Neighbourhood Planning Public Consultation - April 22nd 2014 Final
- C2.3 - Community Survey April 2014 Issue1
- C2.4 - Andover Road supporting material
- C2.5 - Beech Tree Supporting material
- C2.6 - Oakley Hall supporting material
- C2.7 - Park Farm supporting Material
- C2.8 - Sanfoin Lane Supporting material

### September 2014 Consultation

- C3.1 - Neighbourhood Planning Update - Flyer 2 page - Final
- C3.2 - Neighbourhood Planning Update - September 2014 Link - Final
- C3.3 - NPG Poster Parish Notice boards - Final
- C3.4 - NP Sept Consultation -Display Board material
- C3.5 - Park Farm options - Display board
- C3.6 - Land west of Beech Tree Close\_Oakley Show boards
- C3.7 - Community Consultation September 2014 - Final
- C3.8 - Sept 2014 Consultation results by voter location - Final
- C3.9 - Sept 2014 Consultation results summary –Final

### Information to the Community – Link Magazine articles

- L1 - Neighbourhood Planning Update - November 2013 Link - final
- L2 - Neighbourhood Planning Update -December 2013 Link - final
- L3 - Neighbourhood Planning Update - March 2014 Link
- L4 - Neighbourhood Planning Update - May 2014 Link
- L5 - Neighbourhood Planning Update - July 2014 Link v2
- L6 - Neighbourhood Planning Update - August 2014 Link
- L7 - Neighbourhood Planning Update - September 2014 Link - Final
- L8 - Neighbourhood Planning Update - November 2014 Link - final
- L9 - Neighbourhood Planning Update - December 2014 Link - Final
- L10 - Neighbourhood Planning Update - January 2015 Link - final
- L11 - Neighbourhood Planning Update - February 2015 Link - final
- L12 - Neighbourhood Planning Update - April 2015 Link - final
- L13 - Neighbourhood Planning Update - June 2015 Link - final

## Appendix B: Statutory and other consultees contacted

### Statutory Consultees

Ref	Consultee	Method	Contact	Sent	Received
S1	<b>Economy, Transport &amp; the Environment Department</b>	Y email	<a href="http://www3.hants.gov.uk/contactus/">http://www3.hants.gov.uk/contactus/</a>	<a href="#">28/02/2015</a>	10/04/2015
	Hampshire County Council		<a href="mailto:planning@hants.gov.uk">planning@hants.gov.uk</a>		17/04/2015
	The Castle				
	Winchester				
	SO23 8UJ				
	01329 225393				
S2	<b>Environment Agency (West Thames Area)</b>	Y email	<a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a>	<a href="#">28/02/2015</a>	17/04/2015
	Red Kite House				
	Howbery Park				
	Wallingford				
	OX10 8BD				
	03708 506 506				
S3	<b>Highways Agency</b>	Y email	<a href="mailto:ha_info@highways.gsi.gov.uk">ha_info@highways.gsi.gov.uk</a>	<a href="#">28/02/2015</a>	None
	1A Federated House				
	London Road				
	Dorking				
	RH4 1SZ				
	0300 123 5000				
S4	<b>Natural England Consultation Service</b>	Y email	<a href="mailto:enquiries@naturalengland.org.uk">enquiries@naturalengland.org.uk</a>	<a href="#">28/02/2015</a>	10/04/2014
	Hornbeam House				
	Electra Way				
	Crewe Business Park				
	Crewe				
	Cheshire				
	CW1 6GJ				
	0300 060 3900				
S5	<b>English Heritage Hampshire Area</b>	Y email	<a href="mailto:customers@english-heritage.org.uk">customers@english-heritage.org.uk</a>	<a href="#">28/02/2015</a>	20/04/2015
	Eastgate Court				(Historic England)
	195-205 High Street				
	Guildford				
	GU1 3EH				
	0870 333 1181				

