

St Mary Bourne Neighbourhood Plan Consultation Statement

**Statement of Community Engagement, and
Statutory Regulation 14 Consultations**

Submission Version April 2017

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1. INTRODUCTION

The Neighbourhood Planning (General) Regulations 2012, require that the Consultation Statement meet the following stipulations:

- “(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.”

This statement sets out how these requirements have been met. The Planning Practice Guide also sets out how the qualifying body should approach the process of preparing the neighbourhood plan in relation to community engagement: ‘A qualifying body should be inclusive and open in the preparation of its neighbourhood plan and ensure that the wider community

- Is kept fully informed of what is being proposed
- Is able to make their views known throughout the process
- Has opportunities to be actively involved in shaping the emerging neighbourhood plan
- Is made aware of how their views have informed the draft neighbourhood plan.’

This statement demonstrates compliance with these requirements.

2. COMMUNITY ENGAGEMENT STRATEGY

2.1 Introduction

The preparation of a Neighbourhood Plan was discussed at an open meeting set up by St Mary Bourne Parish Council in August 2011. The meeting was advertised in the July edition of the Parish Magazine. 9 people attended the meeting and 2 others were unable to attend, but expressed a desire to join. A 'wish list' was put together at the meeting.

Following on from that meeting the Long Term Planning Group (LTPG) was formed of volunteers and a chairman and secretary appointed by the Parish Council. During the work of the Group a number of members came and went, in total there were 13 people, of whom 6 stayed throughout. The Group did its best to ensure throughout that all sections of the populations of the Parish were represented. Other volunteers, not members of the LTPG, took part in gathering evidence.

Minutes were kept of the all the meetings of the Group. Regular updates were presented at the Parish Council meetings and in the monthly Parish Magazine, which is distributed to every household in the Parish.

2.2 'Hard to reach' groups

The Group recognised at the outset that there were groups in the Parish that it would be hard to involve in the consultation process. There were no gypsies, traveller or travelling show people in the Parish. There were no organisations that represent ethnic or non-Christian religious groups.

At the beginning of the evidence gathering process, a letter from the Chairman of the Group was hand delivered to every property in the Parish with an invitation to attend the first consultation meeting in April 2012.

To encourage the youngsters in the Parish questionnaires were developed, with the assistance of teenagers in the Parish, for the over 11's and under 11's to complete at the first Open Meeting in April 2012.

In the autumn of 2012 a 'roving exhibition' was taken to

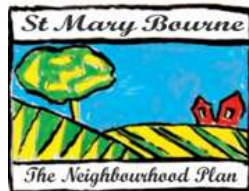
- the local pubs to inform those less likely to read the Parish Magazine,
- to the church to inform the young and elderly,
- to the Village Centre where many parishioners attend events, in particular the monthly Lunch event which attracts over 100 older residents
- To the school to attract the attention of the children, and their parents

In January 2013 a report on the need for Sheltered Housing in SMB parish was prepared by the then Vicar and Doctor of the Parish, based on their joint knowledge of the elderly in the community.

2.3 Keeping the Parish informed

Throughout the process, parishioners were kept informed of progress and results. This was done through the Parish magazine, the Hill & Valley, which is delivered to every property in the Parish. Special articles, such as the one below, were published on work of interest or where a request for input was required (see also Appendix 6).

December 2013



Well done to SMB - a good response to the housing survey

A very big thanks to everyone who helped to put together, organise and hand out the survey of

housing for the Parish last month.

Thanks as well to all those who took the time to complete the survey. All that effort has resulted in a good response which will contribute to the evidence of what this parish wants in housing development for the next 15 years.

It will take a little time to process all the responses, but watch the Parish Council website www.stmarybourne-pc.gov.uk and the LTPG blog <http://smbp2027.blogspot.co.uk> over the next month for results.

Of course many of you will be wondering if you have won the voucher of £50 to spend in the Village Shop. Come to the next, and final, consultation evening which will be held on **Friday 7th March** 2014 in the Village Centre Main Hall, to see the draw and find out if you are the lucky one. At that meeting there will be plenty to discuss with the unveiling of the final draft of the Neighbourhood Plan. Will it be what we all want for our parish for the next 15 years? Make sure it is by putting the date in your diaries and coming along to help us complete the Plan.

Reports of the work made to the Parish Council were included in the Parish Council minutes, which are available on the PC website, and reported in the Hill & Valley.

The Group's Blog www.smbp2027.blogspot.co.uk/ was also kept up to date for further information. To date there have been over 4,000 viewings of the blog.

2.4 Establishing the Issues

The Parish had published a Parish Plan in 2005 and this was assessed to see what had changed in the Parish since then. The Group then set up Focus Groups, 12 in all, not all led by members of the Group, some by other interested parishioners. The Focus Groups were asked to prepare reports on all aspects of their subjects which were Crime; The Church; The Primary School; The Environment; The Shop; Housing; Clubs & Leisure; Youngsters of the Parish; Business; The Surgery; Infrastructure; The Village Hall.

20 April 2012 Open Meeting: was advertised in the March 2012 Parish Magazine with a letter drop to every household in the Parish the week before the meeting along with notices posted around the parish in the surgery, the school, on lamp posts etc.

The Focus Groups, presented their findings with displays at the Open Meeting and there were reports on the following:

- Housing - including an Analysis of New build/major rebuilds 1994 – 2012, an assessment of Social Housing and Housing for Elderly ;
- Analysis of Leisure Facilities;
- The Surgery;
- Analysis of Infrastructure – sewage system, roads, traffic and parking issues;

There were books for comments available on each stall which were well used by those present, over 200 people, about 18% of the population of the Parish. Members of each Focus Group were present to discuss their findings with parishioners.

To establish in particular the views of the younger members of the Parish there were the following questionnaires.

- School Questionnaire – results and summary; See [www](#).
- Youth Questionnaire – results and summary; See [www](#).
- Young People’s Questionnaire- results and summary; See [www](#).

An article appeared in the May 2012 edition of Hill and Valley;

May 2012

Parish Consultation - Friday 20 April 2012

The first Parish Consultation (about what local residents value in our community and what they would like to change or improve upon) attracted around 200 interested people to the Village Centre where they were asked to comment on the following topics: Leisure & Clubs; Village Centre facilities; Village Shop; Church; Housing; Parish Infrastructure (parking, roads, power, sewers, water table, broadband, mobile connections); Crime; Village Agents; School; Surgery, and Businesses



If you missed this event, don't worry. More consultation is planned. Check the parish website and notices about venues! Or contact Katie Dixon katiebdixons@btinternet.com if you have views about any of the topics or anything else on your mind. We want to hear your views!



Photos: Oliver Dixon
50 youngsters, primary and secondary ages, completed questionnaires.

Focus Group leaders of key groups reported back to the LTPG on their findings from the meeting.

A presentation on the work to date and main conclusions was made to the May 2012 AGM of the Parish Council.

A report on the consultation appeared in the June 2012 edition of the Parish Magazine.

October 2012

Looking to the Future
Give your views on development for St Mary Bourne, Stoke, Binley, Egbury, Wadwick and the Wykes up to 2027.
Following the well-attended consultation held in April this year, the Long Term Planning Group (set up by the Parish Council) is preparing a draft Plan for the parish to take it up to 2027. This plan covers many aspects of rural life, the environment, housing, the School, the Surgery and infrastructure.
To ensure that as many people as possible can give their input, an exhibition will be roving between the pubs, Church and the School in the parish. Comments are directed towards the group's blog www.smbp2027.blogspot.co.uk.
This blog will also soon contain a link to the draft plan.
Another consultation evening is planned to take place in the Village Centre Main Hall on **Friday 16th November**. Starting at **4.30pm** with an updated exhibition of the Plan and opportunities to talk to members of the Group, there will be a formal **Q & A session at 6.30pm** finishing at 7.30pm.
"I came, I saw, I commented..." (with apologies to J Caesar). The future of the parish is in your hands.

2.5 Pulling together the Issues into a Preliminary Plan

The Group prepared a Preliminary Plan based on feedback from the first Open Meeting and its questionnaires. There were discussions with interested parties such as landowners, council officers and Housing Associations. As the 2011 census data became available it was used to make comparisons with the 2001 data.

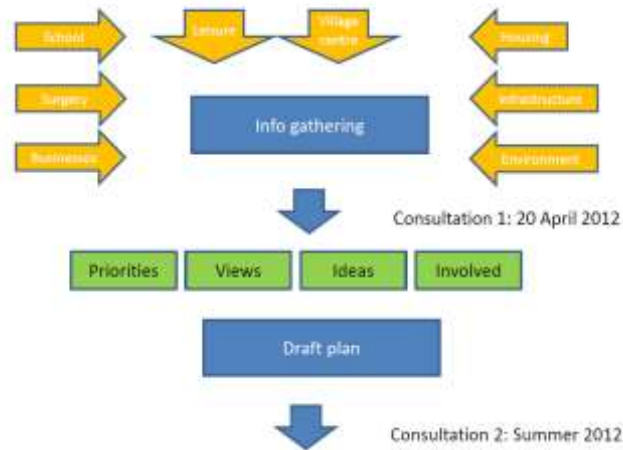
A blog was started (www.smbp2027.blogspot.com) to encourage further comment from the Parish, which was advertised in the November 2012 Parish Magazine.

16 November 2012 Open Meeting: was advertised in the November 2012 edition of the Parish Magazine, on the Blog, a flier was delivered to every household in the Parish with notices and two banners in the Parish.

The preliminary Plan was on display along with the findings from the April Open Meeting. Again there were books for comments available and there was a Q&A session which was recorded. The main concerns expressed were on housing development, with parishioners wanting to understand why consideration had to be given to new housing in the Parish, and whether the parish facilities, eg

the sewage system and lack of public transport, would support such development. About 100 people attended.

Process for the plan: first steps



A full page report of the November meeting appeared in January 2013 parish Magazine.

A 'Roving Exhibition' of the Open Meeting on a large board was taken to the pubs, the village centre, the school and the church in the Parish to raise awareness of the Plan. Slips giving details of where to comment were available to take away.

A report was made at the AGM of the Parish Council in May 2013. There was a further display at the St Mary Bourne Flower Show in July 2013.

2.6 Application to designate the area of the Neighbourhood Plan

The application to have the Parish of SMB designated as the Neighbourhood Plan area was officially granted by Basingstoke & Deane Borough Council on 24 July 2013. See Appendix 1.

2.7 Housing Survey

The overwhelming interest expressed at each meeting and in the feedback was in housing and its development in the Parish. With encouragement from the Planning Department at Basingstoke and Deane Borough Council, the Group decided to undertake a Housing Survey in the Parish which took place in October and November 2013.

November 2013 Housing Survey: An explanatory letter (see below) and the questionnaire (see Appendix 2) was delivered to every household in the Parish. The survey was based on the Basingstoke & Deane Draft Housing Survey.

St Mary Bourne Neighbourhood Plan Consultation Statement

From: Andrew Shegog, Chairman of the Long Term Planning Group

**PLEASE COMPLETE THE SURVEY BY:
15 November: thanks!**

Dear Residents of St Mary Bourne, Stoke, Binley, Wadwick, Egbury, the Wykes and Little London

As you will be aware, from previous letters of invitation to consultation evenings, our Group (the LTPG) has been working on a Plan for the Future of the Parish, intended to set down planning guidelines for the next 15 years. Our work has been, unfortunately, somewhat slowed down by the unexpected delay in the proposed Basingstoke & Deane Borough Council's overall Local Plan.

However, our Plan is now registered as "The Neighbourhood Plan for St Mary Bourne Parish" and the Community Development Foundation has given us a grant to complete the work, part of which is a housing survey. This survey is a critical component of the Plan, as it will help to define the needs within the community for housing and its types. For example, we need to hear from people who would like a little more space to accommodate a growing family, or who might prefer to downsize after retirement.

Attached you will find a questionnaire which we hope will provide us with valuable evidence as to the type of future housing requirement there is in the Parish. You may not have wishes or needs for a change in housing, but please complete the survey anyway, as the fact that you require no change is an important part of the evidence.

The questionnaire can be completed on paper or on-line

- On-line: <https://www.surveymonkey.com/s/SMBhousing>. To complete it you will need the Unique Digit Code from the attached paper questionnaire.
- Paper questionnaire: when completed please return in the envelope provided to the Village Shop or ask Karen Crofts (survey coordinator) 738025 & 07990 514969 to arrange for a volunteer to collect it.

If you would like any help in completing the questionnaire then please contact a member of the Group, names and tel nos below.

All completed forms will be treated in strict confidence, the information from the questionnaires will be anonymous and the survey will be analysed by a computer programme. All information gained will be used solely to complete the evidence for the final Plan. The information will not be passed on to any other organisation or person other than in the form of the Neighbourhood Plan. Only the co-ordinator of the survey will be able to identify a particular house with its unique code and she will not have access to the returned forms which will be assessed by members of the LTPG Committee.

The Group will be holding a further consultation meeting in February 2014 for residents of the Parish to comment on the next draft of the Plan.

Finally, as an added incentive to complete the questionnaire, a number will be drawn from all the returned Unique Digit Code numbers, and the household with the winning number will receive £50 to spend at the Village Shop.

Kind regards

Andrew

To encourage completion there was an offer of a voucher for £50 to spend in the Village Shop, from a draw of all who completed questionnaires.

The response to the survey was good with 298 out of 565 questionnaires returned. A summary of the results, in Appendix 3, was published in the Parish Magazine.

2.8 Landscape Assessment

October 2013 – January 2014 Landscape Assessment: A group looked at the 2005 Village Design Statement (www.stmarybourne-pc.gov.uk/index.php/en/minutes-agendas/parish-plan/14-village-design-statement-december-2005), the SMB and Stoke Conservation Appraisal (www.stmarybourne-pc.gov.uk/index.php/en/minutes-agendas/parish-plan/14-village-design-statement-december-2005), and undertook walks around the Parish, which were advertised in the September 2013 Parish Magazine

and in posters around the village. They took views from adults and children. A report was compiled and can be found at Appendix 4

2.9 The First Draft Plan and The Major Issues

28 March 2014 Open Meeting: The first draft Plan along with a synopsis of all the work to date was exhibited in the Village Hall. It was advertised in the December 2013, February and March 2014 editions of Hill and Valley (see Appendix 4), through the Bourne Valley Signpost, and on the Blog.

There were also displays of:

- the results of the Housing Survey, along with the Housing Report (Appendix 5) ;
- Responses to questions raised in the Survey;
- The Village Design Statement 2005 along with updates;
- The Landscape Assessment;
- Drainage Issues from Sewers and Surface Water Drainage/Flooding;
- Traffic and Highways;
- The History of St Mary Bourne.

Again comment books were available and there was a Q&A session with the chairman, which was recorded.

Because of the interest in the First Draft Plan that was shown at the Open Meeting an exhibition of the main items was put in the Club Room of the Village Centre from 1st to 17 April 2014 (see photo below). Parishioners were able to access it during Parish Council open hours. This exhibition was publicised on the Parish Council website, the Blog, and the Bourne Valley Signpost.



A full article on the Open Meeting was published in the May 2014 edition of the Hill and Valley (see Appendix 6).

2.10 Strategic Environmental Assessment

In response to a scoping Strategic Environmental Assessment (SEA) report carried out by B&D BC Planning Department in July 2014 the B&DBC Planning Department concluded that it was necessary to carry out an SEA which was commissioned in October 2015 (decision notice is in Appendix 1 of the Basic Conditions Statement and the SEA is in Appendix 5 of the SMBNP).