<b>S6</b>	<b>Strategic Health Authority West Hampshire Clinical Commissioning Group</b>	Y email	<a href="mailto:info@westhampshireccg.nhs.uk">info@westhampshireccg.nhs.uk</a>	<a href="#">28/02/2015</a>	None
	Omega House				
	112 Southampton Road				
	Eastleigh				
	Hampshire				
	SO50 5PB				
	02380 627 444				
<b>S7</b>	<b>Department for Transport (Rail)</b>	Y web form	<a href="https://forms.dft.gov.uk/contact-dft-and-agencies/">https://forms.dft.gov.uk/contact-dft-and-agencies/</a>	<a href="#">28/02/2015</a>	None
	Strategic Planning Team				
	Great Minster House				
	76 Marsham Street				
	London				
	SW1P 4DR				
	0300 330 3000				
<b>S8</b>	<b>BT - Openreach</b>	Y email	<a href="http://www.openreach.co.uk/org/home/contactus/contactus.do">http://www.openreach.co.uk/org/home/contactus/contactus.do</a>	<a href="#">28/02/2015</a>	None
	BT Centre				
	81 Newgate Street				
	London				
	EC1A 7AJ				
<b>S9</b>	<b>National Grid/AMEC</b>	Y email	<a href="http://www.amec-ukenvironment.com/">http://www.amec-ukenvironment.com/</a>	<a href="#">28/02/2015</a>	None
	AMEC Environment & Infrastructure UK Limited				
	Gables House				
	Kenilworth Rd				
	Leamington Spa				
	CV32 6JX				
	01926 439 000				
<b>S10</b>	<b>Scottish and Southern Energy</b>	Y email	<a href="http://www.ssepd.co.uk/contact_us/">http://www.ssepd.co.uk/contact us/</a>  <a href="mailto:system.planning.south@sse.com">system.planning.south@sse.com</a>	<a href="#">28/02/2015</a>	None
	55 Vastern Rd				
	Reading				
	RG1 8BU				
	0800 048 3516				

<b>S11</b>	<b>South East Water</b>	Y email	<a href="http://www.southeastwater.co.uk/contact-us/contact-us-byemail">http://www.southeastwater.co.uk/contact-us/contact-us-byemail</a>	<a href="#">28/02/2015</a>	None
	21-30 Sturt Road		<a href="mailto:customerservices@southeastwater.co.uk">customerservices@southeastwater.co.uk</a>		
	Frimley Green				
	GU21 5XY				
	0333 000 0002				
<b>S12</b>	<b>Southern Water</b>	Y Web Form	<a href="https://www.southernwater.co.uk/development-enquiries">https://www.southernwater.co.uk/development-enquiries</a>	<a href="#">28/02/2015</a>	<a href="#">16/04/2015</a>
	Southern House				
	Lewes Road				
	Brighton				
	BN1 9PY				
<b>S13</b>	<b>Hampshire Constabulary</b>	Y email	<a href="mailto:postmaster@hampshire.pnn.police.uk">postmaster@hampshire.pnn.police.uk</a>	<a href="#">28/02/2015</a>	None
	Property Services				
	Police Headquarters				
	Romsey Road				
	Winchester				
<b>S14</b>	<b>Homes &amp; Communities Agency</b>	Y email	<a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a>	<a href="#">28/02/2015</a>	None
	Davidson House				
	Forbury Square				
	Reading				
	RG1 3EU				
<b>S15</b>	<b>RTPI Royal Town Planning Institute</b>	Y email	<a href="mailto:advice@planningaid.rtpi.org.uk">advice@planningaid.rtpi.org.uk</a>	<a href="#">28/02/2015</a>	None
	41 Botolph Lane				
	London				
	EC3R 8DL				
	0330 123 9244				
<b>S16</b>	<b>Consultees Office for Nuclear Regulation</b>	Y email	<a href="mailto:ONRenquiries@onr.gsi.gov.uk">ONRenquiries@onr.gsi.gov.uk</a>	<a href="#">28/02/2015</a>	None
	Building 4 Redgrave Court				
	Merton Road				
	Bootle				
	L20 7HS				
<b>S17</b>	<b>NHS North Hampshire Clinical Commissioning Group</b>	Y email	<a href="mailto:NHCCG.Enquiries@nhs.net">NHCCG.Enquiries@nhs.net</a>	<a href="#">28/02/2015</a>	None
	Lime Tree Way				