The SEA has been carried out by consultants AECOM financed by B&D BC. The initial scoping report prepared by AECOM was sent out in January 2016 to the nationally designated authorities, Natural England, the Environment Agency and Historic England.

All three authorities responded following which the SEA was drafted by AECOM and the first draft completed in March 2016. Following the Regulation 14 Consultations the draft was revised in accordance with the revised Plan (see .

3. STATUTORY REGULATION 14 CONSULTATIONS

3.1 Regulation 14 Consultation - April/May 2016

With assistance from consultants of Urban Vision, the Regulation 14 Consultation Plan was drafted to ensure that the Plan complied with legislation and the initial results of the SEA Scoping report. It was accepted by the SMB Parish Council at its meeting on

This Draft was made available to the Parish for Consultation under Regulation 14 in April and May 2016. It was published

- online on the SMB Parish Council website www.stmarybourne-pc.gov.uk ,
- on the blog for the SMB Parish Neighbourhood Plan www.smbp2027.blogspot.co.uk and also
- set out in the Club Room of the Village Centre for parishioners to peruse.

Comments could be submitted by

- email to the Parish Clerk clerk@stmarybourne-pc.gov.uk or
- in writing and left in boxes available in the Club Room and the Village Shop.

The availability of the Consultation Plan was advertised

- by a letter in the April 2016 Parish Magazine (see below),
- on the Bourne Valley Signpost,
- by A4 posters (see below) in public spaces in the Parish eg pubs, the surgery, the school, the village hall and on lamp posts,

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- by two large banners located in the middle of St Mary Bourne and on the main road by the recreation ground in Stoke, and
- the Plan was also emailed to the main societies and clubs (see below) in the Parish with a request to bring it to their members' attention.

Letter from the chairman of the Long-Term Planning Group (LTPG) for publication in April 2016 Hill & Valley

St Mary Bourne Parish Council

20 March 2016

Dear Parishioner,

The Neighbourhood Plan (the Plan) for the Parish of St Mary Bourne, including Stoke and the hamlets, is nearing completion. One of the steps in this process will be a consultation so that you and other interested parties can make final comments on the Plan and its aims.

Our intention is to publish the final draft Plan on Friday 8 April 2016 and we propose to do this in three ways:

1. A copy will be displayed in the Club Room at St Mary Bourne Village Centre, together with a comments book. The Club Room will be open during normal Parish Council Office opening hours of Mon-Fri 3.30pm-5.30pm (except 18 April & 5th May) and on Saturday 8.30am-noon
2. The Plan will be published online on the SMB Parish Council website at www.stmarybourne-pc.gov.uk/index.php/minutes-agendas/parish-plan and on the blog for the SMB Parish Neighbourhood Plan www.smbp2027.blogspot.co.uk
3. There will be a limited number of copies, considering our budget constraints, for those unable to see the online version or visit the Parish Room.

The consultation process will be open for six weeks, until Friday 20 May 2016. You may put written comments into the box in the Club Room or via email to clerk@stmarybourne-pc.gov.uk

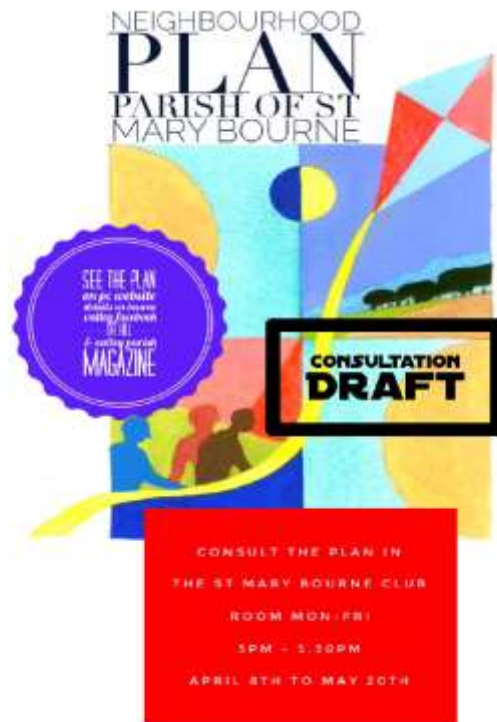
It has been a long process to get the Plan finished, but we look forward to your input as the final version is completed. The Plan will be an important tool for deciding how the Parish will develop over the next 15 years and we would like to thank all of those who have worked with the LTPG during this time and for all of the contributions made to creating the Plan.

Yours sincerely

Andrew Shegog

Chairman, LTPG of St Mary Bourne

**Poster publicising the first Regulation 14 Consultation
which was displayed in the Parish during March, April and May 2016**



Details of Clubs and Societies in St Mary Bourne consulted

1. The families of children at the Village School
2. Horticultural Society
3. Badmington Club
4. The Village Lunch
5. Creative Writing Group
6. Cricket Club
7. Cricket Club for Youngsters
8. Football Club for Youngsters

The SMB Parish Clerk circulated the details of the availability of the plan to the following statutory bodies being recognised as 'consultation bodies' according to Schedule 1 of the National Planning (General) Regulations 2012 with the accompanying letter:-

St Mary Bourne Neighbourhood Plan Consultation Statement

15 April 2016

St Mary Bourne Parish Neighbourhood Plan

Dear Sir/Madam,

St Mary Bourne Long Term Planning Group is currently preparing a Neighbourhood Plan for St Mary Bourne Parish in Hampshire.

For your information I attach a copy of the pre-submission Neighbourhood Neighbourhood Plan for St Mary Bourne Parish for consultation under Regulation 14. A copy of the plan is also available on the following websites together with supporting evidence at www.stmarybourne-pc.gov.uk/ and www.smbp2027.blogspot.co.uk/

[This consultation has been sent to you in your capacity as our county council / principal authority / an adjoining council \(borough, town or parish\) / service provider / interest in parish \(delete as appropriate\)](#)

The consultation period will begins Friday 15 April 2016 and ends Friday 27 May 2016.

We look forward to receiving your comments on the pre-submission St Mary Bourne Neighbourhood Plan. Please forward representations by email or letter to the address above.

In the meantime, if you have any questions, please do not hesitate to get in touch.

Yours faithfully

SMB Parish Clerk

Table of Consultation Bodies contacted with an indication of the four responses received

Consultation Bodies	Bodies consulted	How	Reply
For the purposes of regulations 14 and 16 a “consultation body” means			
Where the local planning authority is a London borough council, the Mayor of London			
Local Planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Hampshire County Council Basingstoke & Deane Borough Council Winchester City Council Hurstbourne Tarrant Parish Council Hurstbourne Priors Parish Council Whitchurch Town Council Ashmansworth Parish Council Longparish Parish Council	Email Email Email Email Email Email Email	Email Email
The Homes and Communities Agency		Email	
Natural England	Natural England	Email	Email

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The environment Agency	The Environment Agency	Email	Email
The Historic Buildings and Monuments Commission for England (English Heritage)	English Heritage	Email	
Network Rail Infrastructure Ltd	Network Rail		
The Highways Agency	Highways Agency	Email	
Any person 1. to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; 2. Who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	BT Openreach Orange Telefonica O2 Vodafone Virgin Media	Email Letter Letter Letter Letter	
A primary Care Trust under section 18 of the National Health Service Act 2006	West Hampshire Clinical Commissioning Group	Email	
A person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	Scottish and Southern Energy	Letter	
A person to who a licence has been granted under section 7(2) of the Gas Act 1986	Southern Gas Network	Letter	
A Sewerage undertaker	Southern Water	Email	
A water undertaker	Southern Water	Email	
Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Kingfisher Trust Neighbour Care United Charities Trust	Email Email Email	
Bodies which represent the interests of different religious groups in the neighbourhood area	St Peters Church Methodist Church Roman Catholic Church	Email Letter Email	

The following organisations and people were also contacted and invited to comment on the Draft Plan, and again the two responses received are indicated.

SEA consultants	AECOM	email	
Hampshire County Councillor	Cllr Tom Thacker	Email	
MP	Kit Malthouse	email	
Local Transport	SW Trains Stagecoach Buses Basingstoke Community Transport	Email Letter Letter	
Police	Hampshire Constabulary Office of the Police & Crime Commissioner for Hampshire	Email Email	
Schools	St Mary Bourne Primary	Email	

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	School Testbourne School	Email	
Surgery	Derrydown Surgery	Email	
Housing Associations	Sovereign Rural Housing Trust English Rural Housing	Email Email Email	Email
Natural England		Email	
Historic England		Email	
North West Downs AONB	NWD AONB	Email	Email

3.2 Issues raised by the consultees to the April/May Reg 14 Consultation and how they were resolved

The main changes made to the plan derived from two areas of comments made by responses from the parish and from the bodies consulted:

Parishioners' Comments:

From the comments made by parishioners, a total of 15, 11 commented in favour of the Consultation Plan and 4 did not agree with it.

Of those in favour there were some concerns about parking provision, lack of broadband, building on flood plains, maintaining open views, the differing descriptions of former/redundant agricultural buildings, and lack of public transport. There were also helpful suggestions on the existing work by the Parish Council on Highways and Flood Prevention. Revisions and additions were implemented in the revised Plan as the Group deemed appropriate.

Of those not in favour of the Plan the comment was made on the need for further Rural Exception Sites, as it was not considered by some responders that non-market housing could be delivered via mixed smaller developments as the initial draft of the Plan envisaged. A new Policy (P4) has been added governing further Rural Exception sites, tied in to the other policies to facilitate developments which would benefit people with a local tie or keyworkers but would respect the constraints of development within the village.

Basingstoke and Deane Borough Council Planning Department:

The Planning Department responded to the Plan with substantive comments. It outlined its main areas of concern as

- pursuing a housing strategy likely to encourage isolated dwellings, which would be contrary to the NPPF and the new Local Plan
- potential for the housing strategy to harm the Area of Outstanding Natural Beauty (AONB)
- conflict with the new Local Plan and NPPF in relation to affordable housing

- precision and clarity of policy wording, leading to significant concerns regarding the interpretation and implementation of the Plan.

The Group has liaised with the Planning Department to address the issues identified with the result that the Plan was redrafted. The changes chiefly focused on amending the focus on developing “brownfield sites” to developing or replacing redundant agricultural buildings, as brownfield sites are a technical category covered by the Basingstoke and Deane Local Plan. The emphasis was to permit replacement of redundant agricultural buildings in a manner that enhanced their setting and were proportionate to the residential units in existence on the site. A new Policy on Rural Exceptions Sites was included to resolve the conflict with the New Local Plan and NPPF on affordable housing.

Hurstbourne Tarrant Parish Council: There were no comments.

Rural Housing Trust:

Concern was expressed at the viability of providing housing association housing on ‘brownfield’ land which was overcome with a Policy on Rural Exception Sites Policy P4.

Natural England: There were no comments.

Environment Agency:

The EA made two suggestions on the issue of water quality to make the plan more consistent with the NPPF and the Water Framework Directive which were incorporated into the Policy on Environment Factors. It also recommended more specific reference to flood risk, to make the plan consistent with the NPPF and this has been incorporated into the Considerations on Page 4 and into the Policy on Environment Factors.

The EA welcomed the policies on drainage and sewage capacity for new development. Whilst welcoming the policy on biodiversity the EA made a suggestion for a specific reference to the protection and enhancement of the Bourne Rivulet which has been included.

North Wessex Downs AONB:

The AONB gave suggestions of wording for inclusion in the Plan all of which have been incorporated.

There was encouragement to involve a landscape consultant to carry out a landscape assessment to identify development sites. But this has not been considered necessary because no sites for development are being specified in the Plan. Also the Parish had carried out a detailed Village Design Statement in 2005 which was still considered to be current.

All the comments made, and responses from LTPG, on the April/May 2016 Reg Consultation are listed at Appendices 7 & 8.

3. 3 Second Regulation 14 Consultation

St Mary Bourne Neighbourhood Plan Consultation Statement

Because of the number and nature of the comments from the first Regulation 14 Consultation the Plan was redrafted. The comments of the Basingstoke and Deane Borough Council Planning Department were given particular attention.

The revised draft was accepted by the SMB PC on Tuesday 11 October 2016, with the proviso that because the Plan had been changed substantially, although the Aims and Objectives remained the same, a 2nd Regulation 14 Consultation should take place. A report on this decision was published in the Hill and Valley to update the Parish.

The second consultation took place in November and December 2016. Again it was available to view on the Parish Council website with reference on the SMB Blog. The Plan was set out to view in the Club Room of the Village Centre during Parish Office open hours. Comments on the revised Plan could again be placed in boxes in the Parish Office and in the Village Shop or on the SMB Blog.

The revised draft was circulated to those statutory bodies that had commented on the first Consultation and others that were felt had a significant interest in the revised draft with the following email.

Dear Consultee:

Following on from the April/May 2016 Regulation 14 Consultation the Neighbourhood Plan received a wide range of comments, as well as technical input from Basingstoke & Deane Planning Department, the Environment Agency and the AONB, among other bodies. The Plan has therefore been redrafted with two chief aims: to make clearer and more positive the policies on affordable housing and smaller units; to clarify the types of "brownfield" sites to meet national planning policy frameworks.

As these changes have resulted in a substantially new plan (albeit with the same Aims and Policies) the Parish Council has decided to hold a second six-week Regulation 14 consultation period which will start today, Friday 4 November 2016.

You are being invited to comment on the latest draft of the Plan as you have been identified as statutory consultation body or respondent at previous consultations. You can view the latest Plan and its Appendices on the St Mary Bourne Parish Council website www.stmarybourne-pc.gov.uk

Any comments may be emailed to the Parish Clerk at the above email address by Friday 16 December 2016.