	Chineham Business Park				
	Basingstoke				
	RG24 8GU				
<b>S18</b>	<b>Basingstoke and Deane Borough Council</b>	Y email	<a href="mailto:edward.rehill@basingstoke.gov.uk">edward.rehill@basingstoke.gov.uk</a>	<a href="#">28/02/2015</a>	<a href="#">16/04/2015</a>
	The Civic Offices				
	London Road				
	Basingstoke				
	RG21 4AH				

### Local Councils - bordering the Neighbourhood Area

Ref	Consultee	Method	Contact	Sent	Received
C1	Dummer PC	Y email	<a href="mailto:dummerpc@btinternet.com">dummerpc@btinternet.com</a>	<a href="#">28/02/2015</a>	None
	94 Windermere Avenue,				
	Kempshott,				
	Basingstoke				
	Hampshire RG22 5JH				
	<a href="#">Karen Ross</a>				
C2	Overton PC	Y email	<a href="mailto:clerk@overtonparishcouncil.gov.uk">clerk@overtonparishcouncil.gov.uk</a>	<a href="#">28/02/2015</a>	None
	Oak Tree Lodge, Roundwood, Micheldever, Winchester, Hampshire SO21 3BA				
C3	Hannington PC	Y email	<a href="mailto:chrispottinger@live.co.uk">chrispottinger@live.co.uk</a>	<a href="#">28/02/2015</a>	None
	Wayfarers Cottage,				
	White Lane,				
	Hannington,				
	Hampshire RG26 5TN				
	<a href="#">Christopher Pottinger</a>				
C4	Steventon PC	Y email	<a href="mailto:anitabown@gmail.com">anitabown@gmail.com</a>	<a href="#">28/02/2015</a>	None

	Cedar Cottage, Steventon, Basingstoke, Hampshire RG25 3BH				
	Anita Brown				
C5	North Waltham PC	Y email	<a href="mailto:northwalthamclerk@live.co.uk">northwalthamclerk@live.co.uk</a>	<a href="#">28/02/2015</a>	None
	14 Barley View, North Waltham, Basingstoke, Hampshire RG25 2ST				
	Allison Spyer				
C6	Wootton St Lawrence PC	Y email	<a href="mailto:dianamonger@gmail.com">dianamonger@gmail.com</a>	<a href="#">28/02/2015</a>	None
	Oak Cottage, West Heath, Baughurst, Tadley, Hampshire RG26 5LE				
	Mrs D Monger				

### Landowner/Developer Consultees

Ref	Consultee		Contact	Sent	Received
L1	AR Planning – Gleasons (Beech tree)	Y email	<a href="mailto:geoff.armstrong@arplanning.co.uk">geoff.armstrong@arplanning.co.uk</a>	<a href="#">28/02/2015</a>	17/04/2015
L2	Wates – Park Farm	Y email	<a href="mailto:Judith@judithashton.co.uk">Judith@judithashton.co.uk</a>	<a href="#">28/02/2015</a>	16/04/2015
L3	Malshangar Estate	Y email	<a href="mailto:awf@fowlerfortescue.co.uk">awf@fowlerfortescue.co.uk</a>	<a href="#">28/02/2015</a>	01/04/2015
L4	Tom Lowery – Sainfoin Lane	Y email	<a href="mailto:tom@tjlscontractors.co.uk">tom@tjlscontractors.co.uk</a>	<a href="#">28/02/2015</a>	15/04/2015
L5	Oakley Hall	Y email	<a href="mailto:frank@covehomes.co.uk">frank@covehomes.co.uk</a>	<a href="#">28/02/2015</a>	17/04/2015
L6	Manydown	Y email	matthew.james@hants.gov.uk Richard.Bayley@basingstoke.gov.uk Lucie.Stone@bidwells.co.uk	<a href="#">28/02/2015</a>	1. HCC 17/4/2015 2. B&DBC 17/4/2015 3. Bidwells 18/4/2015

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L7	Society of Merchant Venturers	Leaflet Drop	Leaflet Drop	<a href="#">02/03/2015</a>	16/04/2015
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## Appendix C – Summary of responses received during Regulation 14 Consultation

### Residents

The table below provides a summary of the comments which have resulted in a material amendment to the Neighbourhood Plan. Full details of all comments received and the responses from the Group can be found in the Evidence Base - S5 – Presubmission consultation Responses

	Comments Received	Response by NPG	Resulting amendments to the Plan
R1	The area allocated for the development at the Land West of Beech Tree Close site should be reduced to exclude any of the Church Oakley Conservation Area	The area assigned in the plan represented the design for a 25 dwelling solution provided by AR Planning on behalf of Gleasons. The NP Group has consulted the B&DBC for advice and the area has been redrawn as a result to match a land size for approximately 25 dwellings which is outside the Church Oakley Conservation Area.	The land allocation for the Land West of Beech Tree Close site has been amended – as a result the Settlement Policy Boundary for Oakley has been amended.
R2	Policy 4 – restriction on extensions. This seems an unfair policy and will restrict the rights of house buyers unreasonably	The purpose of the policy was to help retain smaller properties as starter homes and reflected a policy from another Neighbourhood Plan. Based on the number of comments received by a number of parties, the NP Group has decided to remove this policy.	Policy 4 (Future Extensions) deleted.
R3	The NP shouldn't support the full 'Vision' for Oakley Hall (120-150 dwellings)	The September consultation material was reviewed by the NPG and as the precise wording of the 'voting' form and accompanying material wasn't explicit about the vote on supporting Oakley Hall (whether for the full vision or for approximately 30 dwellings), the NPG has concluded that the Plan can be explicit about supporting 30 dwellings counting towards the 150 allocation. As the remainder of the 'Vision' relates to a demand that doesn't directly meet the needs of the Parish, the Plan has been reworded to reflect this.	The Plan has been reworded to clarify the support of the community for the 30 dwellings at Oakley Hall.
R4	Policy 14 – Employment – why isn't there a policy to encourage more employment as this was a key issue	The policy as written protects current employment and it is agreed that it should be amended to encourage new opportunities.	Reword employment policy to encourage new employment opportunities.

	<b>Comments Received</b>	<b>Response by NPG</b>	<b>Resulting amendments to the Plan</b>
R5	Projects – there are a number of comments relating to the projects appendix and the lack of detail	The results of the consultations identified a number of issues which could be translated into planning policies and some which relate to issues which would need funding to undertake – using funding from developer contributions – but not a material consideration for determining a planning application. These ‘Projects’ have now been recorded in a separate document and included in the Evidence Base and removed from the Plan.	Remove projects from the Plan and include in a separate document in the Evidence Base. The Plan makes reference to the Projects in section 3.1.2
R6	Policy 2 Affordable Housing – there were a number of comments about the enforceability of this policy.	Further work has been done on this policy in discussion with the B&DBC housing officer to ensure that it is clear and workable. In particular the criteria have been made simpler and the applicability restricted to the first occupancy of houses built during the Plan period.	Policy 2 amended to reflect discussions with B&DBC.
R7	Policy 16 – Renewable Energy – why do we have this provision in the plan ( <i>the policy relates to Solar Farms</i> )	The Parish Council has a policy on the acceptability of commercial renewable energy schemes and the policy reflected is in line with this. At the time of writing there was a scheme being put forward within the Neighbourhood Area, but it has subsequently been withdrawn. Other comments on this policy have been reviewed and it has been concluded that the section on renewable energy in the Plan will be removed and the Design section (10) will be amended to incorporate provisions on energy efficient design.	Remove Section 11, including Policy 16, and incorporate energy efficient design practices into section 10 (Design).
R8	Policy 6 and Appendix F – a number of comments have been made about the areas designated for development including siting of access and footpaths.	Further work has been undertaken on the areas allocated for development. The submission version of the plan will have the Settlement Policy Boundary redrawn encompassing the areas required for the allocated development at Land West of Beech Tree Close, Sainfoin Lane, Andover Road and Park Farm. The area within which the Oakley Hall development will be permitted is shown separately. There will be no specification relating to access as this will be assessed as part of the planning application process.	The Plan will be updated to reflect the change in the Settlement Policy Boundary and remove any specification on access points.
R9	Clarity of maps – a number of comments have been made about the quality of the maps in the plan	With the support of B&DBC, all maps are being professionally produced for the final plan.	New maps of a higher quality will be included in the final plan.