Yours sincerely

Derek Kane

Clerk, St. Mary Bourne Parish Council

Tel: 01264 738039

clerk@stmarybourne-pc.gov.uk

Table of Consultation Bodies contacted with an indication of the four responses received

Consulted	Email/address	Reply
Hampshire County Council	Hampshire County Council, The Castle, WINCHESTER, SO23 8UJ	Email
Basingstoke & Deane Borough Council	Andrew.Rushmer@basingstoke.gov.uk	Email

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	Matt Melville [matt.melville@basingstoke.gov.uk]	
	Joanne.Brombley@basingstoke.gov.uk	
Winchester City Council	info@hants.gov.uk	
Hurstbourne Tarrant Parish Council	email	
Hurstbourne Priors Parish Council	email	
Whitchurch Town Council	email	
Ashmansworth Parish Council	email	
Homes and Communities Agency	mail@homesandcommunities.co.uk	
Natural England	consultations@naturalengland.org.uk	Email
The Env Agency	planning-farnham@environment-agency.gov.uk	Email
English Heritage	members@english-heritage.org.uk	
NWD AONB	info@northwessexdowns.org.uk	
Historic England	Robert.LloydSweet@HistoricEngland.org.uk	
Network Rail	Network Rail, 1 Evershall Street, LONDON NW1 2DN	
Highways Agency	Highways Agency, Bridge House, 1 Walnut Tree Close, GUILDFORD GU1 4LZ	
BTOpenreach	email	
Orange	EE Customer Services, 6 Camberwell Way, Sunderland, Tyne&Wear, SR3 3XN	
Telefonica O2	260 Bath Road, SLOUGH, Berks, SL1 4DX	
Vodafone	Vodafone House, The Connection, NEWBURY RG14 2FN	
Virgin Media	Virgin Media, Bartley Wood Business Park, Bartley Way, Hook, RG27 9UP	
W Hants Clinical Commissioning Group	sylviamacey@nhs.net	
	cc. alison.wogan@nhs.net	
Scottish and Southern Energy	SSE, Inveralmond House, 200 Dunkeld Road, PERTH PH1 3AQ	
Southern Gas Network	SGN, Inveralmond House, 200 Dunkeld Road, PERTH PH1 3AQ	
Southern Water	email	Email
Kingfisher Trust	kingfisherdaycentre@btinternet.com	
Neighbour Care	evelindsmith@btinternet.com	
United Charities Trust	email	
St Peter's Church	email	
Methodist	kenandtes.circuit@gmail.com	
Roman Catholic	stjtb@portsmouthdiocese.org.uk	
AECOM	Chisholm-Batten, Nick [nick.chisholm-batten@aecom.com]	
Cllr Tom Thacker	tom.thacker@hants.gov.uk	
Kit Malthouse	kit.malthouse.mp@parliament.uk	
SW Trains	customerrelations@swtrains.co.uk	
Stagecoach Buses	Bus Station, Festival Place, Basingstoke, RG21 7BE	
Basingstoke Community Transport	Chute House/Church Street, Basingstoke RG21 7QT	

St Mary Bourne Neighbourhood Plan Consultation Statement

Hants Constabulary		
Police & Crime Commissioner for Hants	opcc@hampshire.pnn.police.uk	
SMB Primary School	j.holdcroft@st-marybourne.hants.sch.uk	
Testbourne School	adminoffice@testbourne.hants.sch.uk	
Derrydown Surgery	alison.wogan@nhs.net	
Sovereign	Natasha Roach [Natasha.Roach@sovereign.org.uk]	
Rural Housing Trust	enquiries@ruralhousing.org.uk	
English Rural Housing	ERH, Hall House, 9 Graphite Square, Vauxhall Walk, LONDON SE11 5EE	

3.4 Issues raised by the consultees to the Nov/Dec 2016 Reg 14 Consultation and how they were resolved

Arising from the second Reg 14 Consultation there were comments received from two parishioners and from four Consultative Bodies.

Of the two parishioners one was in favour of the Plan and the other was not and repeated the same comments that were submitted to the first Consultation that affordable housing providers would not be able to provide such housing as it was not viable. This had been resolved by the inclusion of Policy P4 on Rural Exception Sites.

Hampshire County Council:

The HCC gave its support to the Plan in particular to its recognition of the vulnerability of the Parish to flooding and the policies designed to take this into account.

Natural England: There were no specific comments.

Environment Agency and Southern Water:

The comments from both bodies covered the same concerns over sewage connections and water quality were resolved by liaison and agreement over revised wording and the inclusion of an appendix on the hierarchy of sewerage connections.

Basingstoke and Deane Borough Council Planning Department:

The amendments to the SMBNP following the second Reg 14 consultation were well received by the Planning Department. It was considered that the Plan is much more consistent with the NPPF and ALP following the revision of the Plan. Other changes of wording made by the Planning Department were considered and included where appropriate.

All the comments made, and responses from LTPG, on the Nov/Dec 2016 Reg 14 Consultation are listed at Appendices 9 & 10.

4. ACCEPTANCE OF THE SMB NEIGHBOURHOOD PLAN

Acceptance of the SMB Parish Neighbourhood Plan, Basic Conditions Statement and Consultation Statement by the SMB Parish Council was given on Monday 10th April 2017.

5 List of Appendices

Appendix 1	Designation of SMB Neighbourhood Plan area
Appendix 2	Housing Survey Questionnaire
Appendix 3	Housing Survey Summary
Appendix 4	Landscape Assessment
Appendix 5	Housing Report
Appendix 6	LTPG special articles on SMBNP in Hill & Valley Parish Magazine
Appendix 7	Comments of Parishioners on April/May Reg 14 Consultation
Appendix 8	Comments of Organisations on April/May 2016 Reg 14 Consultation
Appendix 9	Comments of Parishioners on Nov/Dec 2016 Reg 14 Consultation
Appendix 10	Comments of Organisations on Nov/Dec 2016 Reg 14 Consultation



Basingstoke and Deane

Basingstoke and Deane Borough Council

Civic Offices London Road
Basingstoke Hampshire RG21 4AH
Telephone 01256 844844
DX Address DX3008 Basingstoke
Facsimile 01256 845200
www.basingstoke.gov.uk

Mr Derek Kane
The Parish Council Office
Bourne Meadow
St Mary Bourne
SP11 6BE

24 July 2013

Designation of Neighbourhood Area – St Mary Bourne Neighbourhood Development Plan Area

Dear Derek,

I am writing to confirm that the Borough Council has approved St Mary Bourne's Parish Council's application for the designation of a Neighbourhood Area under section 61G of the Town and Country Planning Act 1990. The decision of the Portfolio Holder for Planning is enclosed for your information.

As required by the Neighbourhood Planning (General) Regulations, the request to designate the Neighbourhood Area was advertised on the Council's website and within St Mary Bourne itself for a period of six weeks ending on the 5th June 2013. There were no comments received in response to the consultation. Therefore, officers considered that the parish boundary is an appropriate basis for the proposed neighbourhood area.

I can therefore confirm that the designation applies to the whole Parish, as submitted.

As you may be aware, you can now apply for direct support or/and grant support to assist you in preparing a Neighbourhood Plan. You can apply for up to £7,000 of grant support through the following website - <http://mycommunityrights.org.uk/neighbourhood-planning/apply/> Additionally, the My Community Rights website provides information on how to apply for direct support, which would enable you to receive expert advice tailored to the individual needs of the various stages of your plan - <http://mycommunityrights.org.uk/neighbourhood-planning/direct-support/>

May I take this opportunity to wish you every success in this endeavour and please contact either myself at joanne.brombley@basingstoke.gov.uk or 01256 845410 or Emma Clarke at emma.clarke@basingstoke.gov.uk or 01256 845450 if you would like to discuss matters further.

Yours sincerely

pp. *Joanne Brombley*

Joanne Brombley
Planning Policy Team Leader



INVESTOR IN PEOPLE

Chief Executive **Tony Curtis**
Director of Borough Council Services and Returning Officer **Karen Brimacombe**
Director of Governance and Commissioning **Laura Taylor**

St Mary Bourne Long Term Planning Group Housing Survey

Thank you for taking part in this short survey on the future housing needs in the Parish of St Mary Bourne. The Parish of St Mary Bourne includes St Mary Bourne, Stoke, Binley, Egbury, the Wykes and Wadwick.

When filling in the survey, please also consider your preferences for rented, affordable or private housing.

The survey should take no more than 3 or 4 minutes to complete. It is important for the future of the parish that you take it, even if you have no strong feelings, as this in itself is valuable feedback. You can also complete it securely online, using your code number shown below, at: <https://www.surveymonkey.com/s/SMBhousing>

As an added incentive to complete the survey, there is a prize of a £50 voucher to spend at the village shop to the winner of a survey drawn at random, as outlined in the letter that accompanies this survey.

1. Your Unique Digit Code Number (which will remain strictly confidential) is

2. What is your current residential status?

- Owner Occupier
- Shared Ownership
- Living with relatives
- Rent from private landlord
- Rent from housing association
- Other (please specify)

Please tell us something about your property requirements

3. If you rent, would you wish to own your property? Yes/No

4. If Yes, why have you been unable to purchase a property locally?

- Too expensive
- Available housing unsuitable size
- Available housing unsuitable for special needs
- Other (please specify)

Now please tell us a little about the people that live in your household

5. How many people live in your household?

6. What are their ages (age listed on left hand side, number of people on the right)?

- 0 – 11
- 12-21
- 21 -35
- 35 -60
- 60+
-

7. Are there any individuals in your household currently or within five years in need of alternative accommodation? Yes/No

If the answer to Question 7 is **Yes** please tell us about the housing needs of individuals in your household.
If the answer to Question 11 is **No** please move on to Question 13.

8. How many individuals currently or within five years are in need of alternative accommodation?

.....

9. Where would they like to move to?

- Another dwelling within the Parish
- Elsewhere in the Borough
- Outside the Borough
- Not sure

10. If they want to move within the Parish, what size of property would they need?

No of bedrooms

- Person 1
- Person 2
- Person 3
- Person 4
- Person 5

11. Is there someone in the house who is likely to want to change their accommodation within the Parish in the next 5 to 10 years? Yes/No

12. Thinking of the people in your household that may need alternative accommodation, what type of housing would they need? Tick all that apply. (Please note, 'Affordable housing' is only meant for those with a local connection unable to afford housing at market rates)

- Rented
- Owned
- Affordable
- Sheltered

Further comments

Finally, please tell us a little about future housing needs in the parish

13. Do you think new homes are needed in the Parish?

- No, there are enough already
- Yes, need up to 10 more
- Yes, need up to 20 more
- Yes, need up to 50 more
- Yes, need over 50 more

14. If new houses were built, what would be most appropriate? (tick any you think appropriate)

- Affordable houses to rent
- Shared accommodation for single people
- Homes for couples
- Small family homes
- Large family homes
- Homes for older people downsizing
- Accommodation for older people who may need some support
- Homes for people with special needs
- A wide mix of types

15. If new houses were built, where should they be sited? (tick any you think are appropriate)

- Adjacent to existing
- Brownfield sites, ie disused farm or industrial sites
- Greenfield, ie on fields

16. Would you support smallscale development in the hamlets to help contribute to a mix of new housing (such as in Stoke, Binley, Egbury and the Wykes)? Yes/No

17. Please list any reasons which you feel make it difficult to build new homes in the Parish?

- Reason 1
- Reason 2
- Reason 3
- Reason 4

Thank you for participating in this survey. The results will be made available in the coming months through the village notice boards and through the Hill & Valley Parish magazine and website and on the blog www.smbp2027.blogspot.com

Please let us know below whether you would like to enter the prize draw (please note all completed forms will be treated in strict confidence; only the coordinator of the survey will be able to identify a particular house with its unique code and she will not have access to the returned forms).

18. Please enter any comments you would like to bring to the attention of the Long Term Planning Group that have not been covered in this survey.

19. Please answer if you are happy to enter the prize draw for a £50 voucher to spend at the Village

Shop.

Yes/No

Long-Term Planning Group: Survey Results - Summary

Thanks to all who completed the survey in November. This short summary gives a quick overview of the results: more details will be posted online later (paper copies available).

Main conclusions

- Just over half the Parish participated: 298 replies from 565 surveys
- The mix of replies tilts towards owners rather than renters, but the latter are quite well represented
- Age-wise we seem to be a Parish with more middle-aged and older people (census data seems to say the same).
- There is demand for new housing and most responders support this, but there is a group opposed to building.
- Brownfield sites are preferred for new builds and small developments in the hamlets were supported.

Respondents

77% of the responders were owner-occupiers, with 16% renting and 4% in shared ownership, so with some 80 properties owned by the housing association and 75 from private landlords, this tilts towards owner-occupiers.

90% of responses were from households with 4 or fewer inhabitants.

Looking at age, responses were weighted to the 35-60+ range, which is quite wide, but 150 people were reported in the lower ranges.

Demand

22% of the responders said that someone in the household would need their own accommodation within 5 years. This group was 65 in number.

The vast majority of the responses related to 1 or 2 people, seeking new accommodation.

Of those wanting to move, half wanted to stay in the Parish but a further 29% were not sure.

Type of accommodation

Turning to type of accommodation needed, the weightings were for 1 bed (20%), 2 bed (61%) and 3 bed (14%).

This group was seeking a mix of accommodation type, with 42% preferring affordable and 16% sheltered. Cutting the pie differently, around 60% were looking for a property to own and the balance to rent. This suggests that some responders wanted to own an affordable property.

New homes

A significant minority, 30%, thought there was no need for new building, but the main weighting was for a similar rate of new homes as in the last 15 years. 23% thought 10 new units would be enough, 34% favoured up to 20 and 13% would accept 50 or more.

Assessing the replies by type of home proposed was made difficult as people could tick several categories, but the three which stood out were affordable housing (151 votes), small family homes (148 votes), homes for elderly people (225 votes) plus a notable 25 votes for people with special needs.

Locations

If new houses are to be built, the preferences were tilted clearly towards brownfield (84%) and with a preference for being adjacent to existing units. Greenfield sites got 35 votes, compared with 236 for brownfield.

There was strong support for small developments in the hamlets (Stoke, Binley, Egbury, the Wykes) with 72% voting Yes and 28% No.



Landscape Assessment – A Summary

Together with the more dominant village of St. Mary Bourne the parish consists of the smaller village of Stoke and the hamlets of Binley, Egbury, Upper, Middle and Lower Wyke and Wadwick. The old hamlet of Swampton, close by the village school, has been incorporated into St Mary Bourne as has the area known as 'The Link' stretching out to the south and bordering Hurstbourne Priors.

The Bourne Rivulet physically divides the Parish running north west to south east. It is a winterbourne, fed by natural springs, and is a tributary to The Test.

The landscape of the area is influenced by centuries of farming activity. For the purposes of the Landscape Assessment, four circular walks were chosen as a fair representation of the countryside, the vistas and outdoor access that the Parish has to offer. Well attended by villagers, these exploratory walks took place at various times and days during the month of October (2013). On all four walks the weather was fine. On these walks flora, fauna and wildlife were noted. From open countryside to wooded areas particular attention was taken to the quality of sightlines and landscape.

FOUR WALKS AND SOME CONCLUSIONS.

It was acknowledged, by all who participated in these walks, that we were indeed fortunate to have such beautiful countryside on our doorstep. Countryside that can be accessed with minimal effort. by casual strollers, serious walkers, runners, hashers, cyclists, horse riders, bird watchers or anyone who enjoys the natural environment. Those with mobility difficulties can also, with our network of country lanes, drive and park to enjoy the serenity and panoramic views over the valley. Preserving scenic views and sightlines was a major consideration regarding future planning development.

Even the less tangible 'sensual values' that mark out the countryside 'difference', such as smells and sounds were noted.

Mention was made of how easy it is to observe starry night skies in St Mary Bourne, thanks to the lack of unnecessary light pollution. It is not unusual in the village to hear owls hooting at night (owl boxes have been established in and around St Mary Bourne) and it was assumed that a serious dark skies policy added to this enrichment of the rural environment.

What was clearly evident in our walks was the value of hedges for wildlife and pollinating insects. It is vital that hedging care and new or replacement hedging should be actively encouraged. The planting of woody species for hedges such as blackthorn, hawthorn or spindle is part of the natural ecology of the area as is the encouragement of oak, ash, beech and hornbeam tree planting. Trees and hedges on hill ridges have been found to assist the problems of rainfall erosion and the high water table that affects valleys like ours.

In all, what we have observed on these walks are types of priority habitats identified under the UK Biodiversity Plan. Lowlands and mixed deciduous woodland, floodplain grazing (either side of the

Bourne and North West of Stoke and south east of St Mary Bourne) and lowland dry acid grassland (Stoke Hill Farm, Stoke Down, Binley Bottom, Haven Hill and Juniper Rough).

THE YOUNG HAVE THEIR SAY.