	<b>Comments Received</b>	<b>Response by NPG</b>	<b>Resulting amendments to the Plan</b>
R10	Policy 3 Mix of housing – there have been a number of comments on the mix – in particular why is the plan restricting the increase in 4 bedroom dwellings	The evidence from the consultations shows that there is a much higher demand for smaller properties. This is confirmed when looking at the spread of housing types in the Neighbourhood Area compared with national averages. This policy has been reviewed and amended to add some flexibility.	Minor revision to Policy 3 to make it less prescriptive.
R11	Policy 6 – what is meant by ‘significantly increase’ in relation to traffic volumes	This has been clarified to be an increase of more than around 100%.	Clarify Policy 6 (now 5) on traffic volume increase criteria.
R12	What if one of the sites fails as it cannot meet the conditions in the Plan or fails for other reasons	The Group decided to commission a review of the possible failure cases where any single allocated site in the plan fails to deliver and whether the plan can still provide the approximately 150 dwellings required. The submission version of the plan will have this included along with a revised Sustainability Appraisal which analyses the failure case scenarios to show that the plan is deliverable by reallocating dwellings to sites already within the plan.	Include a section on contingency planning supported by a revised Sustainability Appraisal.
R13	Compliance with NPPF, the emerging Local Plan and the Planning Policy Guidelines has been questioned	An exhaustive review of the pre-submission NP with B&DBC has taken place to ensure that compliance with the NPPF, the NPPG and strategic policies in the development plan and to remove any conflicts between policies in the Neighbourhood Plan and those in the Emerging Local Plan. Some amendments to the pre-submission plan have been made as a result of this review.	Amendments to the plan have been made to ensure compliance with the NPPF, for example, planning positively – avoidance of restrictive wording such as specifying ‘Approximate’, rather than ‘Maximum’ dwelling numbers and removing development phasing requirements.

## Basingstoke and Deane Borough Council

The table below provides a summary of the comments which have resulted in a material amendment to the Neighbourhood Plan. Full details of all comments received and the responses from the Group can be found in the Evidence Base.

	<b>Comments Received</b>	<b>Response by NPG</b>	<b>Resulting amendments to the Plan</b>
B1	Section 2.3 – Supporting Evidence – needs to be clearer	This section has been redrafted to give better information on the content of the Evidence Base.	Redraft 2.3 as per response.
B2	Section 3.1 – Projects section and its place in the plan is not clear	The results of the consultations identified a number of issues which could be translated into planning policies and some which relate to issues which would need funding to undertake – using finding from developer contributions – but not a material consideration for a planning application. These ‘Projects’ have now been recorded in a separate document and included in the Evidence Base and removed from the Plan.	Remove projects from the Plan and include in a separate document in the Evidence Base.
B3	Section 3.2 – not all policies appear in the table and comments on wording of some objectives	The cross referencing of policies to objectives has been corrected and the Objective wording made clearer.	Amend section 3.2 as per response.
B4	Policy 1 wording needs revision	Policy reworded following discussion with B&DBC.	Amend Policy 1 as per response and discussions with BDBC..
B5	Policy 2 – Affordable Housing - how will this policy operate in practice?	Following discussions with the B&DBC Housing Officer the policy has been reworded.	Amend Policy 2 as per response and discussions with BDBC...
B6	Policy 3 – Mix of dwellings – needs to be clearer.	Policy reworded following discussion with B&DBC.	Amend Policy 3 as per response.
B7	Policy 4 – Future Extensions	Whilst the intention of this policy has been acknowledged (the retention of low end smaller housing), this policy could be problematic to implement. The NPG has agreed to delete it.	Delete Policy 4 and discussions with BDBC...
B8	Policy 5 – Site Allocations – <ul style="list-style-type: none"> <li>• the Plan should provide evidence to support the allocations/ site selection process.</li> <li>• Evidence of discussions with Landowners should be provided</li> <li>• ‘Maximum’ when referring to allocations should be replaced by ‘Approximate’</li> </ul>	<p>Evidence for the allocated sites and allocations of dwellings to sites is provided in the Evidence Base.</p> <p>Evidence of working with the Landowners will be provided to demonstrate deliverability of the Plan</p> <p>Maximum will be replaced by Approximate</p> <p>A site assessment summary and detailed assessments will be included in the Evidence Base</p> <p>The Plan will include revised Settlement Policy Boundary for 3 of the 5 sites</p> <p>Phasing of development has been removed</p>	Amend Policy 5 (now Policy 4) as per response