Local children from the School together with its well supported and active School Eco Council were keen and vocal about what they liked, disliked and wanted in their St. Mary Bourne. The School Eco Council children were receptive to preserving the environment and wildlife. They enjoyed seeing the wild birds in their gardens and many from the School Eco Council collected flowers and checked them into flower books.

They were 'hedgehog aware' and excited by seeing deer roaming free. Many wanted to do a survey of wild animals in the Parish countryside and know more about them.

Nettles and overgrown pathways were mentioned as was the presence of 'dog poo'. Rabbits and the ragwort problem were also observed.

Access to the Lake and a weed free Bourne in which to play were requested – 'just to sit there, feed the ducks or picnic'. The annual 'duck race' in support of the village shop, was a popular event with them.

The children 'liked the village because it wasn't too big'. It was quiet and they liked walking across the fields, walking their dogs, enjoying the views and playing amongst the trees. In particular they liked the recreation ground because they felt it was safe. Although they liked the playground they felt there was not enough equipment. There was a lot of space but what was on offer was a bit 'safe' and not challenging enough, The tennis court was 'boring'. Opinion was split 50/50 on a skate park as many thought it might be dominated by older children and destroy the atmosphere. Tyre swings on trees would be a good idea.

The older children had their likes and dislikes. They liked the countryside views (especially from the top of Baptist Hill) as well as the lake and the Bourne Rivulet. One requested a 'watch tower or tree house' from which to admire the surrounding countryside.

As for paths and access there was a suggestion of 'nice wide footpaths for BMX and smaller paths for elderly people'. Some believed there were enough paths, others wanted more ('where you can ride your horse'). Cycling was a major consideration for a number of the younger people.

There was a call for increasing the wildlife with the provision of more 'habitats'. One respondent was worried by 'horse poo' on the roads. Another favoured more 'working farms'.

'We used to play at the Ford and under the little bridge there – pooh sticks' said one young person. More lakes, clean lakes and an open air pool were amongst the comments. The lack of fishing opportunities was also mentioned.

There was an objection to tree felling and a suggestion for every tree cut down two should be planted. More conker trees, more trees to climb were required. Blackberrying was favoured. 'I think we should be more aware of the history of the village' said one young person. 'I don't know much about the history but the church is amazing' said another. Although they appreciated 'old

buildings and old footpaths' they admitted not knowing much detailed history of the locality but thought it important. 'Need SMB to be famous throughout the world!'

Asked about **dark skies** there were plenty of views expressed. 'I think we should have some more street lights in Egbury Road'. 'If we have too many lights it will stop us from seeing the stars which are lovely!' 'The rec' (recreation ground) to have flood lights with day light (?) sensors'. 'No light pollution, no street lights, clear sky'

When asked 'what they valued the most?' Many agreed that 'the village shop is very child friendly'. The **friendliness** of people scored high with a large number of the younger people, 'people know each other'. High on the list **was open spaces and the countryside**. The absence of traffic jams, the rec' (recreation ground) and the Cricket Club also received a mention.

As for what wasn't liked opinion varied widely from the 'smell' at muck spreading time to 'so many lorries and speeding cars' to 'the lack of a bus service for going to visit friends'. A repeated dislike of stinging nettles was balanced by an appeal for more leisure activities, more things to do and more opportunities to meet people.

Actively caring for their countryside.

One of the outcomes of this Landscape Assessment was to experience at first hand the enthusiasm of both young and old for the rural environment, ecology and wildlife surrounding them. These are people who sincerely care to cherish the natural habitat and heritage of the village. They are also realists and flexible enough to embrace change and integrate those things that will safeguard and sustain the character and uniqueness of this living, thriving rural Parish of St Mary Bourne into the future.

St Mary Bourne Housing Report

28 January 2014

1. Introduction

The parish has a distinctive character but has changed over the last 15 years due to external social and economic factors as well as changes to agricultural subsidy and other events such as fire damage. There were approximately 39 new houses built in the period 1994-2013 with an additional 16 rebuilt. This figure includes 7 Affordable Houses for rent, all in Hirst Copse.

2. Population Changes

The population of the parish has declined slightly from 1,300 in 1985 to 1,226 in 2005 and is estimated to be around 1261 by 2015. In 2008 the '20-34' age group was given as 157 persons but is predicted to fall to 151 by 2015; conversely, there were 102 'Over 75s' in 2008 but this is likely to rise to 140 in 2015, illustrating the trend of an ageing population.

The 2001 Census listed 554 dwellings in St Mary Bourne but only 534 households. Of those, 360 households were owner-occupied and 69 households rented from the Council/ Housing Associations; only 4 other dwellings were listed as second or holiday residences. The 2011 Census shows 1298 usual residents, with a total of 563 dwellings occupied by 543 households implying that there are still a similar number of dwellings either vacant or used as second homes. 77 households live in Social/Affordable Rentals, 6 in Shared Ownership, 75 living in Private Rented accommodation and 14 living Rent Free. This leaves 371 as Owner-Occupier households (68%).

3. New Build Developments in the last 15 years

New, multi-unit private developments creating 26 new homes:

- a. Stud Farm: conversion of redundant farm buildings to semi-detached houses (2x3 bed, 4x2 bed).
- b. Fairwood : dwelling demolished and replaced with flats (4x2 bed) built 2004.
- c. The Forge: conversion of the Forge and erection of 4 new houses (2 x 2 bed, 3 x 4 bed) built 2011.
- d. Jamaica Farm: conversion of agricultural buildings to add 5 semi-detached houses (3x3 bed, 2x2 bed) to the existing 3 units, built 2007.
- e. Hirst Copse: erection of six new houses with shared ownership (3x3 bed, 3x2 bed) built 1997.

4. Replacement Dwellings built in the last 15 years

The trend has been to demolish smaller dwellings and build much larger replacements. Of the 16 dwelling rebuilt since 1994, most have been greatly enlarged and 5 have had an additional dwelling e.g. separate flat, approved as part of their planning consent.

Affordable Housing Stock

- a. Four housing associations operate rentable properties in the village with Sovereign Housing Association (an Industrial and Provident Society which has charitable status and operates on a not-for-profit basis) owning the vast majority, 67. There are 82 units in total, of which 11 are flats, 33 are bungalows and 38 are houses. Of the 82 units, only the 16 units in Hirst Copse have specific local connection requirements (written into two Section 106 agreements); the rest form part of the general housing stock allocated via the Choice Based Letting Scheme operated by Basingstoke & Deane Council. Of these, 7 have changed tenant since 2010 with 5 going to those with a local connection as of Jan 2014.
- b. There are nine shared ownership homes in Hirst Copse, 3 owned by English Rural Housing and 6 owned by Rural Housing Trust: two of these were up for resale in 2012 but did not end up being sold to those with a local connection. Part of the problem with Shared Ownership properties is that mortgages are increasingly difficult to obtain. Natwest Bank offers Shared Equity mortgages but they are granted on a case-by-case basis. A part-owner may build up their equity share over time to a maximum of 80%, making the property more expensive when sold on as equity cannot be bought back by the Housing Association part owner. In addition, percentage ownership of the freeholds of these properties varies which means part-owners have to pay monthly ground rent and insurance fees as well as mortgage payments, which can become prohibitively expensive.
- c. Of the 7 rentable properties in Hirst Copse, 4 are owned by Sovereign Housing Association, 3 are owned by English Rural Housing but all are rented to those with a local connection.
- d. There are 4 Alms houses known as Holdway Cottages maintained by a charity formed by benefactor Sarah Holdway in the 1860s. Local people can apply with preference given to ladies over men or married couples; all applicants must be over the age of 55. Residents have lifelong tenure as long as they can be cared for in their own house. Each household pays a weekly maintenance contribution including the cost of heating oil.

5. Affordable Housing Lettings Procedure

Households may bid for new affordable housing and priority is awarded according to the points system (below) devised by HARAH - Hampshire Alliance for Rural Affordable. HARAH aims to enable people on modest incomes but with strong local connections to remain living within or return to their parish which helps to maintain a mixed community. Anyone 16 years or over, with recourse to public funds and who has the right to reside in the UK can go on the housing register. They may bid on a specific property on the Homebid website then

ordered in levels of priority. They are asked about their financial situation: Housing Associations with charitable status will be more rigorous in this as they cannot house anyone who can house themselves or who owns a property already. Those with a proven local connection are given 10 points over those that don't have one. The needs banding, according to the criteria below, then set their position in the bids list.

- a. 10 points are awarded according to the following categories of need: Overcrowding; Roofless or 'sofa surfing'; Threatened with homelessness; Shared accommodation; Welfare or social reasons; Medical, mental or physical reasons; Leaving tied accommodation; Unsuitable accommodation; Transfers.

Band 1	Critical
Band 2	50+ points
Band 3	30-40 points
Band 4	10-20 points
Band 5	No points

- b. There were 21 applicant households representing 39 people on the St Mary Bourne register as at 16/12/11, all in Bands 3 and 4. Seven applicants required 1-2 bed flats, ten required 2-3 bed flats or houses and four required 1-2 bed bungalows. These applicants will have been on the list for a period of between 1 and 8 years.

On 07/11/13 there were 19 applicant households, all in Bands 3 and 4. Five required 1 bed flats, three required a 2 bed bungalow, six required a 2 bed house, three required a 3 bed house, one required a 4 bed house a one required sheltered housing.

- c. The Parish Council is conducting ongoing discussions with HARA to enable additional affordable housing to be built in the parish. Note that in the 2005 Parish Plan, quotes from the questionnaire distributed to parishioners stated 'over thirty people wanted more affordable, starter or smaller houses being built with some requesting more shared ownership schemes.' In addition, 'several people mentioned Hirst Copse positively and suggested the idea is copied in the future to provide affordable housing'.
- d. There is currently no proposal for sheltered housing in St Mary Bourne. Sovereign is reviewing its Housing Support but with changes to Supporting People grants from HCC, the provision of Extra Care is less certain.

6. Changes to Tenure and Affordability of Affordable Housing

Governmental changes to benefits and the rents charged by housing associations under the Affordable Homes Programme 2011-2015 meant that from 2012 tenants renting a housing

association property for the first time and those moving from one to another may not have the automatic right to stay in that property for life, but only a limited period of 2-5 years. They will also lose the right to pass their tenancies on to their children.

b. 'Affordable' rents can now be up to 80% of market value rather than the 45-50% guide used previously for 'Social' rents. Benefits may then not cover rental payments entirely meaning that many people will need to move to cheaper/ smaller properties within the scheme. All Housing Associations have policies governing which properties should be charged at maximal rents and these can be viewed on the B&D website. For example, a 2 bed bungalow in St Mary Bourne is still currently let under the original, Social Rent tariff of £116.87 per week whereas a 2 bed flat has been re-let under the new Affordable Rent tariff £126 per week i.e. higher rent commanded for a smaller property.

c. Government rules implemented in January 2013 state that new 5 year tenancies will not be renewed where under-occupation of a property exists by at least 2 bedrooms. (The same rule applies where there has been anti-social behaviour, where household income is greater than £60,000 or where a significant adaptation to the home is no longer required). This could force people to leave what was their family home to free up larger properties for families. It will particularly affect older residents and may increase the demand for Sheltered Housing in the Parish (see below).

d. The Government 'Spare Bedroom Tax' came into force in April 2013 where those in AH with unoccupied bedrooms now receive a reduction in their Housing Benefit Allowance (HBA):

1 spare bed =14% reduction

2 spare beds =25% reduction

3+ spare beds =up to a maximum of 61.25% reduction.

These households are given overriding priority on Homebid to encourage them to move and free up larger properties for larger families.

e. There is also a discrepancy between what Homebid (B&DDC) sees as an acceptable maximum age for siblings of different sex to share a room (5 years) and what Government sees as acceptable (10 years) which means that a family may be eligible to bid for a 4 bed house on Homebid (average rental up to £1100 pcm) but may only get HBA for a 3 bed (up to £817 pcm) until their children are older. This gap in affordability may explain why AH 'Need' does not always match uptake by eligible families and why they languish on 'Need' registers.

7. Private Housing Stock

Analysis of prices of houses sold in SMB during 2005-2011 shows 68 units sold, with a price range from £135,000 to £2,250,000. One house was sold in Jan 2005 for £275,000 and then sold again in May 2008 for £347,500, a rise of 26%. Average sale prices are given as examples below:

Beds	Price 2005	2007	2009	2011	2012	2013
2	£204,000	£261,000	£253,000	£287,000	243,000	213,000
3	£323,000	£325,000	£282,000	£290,000	366,000	486,000
4	£416,000	£499,000	£975,000	£577,000	820,000	558,000
5						

Land Registry figures for sales of private housing in St Mary Bourne in the last 15 years can be accessed via [http://house-prices.landregistry.gov.uk/sold-prices/St+Mary Bourne +](http://house-prices.landregistry.gov.uk/sold-prices/St+Mary+Bourne+), averaged in a different way in the table below. Number of bedrooms per property is not specified and sample sizes are not big.

Average Sale Price per type of property (£1000s)	Detached	Semi	Terrace	Flat	Other
Year of Sale					
1997	224.9	98.8	82.8	42	-
2000	237	167.5	153	-	-
2003	538.6	208.6	143	-	-
2006	319	334.3	226	182	-
2009	673	-	236.7	-	-
2012	593	283.8	331.6	-	157.950
2013	510	230	208	-	-

Certain economic trends are backed up by two examples of private housing sold several times over the last 15 years. One property, a thatched, detached 3 bed house was sold in 1997 for £270,000; in 2001 for £420,000 and was recently on the market for £695,000. Another example is a terraced

thatched 2 bed property sold in 1997 for £95,800; in 2005 for £249,500 and recently sold for £219,950.

Regarding Shared Ownership Housing, a steady rise in price is easily identified as two properties in Hirst Copse have changed hands twice in the last 15 years, although the percentage of the property bought outright at each sale is not clear (n.b. equity can be bought up to 80% of market value). Number 2 was sold in 2003 for £108,500 and again in 2005 for £151,200; Number 11 was sold in 2005 for £135,000 and again in 2012 for £157,950

8. Privately-Owned Housing Finance

The average cost of a 2 bed house in St Mary Bourne is now £287,000 but affordable 5-10% LTV mortgages are now rare. Until December 2012 first time buyers could secure a 90% LTV mortgage at a rate of 4.79% fixed for 2 years from Natwest Bank but this offer has been withdrawn. A rate of 6.09% with a fee of £995 would make monthly mortgage fees on an interest only basis, before additional repayment fees, £1310 per month on the example above (rates can change on a daily basis). This is beyond the financial reach of most young people.

In Spring 2013 B&DBC announced the 'Lend a Hand' mortgage scheme for first time buyers in the borough with a 5% deposit. £1million was set aside to help around 30 buyers onto the property ladder in conjunction with Lloyds TSB. The maximum loan of £238,000 was subject to Lloyds' usual lending criteria with the council providing a cash backed indemnity of up to 20% as additional security while earning interest on the amount deposited. The buyer then owns the property and has access to lower rates of interest (4.4%) than would normally apply. This scheme was aimed at helping those living in rented accommodation or with parents.

'Help to Buy' Mortgages/Equity Loans guarantees

At Budget 2013, the Government announced Help to Buy, a package of measures to increase access to low deposit mortgages to credit-worthy households and stimulate house building. The Help to Buy package will run for 3 years until 21 December 2016 and has two parts: the equity loan and the mortgage guarantee scheme.

- a. The Help to Buy mortgage guarantee scheme can help you buy a **newly built home or existing property** anywhere in the UK with a deposit of as little as 5%. The scheme works by offering lenders the option to purchase a guarantee on mortgages where a borrower has a deposit of between 5% and 20%. Borrowers remain fully responsible for their mortgage payments and any shortfall in the normal way. Borrowers apply for a mortgage through participating banks and building societies or through a mortgage broker. To qualify for the mortgage guarantee scheme, buyers must pass lender affordability checks and have no history of difficulties in meeting debt payments. The mortgage must be a residential mortgage not a buy-to-let mortgage; the purchase value must be £600,000 or less; the

mortgage must be taken out on a repayment basis, rather than interest-only; the scheme can be used for remortgaging.

- b. With a Help to Buy equity loan, the government loans up to 20% of the cost of a new-build home, so only a 5% deposit is needed and a 75% mortgage makes up the rest. Help to Buy equity loans are open to both first-time buyers and home movers on new-build homes worth up to £600,000. You cannot sublet your home, and you must not own any other property at the time of purchasing your Help to Buy: Equity Loan home. Part Exchange deals are also not approved. Loan fees are not charged for the first 5 years of home ownership. In the 6th year, a fee of 1.75% of the loan's value is charged. After this, the fee will increase every year. The increase is worked out by using the Retail Prices Index plus 1%.

Example of a purchase with an equity loan scheme	Cost	Percentage
Property purchase price	£200,000	-
Your mortgage	£150,000	75%
Equity loan	£40,000	20%
Cash deposit	£10,000	5%

If the home in the table above sold for £210,000, you'd get £168,000 (80%, from your mortgage and the cash deposit) and pay back £42,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money.

9. Private Rents

As of 21.04.13 only 3 properties were available to rent in St Mary Bourne parish. 3x3beds, ranging from £800-1100 per calendar month (pcm) and a 1x1bed flat @£575pcm. Two spare rooms were available at £80 per week (pw) for a single and £85pw for a double in the same property.

On 15.01.14 a different 3 properties were available to rent in St Mary Bourne Parish, all 3 beds priced from £845-995pcm (£195-£230pw).

10. Future Housing Need : Private , Affordable and Sheltered

30 additional residences have been identified as the number sufficient to sustain growth within the village for the next 15 years i.e. the life of this plan. The Village Design Statement adopted in 2005 should remain the blueprint for new developments. There are enough brownfield sites within the existing building footprint which would allow new units to be integrated into the heart of St Mary Bourne, Stoke and/or selected sites within the hamlets. Greenfield sites should not be needed. Practical constraints include:

- a. The linear nature of the parish
- b. Conservation Area rules

- c. Area of Outstanding Natural Beauty rules
- d. Flood plain regulations
- e. Utilities provision
- f. Traffic flow to certain facilities e.g. school, surgery.

Affordable Housing should be a part of this development but exact needs and formats should be researched more thoroughly in the context of the limited options for the mass of units which must be located on one site according to Housing Association Developers. It could be argued that no more Affordable Housing should be built until current stock is updated and AH sites better utilised e.g. Gangbridge Lane horseshoe.

A great need for Sheltered housing for those over 65 years old has also been identified by an anecdotal survey completed jointly by the parish chaplaincy and doctor's surgery. Over a 10 year period, 61 people aged over 65 years old died in the parish. Of those, it was considered that 12 would have benefitted from moving into sheltered accommodation close to their relatives in the parish but without the worry of managing their own property. They would have been better served by moving into sheltered accommodation for the last years of their lives.

11. Brownfield/other Change of Use Sites Available

- a. What is available? Currently under investigation
- b. B&D plan assessment/allowances

12. Infrastructure Assessment

It is clear that some parts of St Mary Bourne are without an effective freshwater and sewerage system so developments will have to be restricted to other areas. The road system is also a constraint and over a longer period of time traffic flow will mitigate development. Any new house built now has to have two off-road parking spaces, which should decrease the impact of traffic on further development.

See elsewhere in Plan for:

- a. Mains water
- b. Sewerage
- c. Power
- d. Roads/parking

13. Basingstoke & Deane District Council Core Plan

This is for 9,500 new houses in B&D up to 2027, refers to the new local plan and is still a matter for Planning Policy to deal with. There was a report to Planning and infrastructure Committee on 17th January dealing with site assessments and suggested sites allocations for the emerging Local Plan. This made no specific reference to St Mary Bourne in terms of site allocations although reference is made to 350 units for local determination at Whitchurch. In

terms of current policy the relevant policies are those saved policies from the adopted local plan i.e. policy C2 (affordable housing) and policy D8 (rural exceptions housing) plus the Affordable Housing Supplementary Planning Document (SPD) from July 2007 which provides further details on policies and proposals within the adopted local plan. There is also the new National Planning Policy Framework (NPPF) of March 2012 which until a new local plan is adopted will carry increasing policy / decision weight from March 2013. This has a presumption in favour of sustainable development and in terms of rural areas should be responsive to local circumstances, reflecting local needs particularly for affordable housing provision including through rural exception sites where appropriate. It should also be located where it will enhance or maintain the vitality of rural communities. 350 will be built in Whitchurch, of which 40% will be affordable; delivered up to 2016/17

- a. Policy stipulates that there should be a mix of housing and this should achieve “balanced and sustainable communities”.
- b. Village design statements are specifically to be taken into account when Neighbourhood Plans are developed
- c. Buildings or sites outside the designated residential area may be utilised either to create employment or for housing, subject to a number of qualifications

14. Section 106 Agreements

These planning obligations are legal agreements between the planning authority and the developer and any others that may have an interest in the land. It requires the developer to provide a financial contribution, physical infrastructure or a management plan in relation to their development proposals or may restrict what can be done with land following development. The borough council will consider the cumulative impact of all new residential and non-residential development on community resources and contributions will be sought for

- a. A net increase of one dwelling or more
- b. Commercial developments of >100m squared
- c. Other non-residential developments which may be required to contribute to transport improvements

St Mary Bourne has generated £45,882.77 in Section 106 Developer contributions from 4 sites since 2003. Some of this money has been spent directly in the parish on play areas and equipment and improvements to roads. Most of the remainder of the money can only be used on improvements to highways, footways, cycle schemes, but can go towards

- a. Community open spaces/ play areas
- b. Education – childrens services facilities
- c. Protection of parks and open spaces
- d. Planting trees and maintaining them
- e. Contributions to the enhancement of transport infrastructure
- f. Affordable housing within a development

S106 Agreements do not appear to cover sewerage, drainage or any other utilities improvements but in the near future, S106 monies are changing to a Community Infrastructure Levy which will go back into an account centrally controlled by B&DDC.

April 2011

**St Mary Bourne
Affordable Housing Project
Consultation &
Communication drop-in**

Meetings

to be held at St Mary Bourne Village Centre Clubroom
Friday 1st April - 5.30 to 7.30 pm
Saturday 2nd April - 10am to 12noon

May 2012

Parish Consultation - Friday 20 April 2012

The first Parish Consultation (about what local residents value in our community and what they would like to change or improve upon) attracted around 200 interested people to the Village Centre where they were asked to comment on the following topics: Leisure & Clubs; Village Centre facilities; Village Shop; Church; Housing; Parish Infrastructure (parking, roads, power, sewers, water table, broadband, mobile connections); Crime; Village Agents; School; Surgery; and Businesses.



If you missed this event, don't worry. More consultation is planned. Check the parish website and notices about venues! Or contact Katie Dixon katiebdixon@btinternet.com if you have views about any of the topics or anything else on your mind. We want to hear your views!



Photos: Oliver Dixon

50 youngsters, primary and secondary ages, completed questionnaires.

October 2012

Looking to the Future

Give your views on development for St Mary Bourne, Stoke, Binley, Egbury, Wadwick and the Wykes up to 2027.

Following the well-attended consultation held in April this year, the Long Term Planning Group (set up by the Parish Council) is preparing a draft Plan for the parish to take it up to 2027. This plan covers many aspects of rural life, the environment, housing, the School, the Surgery and infrastructure.

To ensure that as many people as possible can give their input, an exhibition will be roving between the pubs, Church and the School in the parish. Comments are directed towards the group's blog

www.smbp2027.blogspot.co.uk

This blog will also soon contain a link to the draft plan.

Another consultation evening is planned to take place in the Village Centre Main Hall on **Friday 16th November**. Starting at **4.30pm** with an updated exhibition of the Plan and opportunities to talk to members of the Group, there will be a formal **Q & A session at 6.30pm** finishing at 7.30pm.

"I came, I saw, I commented ..." (with apologies to J Caesar). The future of the parish is in your hands.

November 2012

Looking to the Future

The Future of the Parish is in all our Hands

On **Friday 16th November** the first draft of a plan for St Mary Bourne Parish for the next 15 years will be on display in the Village Centre. It will also be on our blog (see below) from 14th November. Read it, ask questions and make comments - the input of everyone in the parish is vital to make it a Community Plan. Doors open 4.30pm with a formal Q&A session at 6.30pm, finishing at 7.30pm.

See the Long Term Planning group's blog for a brief résumé of some of the many issues under consideration

- www.smbp2027.blogspot.co.uk -

where you can also give your views and leave comments.



January 2013



St Mary Bourne Parish Neighbourhood Plan

The second consultation meeting, held on 16th November was well-attended. The question and answer session was very helpful in airing issues felt by people in the parish, as well as giving us a chance to

explain further the **Neighbourhood Plan** for St Mary Bourne, Stoke and the hamlets of Binley, Egbury, Wadwick and the Wykes.

On behalf of the Long-Term Planning Group I would like to thank all of those who took the time to attend, join the debate and offer help.

To summarise, the Plan's main points are:

- The Plan allows the parish community to have a strong input into planning matters.
- On a positive note, it allows the villages and hamlets to retain their important character, but also to evolve.
- The Parish is a balanced one in terms of the backgrounds, professions and situations of those who live here. This gives the Parish its character and keeps it vibrant and active. The Plan will foster this balance.
- There are some problems in the Parish: infrastructure issues such as drainage and traffic being two examples. The Plan will seek to address these.

It is important to see the Plan as a framework of the Parish's view of how it should look in the 15 years ahead. We need funding for projects and participation from volunteers and working groups to develop the plan, so it should also be seen as a rallying point for those who want to sustain a thriving community.

The full draft plan can be found on the Group's blog www.smbp2027.blogspot.co.uk where comments can be left.

What follows is a résumé of the draft which was displayed at the consultation.

A 6-point plan

1. Provide further housing, integrated into the existing footprint; improve consideration of housing for young families and retired people
2. Improve water and telecoms infrastructure
3. Evolutionary change for the school and clinic
4. Modify the road system to improve safety
5. Raise environmental ambitions
6. Develop our vibrant leisure/clubs sector

Housing

Plan proposals

- 30 new houses may be built (incl. affordable)
- Brownfield sites, inside the village and in hamlets, will cover this need
- Affordable housing to be integrated in the Plan, including improving existing properties
- Address needs of retired people and young families
- Infrastructure and traffic flows must be resolved in allowing for development

Infrastructure

Plan proposals

- Water and sewage to be addressed in any new development
- Upgrade to fresh/waste water systems needed
- Broadband solution a key part of the Plan
- Roads: modify/restrict for safety/to control flow
- No street lighting

School

Plan proposals

- The school will remain on its current site
- Growth in Parish pupil demand can be supported
- In a 10-15 year horizon, a new school may be needed: keep options open
- A parking solution will be proposed: traffic flows will be integrated to the infrastructure plan

Surgery

Plan proposals

- The surgery will remain on its current site, unless development plans cannot be finalised
- Support for an increase in footprint, if parking can be accommodated
- If this does not occur, in a 10-15-year horizon, a new site may be needed
- We recognise that patients from outside the Parish are needed to sustain the surgery, but look to sufficient staffing to maintain service quality

Retired and Young People

Plan proposals

- Identify the specific needs for retired people in affordable and other housing developments
- Consider provision of a specific development for retired people; involve them in planning
- Assess how best to provide a central place for young people to meet
- Review other plan components to ensure that retired and young people's needs are met

Environment

Plan proposals

- Protect the valuable natural resources of the Parish and surroundings
- Ensure that developments fit the character of the area: materials, size, visual impact on the location
- Aim to reduce the carbon footprint of the Parish annually over the Plan life
- Combine energy-saving measures with green technologies to cut waste and carbon emissions
- Develop community resources and foster working together of all parties in the open environment

What is not included

Plan exclusions

- The Church: as an "immoveable asset"
- Businesses: the Plan should support businesses but has no economic remit
- The Shop: an important asset and will be considered in the Plan if alternative sites are proposed by the Shop Committee

Long Term Planning Group Andrew Shegog - chair (☎ 738374)
Katie Dixon - sec (☎ 738218)

St Mary Bourne Parish Neighbourhood Plan - an Update

After the positive response to the Open Days in 2012 the Long Term Planning Group would like to give the following short update:

1 - The Parish will be designated as the Neighbourhood Plan area and the Parish Council, as the governing body, will register this request formally with Basingstoke & Deane Borough Council.

2 - Following a planning day with B&DBC and external advisers (done at no cost) the chairman of the LTPG updated the group as follows:

- The St Mary Bourne Parish neighbourhood planning process is well advanced compared with others in Hampshire
- Four to five other areas have applied to register for plans (but are reported to be at varying stages in engagement, consultation and evidence gathering)
- Whitchurch is one of these, considering that it was required under the draft B&D 15-year plan to build a further 200 houses (the chairman intends to meet the Whitchurch group)
- There are technical areas which the StMB team needs to dig a little deeper into: (a) a housing need assessment - pending the Census results from 2011 to check our base data and evidence (b) a landscape assessment; plans are underway to do this work in the coming months and the LTPG steering group welcomes all comments and suggestions (via the Blog, please, www.smbp2027.blogspot.co.uk)

3 - Basingstoke & Deane Borough Council's Strategic Plan, which should have been implemented during 2013, has been set back 6-9 months, due to a judicial review of part of its strategy. This means that the St Mary Bourne plan will need to wait until later this year for completion, to avoid being in conflict with the final elements of the B&D Strategic Plan

4 - The LTPG steering team will conduct a survey later in the year ahead of the referendum, which requires a majority of those voting, once the SMB plan has been completed

Thanks to all those who have continued to provide ideas, comments and support, as well as practical criticism. Please keep all of these coming!

LTPG

WHAT MATTERS MOST IN OUR LOCAL COUNTRYSIDE?

A Landscape Assessment for the **Neighbourhood Plan for the Parish of St Mary Bourne** is underway - see www.smbp2027.blogspot.com . We want to identify the qualities that make the local environment special to residents in our Parish. So, if you live in St Mary Bourne, including Stoke, Egbury, The Wykes, Binley and Wadwick, let's hear from you!

What do we want to hear? For instance...

How does the built environment relate to the countryside around you? What do you value most in the natural environment? Could it be changed for the better or should we try to conserve what we have? How important is the local wildlife (bats, owls etc)? Are there any places you feel that have an important 'historical' significance? Do you have a favourite view of the landscape? What about our skies? Do you like to stargaze on clear nights?