	<ul style="list-style-type: none"> <li>• Site assessment evidence should be provided</li> <li>• NP should revise the Settlement Policy Boundary for 3 of the 5 sites</li> <li>• Consider the removal of the phasing as it may not be consistent with the NPPF</li> </ul>		
B9	Policy 6 – needs clarity on its scope and improved definition of ‘significant’ increase in volume of traffic	<p>Further clarity added to define scope as being any planning application during the plan period within the Neighbourhood Area.</p> <p>‘Significant’ is defined as being greater than around 100% increase in volume.</p>	Amend Policy 6 (now Policy 5) as per response.
B10	Policy 7 – CIL/S106 provisions are not consistent with NPPF	The policy has been reworded to be compliant with NPPF.	Amend Policy 7 (now Policy 6) as per response.
B11	Policy 8 Allotments – consider adding a policy to encourage new allotments	New policy to be added to encourage allotments in new developments.	New policy added as per response.
B12	Policy 9 – Play Area – needs more explanation	After further discussion with officers in B&DBC, this policy has been removed as the requirement for Play Areas is better covered through the borough council’s adopted Green Space Standards which are defined in the Emerging Local Plan Appendix D.	Remove Policy 9.
B13	Policy 11 – Environmental Protection – the policy isn’t compatible with the NPPF paragraph 76 on designation of Local Green Space. Consider renaming policy.	The policy has been reworded along with the appendix with Local Green Space amended to be compliant with NPPF paragraph 76. In particular the requirements for justifying large tracts of land has been reviewed and Local Green Space areas reduced accordingly.. It has been renamed to ‘Protection and Enhancement of the Environment’.	Amend Policy 11 (now Policy 10) and appendix B (now appendix A) as per response.
B14	Green Gap – consider making reference to Landscape Quality Policies in the Emerging Local Plan	New policies added relating to protection of the Green Gap and Protection of Views and Vistas.	New policies (11 and 12) added as per response.
B15	Policy 13 – Biodiversity – there needs to be better alignment with the NPPF and emerging Local Plan and consider requiring offsets to be ‘preferably’ within parish.	Policy reworded	Amend Policy 13 (now Policy 14)
B16	Policy 14 – Protection of Employment – should be reworded to	Policy reworded and enhanced to encourage new employment opportunities. A new policy is added to encourage	Amend policy 14 (now 15) and add new policy 16 as per response.