IF ANY OF THESE THINGS MATTER TO YOU - PLEASE GET IN TOUCH AND LET US KNOW YOUR VIEWS. You can drop us a note addressed to Minden, St Mary Bourne SP11 6AY, or pop it by hand through the letterbox, or email tonystyles@stonytyles.demon.co.uk . Keep an eye on the parish noticeboards for further news and keep checking on www.smbp2027.blogspot.com .

Why not walk and talk with us? In order to get a feel for our landscape we are planning some walks in and around the Parish in the months of September and October. Why not join us? We anticipate that some walks may take approximately 1 to 2 hours at a leisurely pace. We'll need time to view and discuss what we see. Dogs, of course, will be welcome.

Please contact Jane Snow, Jenny or Tony Styles on ☎ 01264 738403 or at tonystyles@stonytyles.demon.co.uk Please do so by September 15th to register your interest.



LTPG

WHAT ARE YOUR VIEWS ON FUTURE HOUSING IN THE PARISH?

A Housing Survey of all the households in the parish is one of the next steps that *The Long Term Planning Group* is to carry out. This will continue to build on the views and information already gathered to complete the plan, now officially designated as a **Neighbourhood Plan for the Parish of St Mary Bourne**.

The survey, which will drop through your letter box in September, can be completed anonymously, on paper or on-line, with help provided if needed. The Group has made every effort to make it as easy as possible for you to give your views.

And will your views make any difference? Make them known and they will be the evidence for a locally inspired Neighbourhood Plan which will set the framework for development in the Parish for up to 15 years. Remember, keep viewing the blog to be up to date with progress - www.smbp2027.blogspot.com . ***This is localism at work but for it to happen it needs you.***

December 2013



Well done to SMB - a good response to the housing survey

A very big thanks to everyone who helped to put together, organise and hand out the survey of

housing for the Parish last month.

Thanks as well to all those who took the time to complete the survey. All that effort has resulted in a good response which will contribute to the evidence of what this parish wants in housing development for the next 15 years.

It will take a little time to process all the responses, but watch the Parish Council website

www.stmarybourne-pc.gov.uk and the LTPG blog <http://smbp2027.blogspot.co.uk> over the next month for results.

Of course many of you will be wondering if you have won the voucher of £50 to spend in the Village Shop. Come to the next, and final, consultation evening which will be held on **Friday 7th March 2014** in the Village Centre Main Hall, to see the draw and find out if you are the lucky one. At that meeting there will be plenty to discuss with the unveiling of the final draft of the Neighbourhood Plan. Will it be what we all want for our parish for the next 15 years? Make sure it is by putting the date in your diaries and coming along to help us complete the Plan.

February 2014



Housing Survey

A summary of all responses can be found on the LTPG blog

www.smbp2027.blogspot.com.

Some "Myths and Realities" brought to light by comments in the survey

will be answered in an article in next month's Hill & Valley.

A draft of the **Neighbourhood Plan** will be ready for the final consultation meeting in the Main Hall of the Village Centre on **Friday 7th March 2014, 5.30 to 8pm**, when the winning questionnaire number for the Village Shop voucher will be drawn.

Historical Background - We still need information about donors and dates of land given for the benefit of the parish e.g. The Lake, The Surgery, The Recreation Ground, Stevens Green, Hirst Copse, Stoke Playground, Village Centre, Bowling Green, Churchyard extension, and any other. Please leave a message on the LTPG blog www.smbp2027.blogspot.com, or write to katiebdixon@btinternet.com, or contact the Parish Clerk on ☎ 01264 738039.

March 2014

New date for the Neighbourhood Plan Consultation Meeting

The date for the Final Consultation Meeting for the Neighbourhood Plan has been postponed to **Friday 28th March** 5.30 to 8pm, in view of the many difficulties the Parish has faced during the very wet February.

But how is the Neighbourhood Plan going to deal with all the things that matter to you in the Parish of St Mary Bourne for the next 15 years? 53% of the households of the parish of St Mary Bourne have given their views on housing and development through the Housing Survey sent out last November.

What did those responses tell us?

There is a demand for new housing and most responders support this, but there is also a group opposed to building. Brownfield sites are preferred for new builds and small developments in the hamlets are supported. Interested in the statistics? Look at the LTPG blog www.smbp2027.blogspot.co.uk on the housing tab.

Surprisingly, similar views on similar subjects came from the majority of responders. The reasons given that it might be difficult to build new homes in the Parish drop pretty much into the following categories (in order of the number of times each was mentioned, highest first):

- state and size of the sewers;
- loss of village identity / character;
- nimbyism;
- floodplain issues;
- inadequate roads / already too much traffic;
- cost/availability of land;
- AONB status / Conservation Area;
- insufficient parking areas;
- inadequate facilities;
- planning issues.

The perceived biggest problem is the capacity of the sewers. We hope to have the statistics available to show that for the number of households in the Parish the capacity is more than sufficient.

Some other issues raised and answers -

No room in the school for extra pupils? Jonathan Nelson, Headteacher of SMB Primary School tells us:

Places at St Mary Bourne School are allocated using our Admissions Policy which follows County guidelines. Priority is given in the following order to -

- Children in foster care
- Children or families who have a serious medical, physical or psychological condition which makes it essential that the child attends SMB Primary School
- Children who live in the catchment with a sibling already in school
- Children who live in the catchment
- Children who live out of the catchment with a sibling in school
- Children who live out of the catchment

We are usually able to accommodate children living in the catchment area and regularly take children from out of the catchment. The present split is 50% in the catchment and 50% out of the catchment. We currently have places in years 3,4,5 and 6. Please contact the school office on ☎ 01264 738336.

The Derrydown Surgery cannot take extra patients?

The surgery welcomes new patients according to its practice manager.

Why were Woodcott and Dunley not included in the Survey? The Neighbourhood Plan covers the Parish of St Mary Bourne and these two hamlets are not in the Parish.

Some asked to talk to the LTPG about other issues raised. Please do, the third and last consultation meeting is coming up on **Friday 28th March**. AS



St Mary Bourne Parishioners comment on Neighbourhood Plan

The Village Centre was filled on March 26th by a steady stream of parishioners and interested parties who came to

view the final draft of the Neighbourhood Plan - a parish council initiative aimed to establish how the parish should develop during the next fifteen years to 2030.

Since 2011, the Steering Group had worked to identify valued features and facilities within the parish through technical research, public consultations and surveys. Their findings had then been consolidated into the Neighbourhood Plan which was on display in the hall, together with public comments, suggestions and photographs. It can also be viewed on www.smbp2027.blogspot.co.uk.

Chairman of the Group Andrew Shegog explained that, although nothing could alter Basingstoke & Deane Borough Council's strategic policies, the Neighbourhood Plan was a strong indication of how the local community itself thought development should occur, and what future action needed to be taken. It was intended to be proactive and evidence-based, having allowed for a range of views and interests. Amongst those who came to view the draft Plan were local MP Sir George Young and Borough Councillors Horace Mitchell and John Izett.

Within the Plan's findings was an identified need for a modest amount of new non-market and smaller sized market housing for young families and retired people who wished to remain in the locality if suitable accommodation was available. The Plan's preference was to utilise brownfield sites throughout the parish to allow for small scale mixed development, but up to two rural exception sites might be allowed to include non-market or sheltered housing.

However, it also recommended that no development should be permitted in St Mary Bourne or Stoke until the sewers had reached acceptable functioning capacity and improvements had been carried out on other infrastructure features.

The visual aspect of the parish within its designated Area of Outstanding Natural Beauty was also considered a highly-valued key feature which should not be compromised by unsuitable or excessive development. Facilities such as the school, church, Village Centre, doctor's surgery, clubs and societies etc all contributed to the dynamism of a mixed thriving community and should be supported and improved where necessary over the next 15 years.

Over 50% of households had completed and returned a survey about housing needs in the parish which was reckoned to be an excellent response. The winner of the £50 voucher for the Village Shop was Pedro Battle from Binley. The evening concluded with many questions about the findings of the Neighbourhood Plan and what the next stage was likely to be.

Update (from the April Parish Council Meeting) - The next step is to set up a meeting with members of the B&DBC Planning Department to go through the proposals and see where they fit with the National Planning Policy Framework and the emerging B&DBC Local Plan. We are trying to arrange this meeting before the end of April. Progress will be reported at the Annual Parish Assembly on 6 May.



Visitors at the consultation evening



Neighbourhood Plan steering group:
Val Kennett, Dan Culley, Katie Dixon, Rev Dodie Marsden, Lisa Wood & Andrew Shegog (missing Jo Strong)



Jo Strong inspecting the display boards
Photos: Chrissie Henderson

December 2014

The St Mary Bourne Parish Neighbourhood Plan Takes Shape



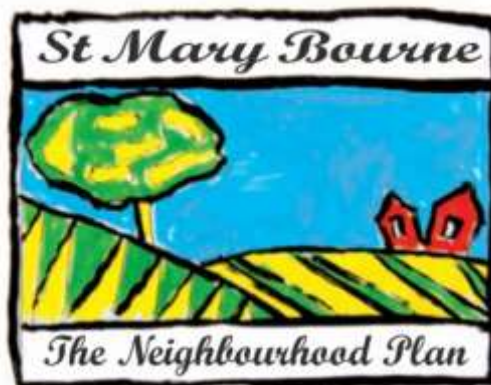
It takes time to do something thoroughly and accurately, especially when you are tasked with reflecting the views and opinions of the majority of your community. Such has been the case in formulating **The St Mary Bourne Parish Neighbourhood Plan**.

In the past months, questionnaires have been circulated and people, of all ages, have been asked for their thoughts and ideas about what they want from their village. We have even conducted 'walks' to ascertain the natural assets we have, even down to noting and recording from North, South, East and West the 'sightlines' (vistas of the countryside) we have around the Parish.

A great deal of useful and interesting material has been provided by a very helpful and co-operative Parish community. The wishes of the Parish and the feedback given to the group have had to be meticulously recorded and included into the format of a set of policies to reflect the wants, needs and hopes of the community for the future shape of our Parish and its environment.

The end is now in sight and the Group and its findings will soon be presented to a representative of B&DBC Planning Department to fashion its findings into enforceable policies. Probably at the beginning of December, as soon as it is finalised. The Parish Neighbourhood Plan will be put on the Blog www.smbp2027.blogspot.com after which it will be printed and circulated to every household in the Parish for comment. The Group would like to thank Locality for financing the project.

If in the meantime you would like to see a comparable plan, you need look no further than the Woodcote (Oxfordshire) Plan - <http://www.woodcotendp.org.uk/>.



From the Long-Term Planning Group (LTPG)
St Mary Bourne Parish Council
20 March 2016

Dear Parishioner,
The Neighbourhood Plan (the Plan) for the Parish of St Mary Bourne, including Stoke and the hamlets, is nearing completion. One of the steps in this process will be a consultation so that you and other interested parties can make final comments on the Plan and its aims.
Our intention is to publish the final draft Plan on Friday 8 April 2016 and we propose to do this in three ways:

1. A copy will be displayed in the Club Room at St Mary Bourne Village Centre, together with a comments book. The Club Room will be open during normal Parish Council Office opening hours of Mon-Fri 3.30 to 5.30pm (except 18 April & 5th May) and on Saturday 8.30am to 12 noon.
2. The Plan will be published online on the SMB Parish Council website at www.stmarybourne-pc.gov.uk/index.php/minutes-agendas/parish-plan and on the blog for the SMB Parish Neighbourhood Plan www.smbp2027.blogspot.co.uk.
3. There will be a limited number of copies, considering our budget constraints, for those unable to see the online version or visit the Club Room.

The consultation process will be open for six weeks, until Friday 20 May 2016. You may put comments into the box in the Club Room or via email to clerk@stmarybourne-pc.gov.uk.

It has been a long process to get the Plan finished, but we look forward to your input as the final version is completed. The Plan will be an important tool for deciding how the Parish will develop over the next 15 years and we would like to thank all of those who have worked with the LTPG during this time and for all of the contributions made to creating the Plan.

Yours sincerely

Andrew Shegog
Chairman, LTPG of St Mary Bourne

April 2016

May 2016

Neighbourhood Plan/B&DBC Local Plan -

Update:

The **Neighbourhood Plan** exhibition is in the Club Room for public comment from 3.30 to 5.30pm Monday to Friday (excluding 5 May) and on Saturdays from 8.30am to noon and on www.smbp2027.blogspot.co.uk. The deadline for public response is **20th May 2016**.

December 2016

St Mary Bourne Neighbourhood Plan

The Neighbourhood Plan received a wide range of comments during the April/May 2016 consultation, as well as technical input from Basingstoke & Deane Planning Department, the Environment Agency and the AONB, among other bodies. The Long Term Planning Group has redrafted the plan with two chief aims:

- to make clearer and more positive the policies on affordable housing and smaller units
- to clarify the types of "brownfield" sites to meet national planning policy frameworks.

As these changes have resulted in a substantially new plan (albeit with the same Aims and Policies), a second six-week consultation period will end on **Friday 16th December 2016**. The Plan is exhibited in the Village Centre Club Room, on the St Mary Bourne Parish Council website and available in printed form if needed from the Parish Clerk.

We look forward to your final contributions to this document which will then go on for an Expert Review before a Referendum in the New Year.

Katie Dixon (Long Term Planning Group)

Appendix 7 Comments by Parishioners to Reg 14 April/May Consultation

From	Plan Section	Comment	LTPG Response
1		<p>I would like to make comments on other subjects but in general I regard the draft admirable and very constructive and considerate. A modest rate of housing growth is essential if the Village character is to be retained and the services infrastructure not overloaded.</p> <p>Best wishes for implementation!</p> <p>Notes and opinions on parking on the Highway in the Village.</p> <p>The purpose of the Public Highway is to permit passage and re-passage from one's home. We all pay for the maintenance of the Highway in our local and national taxes, for the right of passage. However, it is accepted that it is reasonable to stop outside a home for convenience, subject to the Highway Code and certain laws of obstruction.</p> <p>Under the pressure of current life people often park in contravention of the Highway Code, for example "facing oncoming traffic, and/or on a bend". Both these offences occur regularly in St Mary Bourne, People may claim obstructive parking acts as a deterrent to excessive speed but this is rarely the case, and may cause "a chicken run". At several points there are bends in the road which prevent adequate field of view and although many vehicles proceed with caution, speeds as low as 10 or 15mi/hr in a head-on collision are often fatal, not just a simple case of obstruction. Experience indicates that higher speeds at the blind spots are frequent, particularly, by the old chapel before Denham Terrace; and between Link and the Church.</p> <p>A good example of the negative result of traffic calming is the curb extension combined with parking too close to the road junction in Hurstbourne Tarrant. This situation causes frequent head-on potential conflict. It may cause some reduction in vehicle speed but it may also give rise for unreasonably increasing risk of injury.</p> <p>One would hope that reasoned attention given to these risks would cause avoidance of existing rules but, if not, then stronger measures may be required; such as road markings and policing?</p> <p>I am sympathetic with those that have no garage or off road space but the lives of our friends are valuable, should we start a special fund to help pay for a solution?</p>	<p>Thank You.</p> <p>Thank You.</p> <p>Highway Issues and driving practices are not within the remit of the Neighbourhood Plan.</p> <p>Consideration was given to finding new parking areas but no practical solutions were forthcoming. Some parishioners at both open meetings considered that parked cars on the road slowed down the traffic.</p>
2		<p>Firstly I would like to thank the team that worked on this consultation document. From past experience I know that there is always a lot more work than was first anticipated.</p> <p>In general I thought the aims and objectives contained within the plan were well thought out and would, if they could be achieved, be beneficial to the Parish and those who live within it.</p>	<p>Thank you.</p>