	be compliant with Emerging Local Plan and NPPF. Consideration should be given to encouraging new employment opportunities	proposals for new retail facilities of the appropriate scale and in appropriate locations.	
B17	Policy 15 – Village Design – more clarity needed on the applicability of the policy	The policy has been revised to incorporate the need for energy efficient design and to recognise the precedence of emerging design standards over the terms of the Village Design Statement.	Amend Policy 15 (now Policy 17) as per response.
B18	Policy 16 – Renewable Energy – more clarity proposed	The NPG has decided to remove section 11 and Policy 16 from the NP, incorporating the need for energy efficient design into the design policy.	Delete section 11 and Policy 16.
B19	Policy 17 – Traffic Safety – the policy is unclear and needs revision	The policy has been revised to make it clearer in line with comments received.	Policy 17 (now 18) revised as per response.
B20	Appendix A – Projects – further clarity needed on the status of projects	Further clarity on projects is provided in section 3.1.2 and projects (appendix A) are removed from the NP and included in the Evidence Base to record the list of aspirations provided by the community during the consultations.	Amend section 3.1.2 and remove appendix A
B21	Appendix B – Local Green Space – wording on planting new woodland is better placed in a policy	This appendix has been written in line with B13 above. The recommendation on adding the planting of new woodland has been included in the relevant policy.	Appendix be redrafted and Policy 12 (now 13) reworded as per response.
B22	Appendix D – why have these been provided?	This data is referred to in section 4. The appendix will be removed to the Evidence Base.	Remove Appendix D and add it to the Evidence Base.
B23	Appendix F – consideration should be given to checking that the areas in the maps are consistent with the volumes of dwellings allocated to the sites	After discussion with B&DBC, the maps have been redrawn to show the revised Settlement Policy Boundary for Land West of Beech Tree Close, Sainfoin Lane, Andover Road and Park Farm covering areas within which development can take place during the Plan period. A separate area is designated for Oakley Hall. The areas for all of the sites have been checked to ensure that the dwelling numbers allocated to the sites can be accommodated within the designated areas. A revision has been made to the area allocated to the Land West of Beech Tree Close as a result of this review.	Revise appendix D (now C) as per response.

## Other Statutory Consultees

The table below provides a summary of the comments which have resulted in a material amendment to the Neighbourhood Plan. Full details of all comments received and the responses from the Group can be found in the Evidence Base.

	Comments Received	Response by NPG	Resulting amendments to the Plan
S1	The site specific requirements for Park Farm should ensure that there is no net detriment to the amenity value of the public footpath network	Public footpath 9 cannot be widened without affecting its amenity value	There shall be direct access to public footpath 9 which shall be supplemented by a pedestrian route through the site
S2	The site specific requirements for Oakley Hall should require an appropriate landscape assessment and subsequent design	Agreed	A new subclause will be added
S3	Policy 12 on New Woodlands should be extended to cover all all public rights of way and trees in new developments	Agreed	Incorporated in Policy 12 which is renumbered Policy 13
S4	Policy 15 should be cast wider to include renewable energy and Policy 16 deals only with a proposed solar farm.	Agreed. Plans for a Solar Park within the Neighbourhood Area have been withdrawn and the evidence gathered during the NP consultations doesn't support the inclusion of Policy 16.	Policy 17 recognises the need to contribute to energy generation from renewable or low carbon sources and Policy 16 is deleted to energy generation from renewable or low carbon sources and Policy 16 is deleted
S5	The developers shall provide a connection to the nearest point of adequate capacity in the sewerage network at Sanfoin Lane and Land west of Beech Tree	Agreed	Incorporated in Policy 5 for all sites
S6	The provision of essential waste water or sewerage infrastructure may be required in Conservation Areas	Agreed	Policies 9 and 10 are amended
S7	Scheduled monuments etc should be identified	Agreed	A new Map 2: Oakley Parish Constraints has been incorporated
S8	The sylvan character of the landscape and its historical importance should be explained	Agreed	Para 4.1.2 has been amplified
S9	Extensions to the multi-user Pathways should conform with HCC Countryside Access Plan 2015-25	Agreed	Incorporated in 8.4.8.2

## Landowners/Developers

The table below provides a summary of the comments which have resulted in a material amendment to the Neighbourhood Plan. Full details of all comments received and the responses from the Group can be found in the Evidence Base.