	<p>I was particularly impressed with the housing aims and objectives (table 2) and Policies SD1, SD2, H1 & H2. I agree that new housing must be more affordable and achievable for the younger, local adults and some provision for purpose built housing for the elderly in the community.</p> <p>Policy CED1 – It is important that the quality and the design of any future development should enhance the environment, but I do feel that we should all remember that this is a living, working parish, not a model village that people pay to visit at a weekend or buy a ‘pretty postcard’ of it to send to friends.</p> <p>Policy TA1 – Transport is of course very important, particularly for the younger and elderly members of the community and there is a need for better transport links to Whitchurch, Andover and Basingstoke .</p> <p>As with all these plans we are of course always at the mercy of the higher tiers of local, regional and central government, along with continual changes that are made to legislation by these bodies.</p> <p>When (if) this document is adopted I hope that these powers will look closely at it and take on board the recommendations within it.</p>	<p>Noted.</p> <p>Suggestions for community transport have been included in the Community Action section.</p>
3	<p>We agree with the Neighbourhood Plan</p>	<p>Thank you.</p>
4	<p>A lot of work and effort has gone into the plan by all the people associated with it. That cannot be denied.</p> <p>A large proportion of the plan has been focussed on housing, an important subject, but sadly the present plan will not succeed in maintaining a balanced parish. Nor has serious inroads being given to plan for this parish to be sustainable in its service and facilities, which as the parish demographic ages and continues to move towards the more affluent, will continue to decline, with younger people and struggling families being excluded for living here or burdened with very high mortgages (I doubt the 0.5% BLR will go on for ever which will produce a toxic shock to folk who are perhaps only a quarter through their 25 year term mortgage)!</p> <p>It is clear that there has been an over-bending drive by a vocal but minority element of the parish to essentially limit development to only market-plus and high end housing with the overriding priority being the reuse for housing of brown sites including those sited away from village amenities such as pubs, shop, village hall, &c, in the hamlets. Those, who benefit (or would benefit) from social housing tend to be ‘shy at coming forward’, are not, in some cases ‘blessed’ with being articulate and lack confidence to stand-up to a bullying element that exists in communities like SMB.</p> <p>Whilst ‘recycling’ redundant sites for housing is laudable and should be encouraged, many such sites are largely unsuited for economic affordable housing developments (size, locations and clearance and costs [including when needed, for the detoxifying such sites), which given the recent experience with Bell’s Field, would appear to be well below the minimum size for such developments (6 homes and under). Even then,</p>	<p>Thank you.</p> <p>Noted.</p> <p>The focus has been to provide smaller affordable units, both for rent and for sale as identified by the housing survey.</p> <p>Noted</p>

	<p>some of this future stock (Bell's Field) will be lost to future generations by way of some already being developed for shared ownership, as bitter experience in sites such as Hirst Copse show, and would appear to lock-out some people of the lower socio-economic strata from this community. This is of course fuelled by successive governments since 1979 essentially 'privatising' public housing, a policy I have always opposed and feel vindicated over the years with the housing crisis there is now across our country, city, town and rural.</p> <p>The self-imposed limit of no more than 6 dwellings per development with an affordable element will never ever stand-up for delivering affordable and social housing. All such homes will become market-plus and high end homes, including those deemed as 'affordable'. As to whether they would ever be affordable in the first place is highly debatable.</p> <p>There is also immense pressure on affordable homes in general with the continuation of privatising existing stock via 'right to buy' – a continuation of the discredited policies of the early 1980s, nationally, including the R2B from housing associations, another 're-elect the government wheeze'. 'Popular' policies are not necessarily good for us and society, but then some national politicians have claimed, 'there is no such thing as society'!</p> <p>The only way the brown sites could begin to stack up for affordability is if they are 'given-away' for a £1 per acre. Are there any such altruistic brown-site owners? I doubt it.</p> <p>When one goes up in a plane one is stuck by how much empty land there still is, even in the so-called overdeveloped south. The vocal but loud minority are obsessed by countryside being 100% unsullied. Take a look around – there's actually plenty of it — and a plan for growth on green field sites outside the curtilage for say two x 15 homes sites for the next 15 years will NOT spoil the village from now until 2030 – it will however make it sustainable in terms of services and support all strands of our society and make OUR contribution towards the critical need for more social and affordable housing that exists nationwide.</p> <p>Of course one does not wish to see housing estates in three figures in our midst, or in other small communities in Hampshire and beyond (which some of the more lurid fantasists in the vocal minority think will happen), and I would doubt that there would be the local connection to fill 100 extra homes as affordable and social housing in the next 15 years anyway. But ALL communities should take their share of the strong need for affordable housing in our country, in a proportional and sustainable manner. Locking out villages like SMB, in Hampshire and beyond regarding our nation's responsibility to assist those who cannot ever expect to purchase a market home is unfair to those communities who do embrace their responsibilities and duty to all our fellow citizens, and places additional burdens on town and city.</p>	<p>Noted.</p> <p>Noted.</p> <p>There is now provision for Rural Exception Sites in the Plan see Policy P4.</p>
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		<p>No, this plan, to get my approval, requires that rural exception sites outside the curtilage but abutting the existing curtilage MUST be featured in the Plan to allow land owners to sell at non-development prices (if they wish to sell), such sites for economic development of affordable and social housing in the future and the cap on the number of houses raised to a figure that renders the site viable for RENTAL social and affordable housing, including for downsizers / elderly.</p> <p>Eleven homes seemed to push the envelope as regards Bell’s Field as exclusively rental in perpetuity, so a figure of perhaps 15 dwellings should be applied to Rural Exception sites, which should be in contiguous proximity to locations where the bulk of services that remain available in the village are ie SMB. Hamlets with little or no services are unsuitable as sites for affordable / social housing – one parent families, the elderly/infirm and the very poor / low income. We should allow for up to two such developments between now and 2030. There has been talk of, “Why wasn’t Hurstbourne Station developed for affordable housing? (Albeit outside this parish but closer geographically to SMB then HB-P (who have far less services than we do)). Well, the simple answer is, “It is a long and dangerous walk (or cycle ride) to SMB services” and illustrates my view why hamlets are unsuitable as development for social housing, notwithstanding the cost factor of developing brown field sites only for never being able to deliver affordable homes</p> <p>Brown site development as the means to delivering affordable / social housing needs for the next 15 years and beyond, is a delusion, or perhaps a deliberate ploy by some to ‘seal the village in aspic’.</p> <p>I will be voting NO at any forthcoming referendum on this Plan, as it stands. I encourage, as a resident of this village, that electors reject this Plan. Given the number of electors and those who petitioned to have Bell’s Field rejected, it can be quite possible on as low a turnout of 50% to reject this Plan as it stands, for the reasons I have given</p>	<p>See Above.</p> <p>There is now provision for Rural Exception Sites on greenfield land. Protections have been implemented in the Policy P4 to ensure that developments are not inappropriate in their location, meet good design standards and do not detract from the important characteristics of the parish in terms of the landscape, protection of habitats and the strain on utilities</p>
5		<p>An extremely comprehensive observation of the Parish. The conclusions are well founded and are soundly based on the breadth and depth of the topography, existing culture values and expectations of those who</p>	<p>Thank You.</p>

	<p>choose to live in a rural setting which is St Mary Bourne. I think it realistic and forward thinking as regards development of dwellings within the confines of the Village. Retaining unique rural identity needn't mean backward thinking. I think the Plan supports this with recommendations as regards revitalising hamlets and re-use of brownfield agricultural sites for mixed housing. Certainly a sure way to destroy the cohesive community of the village is to mindlessly plonked down mini-estates in open fields.</p> <p>The report has done its homework well it shows the way in how we should value natural assets such as access to the countryside and maintaining dark skies. In previous decades bad planning decisions has led to the overwhelming of the country/rural environment with excessive over building of houses that pay little attention to the historical vernacular in the materials, quality or design – the Plan has a worthwhile opinion on this.</p> <p>The plan recognises the future and economic development of our Community as regards light industry/homeworking. This is dependant on factors that is out of the remit of the Plan. These are things we would like to do, indeed have the assets to offer (small business start-ups on previous farm yard sites) but THE LACK OF BROADBAND is indeed holding such projects back. “We can't have an economy for all if people in parts of the North or in some rural communities are left without the transport links or the superfast broadband they need to take part” David Cameron Nov 2013.</p> <p>To my mind this Plan reflects the fact that St Mary Bourne is a forward thinking Community. It has its own strong identity and is very knowledgeable of 'its territory'. A fine example of this is how the Community-individuals and Parish Council – are being listened to and working with Southern Water in trying to solve the crisis with sewers along the Valley and particularly in Stoke and St Mary Bourne. Here local knowledge helps with issues concerning rising ground water, springs and possible past mishaps in the laying of sewer pipes.</p> <p>Both my wife and I think this is a very good Plan and a realistic way forward for this Hampshire Village and County asset.</p>	<p>Thank You.</p> <p>Broadband has been included in the Community Action section.</p> <p>Noted.</p> <p>Thank you.</p>
6.	<p>Can you please pass on my congratulations to the team who have produced this plan – it is very high quality and they should be proud of what they have achieved.</p> <p>I have the following comments..</p> <p>It is great that we are thinking ahead as to where new housing might be sited throughout the parish. However I do have grave concerns about building on strategic flood plains and would like to see more said about this in our plan. As a member of our Flood & Emergency Group, I was part of two walking parties along the Bourne Rivulet with our Pathfinder expert Simon Fryer and also Ian Miller from the Environment Agency. Both professionals made comments about the critical ongoing role that certain fields along the valley play in</p>	<p>Thank you.</p> <p>Integrated into the Policy P4e) and also supporting text to Policy P5</p>

	<p>absorbing groundwater e.g. when the water table rose dramatically in the winter of 2013/14. Members of the Flood Group agreed with that observation, so I would like to see those critical flood plain fields identified and protected for this purpose. As well as the key role these fields play in managing excess groundwater, by putting up new dwellings on flood plains, we are creating yet more vulnerable homes that we will need to consider as part of our SMB Flood & Emergency Plan. So I think priority should be given to sites that are not situated on flood plains when identifying sites for new dwellings.</p> <p>I noticed in the previous neighbourhood plan that much more detail was provided about the AONB and the Conversation Area and there was a much stronger expression of the need to keep our open views along the valley floor. So I don't see as much guidance in this current document about that, which I think is of concern. I believe this should be a key consideration when identifying sites for new dwellings. Once our middle and long distance views are lost along the valley floor, we won't be able to get them back. I wondered if the Parish Council or BDBC have ever identified and/or specified where these 'special views' are situated? Perhaps we need to have those locations recorded with photographs to inform discussions over planning applications and to prevent developers obliterating these unique views?</p> <p>Under Paragraph 2 Creating and maintaining a sustainable and prosperous village with a range of local services and community facilities I have the following comments</p> <p>Speeding/highways infrastructure</p> <p>I think there will be an increasing need to consider the effect of new dwellings on our highways infrastructure in terms of traffic flow and traffic calming. We know that a lot of drivers speed through the parish, and we also know that the vast majority of these speeding drivers are local to the valley. As more properties are built in the parish, there will be more local traffic on the road. I think this needs to be planned for and carefully considered. So perhaps we could mention the existence of the Highways Group in the plan - its role and purpose and links with Hampshire Highways. We could add that there might be a need in the future to consider traffic redirection (e.g. one way systems) and/or traffic calming (speed bumps) as volume of traffic increases over the years. Our roads are simply not designed for some of the bigger vehicles that reside in the valley or pass through the valley. It seems also to be a fact of life that levels of driver aggression are ever increasing as busy lives take their toll on stress levels. If we have something in our long term plan on this topic, it would give our Highways group more authority to influence and put pressure on Hants Highways to respond to any road infrastructure issues. Also it will emphasize the good relationship we have with the local police force in terms of Speedwatch and traffic calming initiatives generally.</p> <p>Maintaining the Bourne/Pathfinder</p> <p>We know from the work the Flood & Emergency Group has been involved in regarding the Pathfinder Project, and the knowledge and experience we have amassed amongst our Flood Group membership, that the maintenance of grips and ditches is important. We also know that the Bourne is in its current state because its</p>	<p>This is covered in the Environment section see Policy P5 b) and in the Village Design Statement which is integral to the Plan.</p> <p>See Policy P5 f)</p> <p>Included in Community Action</p> <p>Included in Community Action</p>
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	<p>maintenance has been not properly planned and attended to over the years. We will be getting the results from the Pathfinder Project in June and I understand our aim after that is to a) action critical maintenance jobs (de-silting and weed-cutting) and then b) to put an ongoing maintenance plan together with clear roles, responsibilities and timelines. The reason I believe this needs to be in the LTP is that the consequences of not doing this are that roads have to be closed and this impacts the flow of traffic and accessibilities to people's homes in the valley. We have good relationships with the EA, Hants Highways and Southern Water and by incorporating some of these elements in the LTP everything becomes 'joined up' and captured in one document that every agency we work with can refer to.</p>	
7	<p>Here are a few comments on your excellent Neighbourhood Plan. Having been very involved in the 2005 Village Plan and Design Statement it is gratifying to see that the Design Statement remains relevant. The Plan shows that the time was right for a new one to incorporate developments and policies announced in the last ten years.</p> <p>I write as a hamlet resident and landowner.</p> <p>It is obvious that the hamlets should accommodate some new dwellings, as you say small and affordable. Planning relaxation makes it easier to proceed, but we must retain style and quality as Policies SD1 and SD2 and the Design Statement promote. Houses can now be incorporated within redundant farm buildings, but we do not want Dutch Barn Dwellings.</p> <p>You have restricted new dwellings to three bedrooms, but families soon need more than that for parents, 2 or more children and a spare room. I promote that one house in every four could be larger.. Rather than quoting bedroom numbers, areas allow more design flexibility. Examples are 100 sq m for 2 bedrooms, 120 sq m for 3 bedrooms and 200 sq m for a larger house, which might have another room downstairs and an attached garage. It would make a small development more financially viable if at least three out of four houses were to be let at affordable levels. Six house developments would be more viable, but large enough sites are less common. Space for home working is often needed and has been suggested, but that requires more space, which often takes over a bedroom, but is better placed downstairs or separately above a garage. The plan covers essential off-road car parking requirements, but does not promote enough space for a garden big enough for vegetable growing and fruit trees, which may people living in the country want.</p> <p>Transport and accessibility are key. The roads need improvement to be made safe as they continue to narrow and speeds will remain too high. They are of little use for agricultural and service vehicles and access to some farms is limited. The three vital bridges in the parish are ageing and must be maintained to be safe and passable by ever larger commercial vehicles. Policy TA1 could be made stronger. Of course public transport is the solution, but it has been tried as residents prefer the flexibility of a car each</p> <p>We have adequate Rights of Way, which do join the settlements, sometimes not in a direct line. Maintenance is very poor and that is the responsibility of HCC, which seems to reduce its Countryside Service at any</p>	<p>Thank you.</p> <p>See Policy on Design Factors.</p> <p>Although the Plan focuses on 2-3 bedroom units, justification can be made for limited numbers of four-bedroom units under the Plan, as long as they also adhere to other policies.</p>