	Comments Received	Response by NPG	Resulting amendments to the Plan
L1	Section 6 Policies 5 and 7 Phasing of Development is not consistent with the NPPF.	Phasing of the development has been removed from the Plan.	Policies 5 and 7 (now 4 and 6) amended as per response.
L2	A number of the policies in the plan should not apply to Manydown as they conflict with the planned development.	A meeting was held with Manydown to review the applicability of the policies to the Manydown scheme. It was agreed to exclude Manydown from Policies 2 (Affordable Housing), 3 (Mix of Dwellings), 15 (Village Design). Policy 4 (Future Extensions) has been deleted.	Amend Policies 2, 3 and 15 (now 17) and delete Policy 4 as per response.
L3	There are a number of comments about the clarity and relevance of 'Projects'	Further clarity on projects is provided in section 3.1.2 and projects (appendix A) are removed from the NP and included in the Evidence Base to record the list of aspirations provided by the community during the consultations.	Amend section 3.1.2 and remove appendix A.
L4	Some of the site promoters have questioned the viability of other sites and suggested increased allocation for their own sites.	As part of the revision from Regulation 14 to Regulation 15 version of the Plan a contingency analysis has been undertaken to demonstrate that the Plan is deliverable even if a single site within the Plan doesn't achieve its allocation. This is covered in the revised Sustainability Appraisal.	New section 6.4 – Contingency Analysis added.
L5	There are a number of comments about the need for the Sustainability Appraisal to 'inform' the creation of the Plan	The SA process has had a close input to plan-making at key stages of the plan-making process. A central element of the SA process is the appraisal of 'reasonable alternatives' for the Neighbourhood Plan. In this context a number of reasonable alternatives have been considered in relation to the scale and location of housing allocations put forward by the Neighbourhood Plan.	Improved section 6.2.
L5	Policy 4 – Future Extensions – a number of comments have been made about the compliance of this statement with existing regulations	The policy has been removed.	Delete Policy 4.
L6	Policy 9 – Play Areas – a number of comments have been made on the compatibility of this policy with the Emerging Local Plan	After further discussion with officers in B&DBC, this policy has been removed as the requirement for Play Areas is better covered in the Emerging Local Plan Appendix D.	Remove Policy 9.
L7	Policy 10 – Conservation	Reworded policy to make it clearer	Policy 10 (now 9)

	<b>Comments Received</b>	<b>Response by NPG</b>	<b>Resulting amendments to the Plan</b>
	Area – the policy is unclear		reworded as per response
L8	Policy 15 – Village Design – this may not be compatible with emerging Design standards	The policy has been revised to incorporate the need for energy efficient design and to recognise the precedence of emerging design standards over the terms of the Village Design Statement.	Amend Policy 15 (now Policy 17) as per response.
L9	A number of comments made by the Land owners are the same as those made by B&DBC. They are not repeated here but they are included in the detailed response report	See section on B&DBC responses above, where these items are covered.	See section on B&DBC responses above

## Appendix D – Parish Notice Board Poster September 2014 Consultation

### YOUR OPINION COUNTS

The Oakley and Deane Neighbourhood Planning Group has created a first draft of the Neighbourhood Plan and the main area requiring more work is how sites are selected to satisfy the need to build around 150 homes between now and 2029. We need your opinions of where these houses should be built and we are asking you to complete a very short survey (3 questions) on 19<sup>th</sup> September. There is an article in the September issue of 'Link' magazine that explains the site options and this is also available online through the Parish Council Web site.



There are some amendments to the questions published in the Link. These have been highlighted to you through the leaflet drop taking place through the village. Leaflets will also be available from Jolly Olly's cafe.

You are urged to express your views either in person at the times listed below (please bring identification with you), or by completing the postal return on the back of the leaflet. All postal responses need to be received by the Parish Office on or before 18 September.

# You Decide Friday 19th September

**8am - 4pm** Oakley Village Hall, Andover Road, RG23 7HA

**7pm - 10pm** Oakley Junior School, Oakley Lane, RG23 7JZ

For full details go to: [www.oakleydeane-pc.gov.uk](http://www.oakleydeane-pc.gov.uk)

If you wish to contact the Neighbourhood Planning Group you can do so by email at  
[OakleyandDeaneNP@gmail.com](mailto:OakleyandDeaneNP@gmail.com)  
 or through the Parish Clerk on 01256 780886