	<p>opportunity. Self-help by the parish can do a lot. I look forward to the adoption of this Plan and its incorporation into the bigger District Plan</p>	
8	<p>I have a few points to make after reading the Consultation Draft of the Neighbourhood Plan for the Parish of St Mary Bourne Page 3 Foreword Point 6 under listed aims It currently states “Promoting the reuse of brownfield and former agricultural sites (my bold type addition) first and the opportunities offered..... “ I feel strongly that this should be changed to “...the reuse of brownfield and redundant agricultural sites first and the opportunities offered.....”</p> <p>In my view, the expression “former agricultural sites” could wrongly be interpreted as greenfield sites under set-aside or not being used temporarily for agricultural production. The expression “redundant farmsteads and agricultural buildings.....” is used in other places in the document, for example 4.3 Sustainable Development Policy SD1 and Policy SD2 and I think that is what is intended in Point 6. Otherwise my further points are small ones of typos, commas etc which you may have already picked up so I won’t list them all here. On the whole it is an excellent document. Many congratulations to all members of the LTPG who have obviously put a lot of time and effort into this on behalf of the parish.</p>	<p>Brownfield sites have been taken out of the Plan because they are covered by the B&D Local Plan.</p> <p>Thank you for the suggestion and it has been incorporated in the revised Plan.</p>
9.	<p>There has obviously been a lot of time and effort put into this report however, I do think some of the observations and recommendations to be misguided. I consider that too much emphasis has been placed on housing and not enough on maintaining and providing other facilities within the parish. The idea of restricting the future building of affordable housing to brown field sites is in principle a good idea, but is simply not workable. Here are these sites. I can only think of maybe one or two that are within the village and who is to say whether the owners would offer them a reduced price as would have to be the case for AF. Other brown field sites would be in outlying hamlets such as Binley, Wadwick etc, which are away from the main facilities and are far too remote to be considered by a developer of affordable housing.</p> <p>Also to restrict any development to 6 dwellings is not viable and again would never be considered by a developer of affordable housing.</p>	<p>There is now provision for Rural Exception Sites on greenfield land Policy P4. In consultation with landowners have provided examples of mixed developments. Affordable can also mean smaller, market-based units</p>

		I repeat that a lot of hard work has gone into putting this Neighbourhood Plan together, but I think it is a wasted opportunity to put in place a viable plan to maintain realistic housing growth in a way that will satisfy demand from <u>local</u> people without destroying the character of the parish.	
10		Having read the consultation draft of the Neighbourhood Plan and most of the Appendices firstly I am very impressed at the great detail and huge amount of work and information together with research which has gone into compiling this. It is a very clear and concise plan and seems to cover all areas. Sadly Appendix 11 seems to be ongoing at the moment. I think a maximum of 6 houses/dwellings per development is a very good number. Many thanks to everyone involved in trying to ensure SMB and the hamlets are protected and enhanced for us and future generations.	Thank you. Noted.
11.		I congratulate all these people who have created this Consultation Draft for the village of St Mary Bourne. I hope that it is adhered to. I fear that, although this is the will of the majority, it is possible for powerful local people to override it. As I sit in the village hall there are 4 tankers having to deal with the river and the sewers. I sincerely believe the village cannot sustain another 11 or 13 new houses in Bells Field.	Thank you.
12		A great deal of hard work – well done! Please no street lighting or lighting on the Rec- beautiful night skies etc and this is a village, not suburbia! Whilst not questioning in anyway the need for affordable housing, like some others, to me it defies belief that more housing is due to be built on a flood plain in the middle of the village, especially with the current need for yet <u>more</u> tinkering and sewage (albeit filtered) yet again in our lovely river	See Policy 7 e)
13		Please may I state that I am in full agreement with the consultation draft Neighbourhood Plan for the Parish of St Mary Bourne that is being proposed and offer my thanks to everyone involved in producing it.	Thank you.
14		If you stick to this the village will <u>die</u> , look at the first 14 pages the rest no(n) think	Noted.
15		The first consultation for this plan was held in the Village Centre at which many aspects of village life was being discussed, from facilities for the young to the elderly, the “greening” of the village and many more. The hall was full with people taking part in this consultation and showing a great deal of interest. So, we now have a proposed policy for controlling the building houses. What happened to all the rest? In the proposed plan there is a “nod” to local facilities, but where is the plan to develop and enhance these facilities? Where is the plan to deal with the problem of parking? The plan to encourage more people to work from home (green issues?) and dealing with the broadband issue?	There is now a section on Community Action. Consideration was given to finding new parking areas but no practical solutions were forthcoming. Some parishioners considered

	It seems the only thing that was in the minds of the policy group was planning and controlling house building so in my opinion this is not a plan for the future of the neighbourhood/parish, but a control over development, although encouraging building on a small scale in the hamlets I think is a good idea, but affordable housing in the hamlets I believe would be unviable.	that parked cars slowed down the traffic. There is support for improved parking at the school in the Community Action section.
16	An amazing piece of work well done! I have read it all!	Thank you.
17.	This is a well researched and thought through document. Transport continues to be an issue and it is hard to see how this might change without considerable investment/subsidy e.g minibus. However thought might be given to an Uber style arrangement whereby people sign up as drivers of their own vehicles for periods of time either on a paid or voluntary basis to offer local trips in to Whitchurch or Andover for shopping or commuting. Uber seem to have cracked the issue for cities, surely there is a similar rural solution.	There is now support for Community Transport in the Community Section.
18	<p>The work which the Long-Term Planning Group has put into the Neighbourhood Plan is outstanding - so many hours of work and so thorough. Please do pass on our sincere thanks for all their hard work and effort.</p> <p>I agree with the majority of the document and have the following comments to make:</p> <ol style="list-style-type: none"> 1. I agree wholeheartedly that <ul style="list-style-type: none"> - the plan ensures growth will be 'balanced and sustains the dynamic community' - that any development will be 'well-designed and reinforces the character of our villages and hamlets' - that a balanced approach will be taken towards new development 'across the parish as a whole' and that the hamlets must be considered for development as well given that there are limited site options in the valley 2. I applaud the fact that brownfield sites and former agricultural sites will be considered first in any subsequent development. Greenfield sites MUST be a last resort especially if they are outside the existing settlement boundary. We do not want our village to sprawl into a large village and then a town, bringing with it everything that would make our village less rural - street lights, pavements, traffic calming etc etc. 3. I also wholeheartedly agree with the decision to limit any development to 6 units per location - any more and it is not in keeping with the size and character of our parish. 4. Given how controversial the development of the Bell's Field rural exception site has been, I utterly applaud the point that no other rural exception site will be developed for the duration of the plan. 5.. One minor point to raise: there is concern surrounding traffic flow & parking for the school. It is also 	<p>Thank you.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Following a range of comments, there is</p>

		<p>suggested that there is room to increase the surgery facilities, encouraging more from outside the parish - but would this not, too, bring further parking/traffic flow issues?</p> <p>6. My only other comment is that it is incredibly frustrating that we, as a parish, cannot work in conjunction with our neighbouring parishes/councils. It seems madness to be developing a greenfield site in St Mary Bourne for affordable housing, in a conservation area, in an AONB, on a narrow road, near a junction which is forever clogged with lorries pumping, in an area where there are failing sewers, on a flood zone 2 etc etc when just up the road the brownfield site at Hurstbourne Station is not including any quota for affordable housing because there is no affordable housing need in Hurstbourne Priors. A more holistic approach would have ensured a more logical development plan which could have met both the affordable housing need of the parish and the commercial interests of the developer.</p>	<p>provision for Rural Exception Sites, but with suitable constraints.</p> <p>See Community Section for a proposed solution to the school parking issue.</p> <p>The surgery is a business and requires a certain number of patients to remain viable.</p> <p>The site at Hurstbourne Station is not in the Parish and therefore not in the Designated Area for the SMP Plan. Perhaps when the Plan needs updating in 2029 consideration should be given to a Valley Plan.</p>
19		<p>We have examined the Neighbourhood Plan, and would like to make the following comments, please.</p> <ol style="list-style-type: none"> 1) We confirm our support for the Neighbourhood Plan. It has been thoroughly researched, and details listed in a clear manner. 2) Hardstanding and paved areas ought to be kept to a minimum, to avoid poor or inadequate rainwater drainage, as well as helping keep the rural quality of the village. 3) Provision of adequate capacity in mains drainage would need to be considered once the area of buildings is on the increase, particularly in view of current sewerage difficulties in the village. <p>We both hope these are points of value.</p>	<p>There is provision for new developments to not increase the risk of flooding</p> <p>See Policy P5 c)</p>

Appendix 8 Comments from Organisations to April-May Reg 14 Consultation

From	Plan Section	Comment	Response from LTPG
Rural Housing Trust		<p>Thank you for sending us a copy off the draft Neighbourhood Plan. I am writing in response to the sections on housing need.</p> <ul style="list-style-type: none"> • Firstly, as a provider of shared ownership housing across the country, I am pleased to say that a number of mortgage providers are willing to fund the purchase of shared ownership homes including those with a local connection requirement and an 80% limit on ownership. Major providers including Nationwide, Halifax and Lloyds Bank are willing to lend to purchasers of all ages, which has been 90% of the shared ownership price in some cases. • Rural Housing Trust Limited charges a rent on the 20% equity retained in perpetuity, and our target for a new home is to sell a maximum of 60% equity. Our shared ownership homes will cost less than similar houses in the area at full 100% ownership. • RHTL is also able to buy back equity if a home has reached the 80% maximum, enabling it to be resold nearer our 60% target. We are keen to ensure that local people can afford to buy. • We are finding that shared ownership is popular with people who need to downsize or move to more suitable housing later in life. Where they do not have sufficient capital to buy a smaller home to suit their needs in the village where they live, they may be able to buy a shared ownership home without the need for a mortgage. Two of our latest developments include bungalows for this need identified by the parish council. • I note the understandable preference for developments to be on brownfield land or small sites within the village. However, our shared ownership homes at Hirst Copse were built on an exception site with a 	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>See inclusion of Policy P4 on Rural Exception Sites</p>

		<p>S106 planning agreement and this remains the best way to secure affordable housing for local people without the need for grant funding. Any site that could be available for open market housing will not be viable for an affordable housing provider.</p> <p>We would be pleased to work with the Parish Council again to help meet the need identified in the Housing Survey for smaller homes suitable for first time buyers and people needing to downsize. Please do let me know if a meeting with representatives of the Parish Council would be helpful.</p>	
Natural England		Responded but had no comments.	Noted
Hurstbourne Tarrant Parish Council		Responded but had no comments.	Noted
Environment Agency		<p>We reviewed the St Mary Bourne Neighbourhood Plan 2016-2030</p> <p>Objectives</p> <p>We welcome the objectives recognizing the development constraints presented by the floodplain and the need to ensure that new developments are flood resilient within Table 3 Countryside, Environment and Design Aims and Objectives.</p> <p>However, within Table 3 we have identified a lack of reference to the issue of water quality. Therefore, to ensure that water quality issue is taken into consideration within the neighbourhood plan, we suggest the inclusion of the following wording within the objectives of Table 3:</p> <p><i>Ensure new development does not negatively impact on water quality.</i></p> <p>Furthermore, we suggest the following wording is added within the objectives relating to the second aim of table 3:</p> <p><i>Conserve and enhance the parish's natural environment, including areas of ecological value and the water environment, which includes the Bourne Rivulet.</i></p>	<p>Included in Policy P5 d)</p> <p>See Policy P5 which has been accepted by the EA in the 2nd Reg 14 consultation</p>

		<p>This would make the plan objectives more consistent with paragraph 109 of the National Planning Policy Framework (NPPF). It would also make the neighbourhood plan more in line with the requirements of the Water Framework Directive (WFD).</p> <p>Flood risk The areas of the Parish located within Flood Zone 2 and 3 may present a challenge to future proposals for potential development sites. Therefore, we strongly recommend that specific reference is made to flood risk within Policies SD1 and SD2, since this may represent a significant constraint on any future proposed development sites, especially in-fill development on sites that are within Flood Zones 2 and 3.</p> <p>This is sought to ensure your Plan is consistent with paragraphs 99-102 of the NPPF and associated National Planning Policy Guidance (NPPG).</p> <p>Water quality and infrastructure delivery We welcome that Policies SD1 and SD2 state that new development will be supported where there is sufficient drainage and sewage capacity to accommodate the development. We recommend that you liaise with Southern Water regarding sewage capacity within the network.</p> <p>Biodiversity We welcome Policy CED1 and in particular bullet point 6. However, we suggest that specific reference is made to the protection and enhancement of the Bourne Rivulet: <i>Respect and enhance local topography, landscape and water features, including the Bourne Rivulet, trees plants, wildlife habitats, existing buildings site orientation and Microclimate</i></p> <p>In line with paragraph 109 of the NPPF and the WDF requirements, this is sought in order to ensure that development proposals do not have an adverse impact on the Bourne Rivulet biodiversity and ecological value and do not result in a deterioration of water quality.</p>	<p>See Policy P4 and Policy P5</p> <p>Noted</p> <p>This has been included in Policy P5.</p>
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<p>North Wessex Downs AONB</p>	<p>You are going in the right direction, but for me its how detailed you want to be? The more detailed you are the greater control you have. At present it's a basic plan with general aims, but is quite open to misinterpretation, which is where the Local Authority were coming from in terms of isolated homes in the countryside.</p> <p>In the policy area, you refer to the local development plan, we also advise a little extra to say ; including the North Wessex Downs AONB Management Plan.</p> <p>Need to be cautious when referring to redundant agricultural sites/buildings as they are often set on the edge of villages or within isolated locations. Furthermore in your justification to the policies you state that agri. Buildings detract from the natural beauty of the AONB, this is not always the case. In some instances these buildings form part of the character of the landscape and can have historic/heritage value, in this instance we would encourage the re-use of the building.</p> <p>Table 1 – Would discourage the use of the word larger when referencing developments as this would be more associated with major development. Minor developments would be the correct terminology as this covers 1-9 dwellings.</p> <p>Table 1 – Should also include an aim to conserve and enhance the natural beauty of the AONB, rather than improve AONB.</p> <p>Table 3 – Proposals for 6 dwellings include the words 'up to' before 6 dwellings, again improve visual amenity should say conserve or enhance visual amenity.</p> <p>4.1 talks about home working, this should be included in the initial aims for preference to live-work dwellings.</p> <p>Include a caveat that up to 6 dwellings must be based on a site by site basis as a lower density may be more appropriate, depending on the context of the site and surrounding environment and the type of housing proposed.</p> <p>Policy SD1 - Alter this paragraph which is repeated a few times in the document, the word excessive suggests that it has to be considerably poor/bad when due to the sensitivity of the protected landscape simply poor/bad is sufficient to warrant major concern/objection - <i>Development would not lead to an over excessive urbanisation or otherwise harm the natural scenic beauty</i></p>	<p>Included on page 6 2nd paragraph and in the supporting text to Policy 7.</p> <p>The word larger has been taken out</p> <p>Included on Page 12 under Rationale Included on Page 6 under Sustainability</p> <p>Included at Page 6 Para 4 and in Policy 5 e)</p> <p>Included in Policy P1</p> <p>This has been done throughout the Plan.</p>
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		<p>character and appearance of the Area of Outstanding Natural Beauty and Conservation Area;</p> <p>Add some words into point 5 of policy CED1 - <i>Create a sense of place with a locally inspired or distinctive character, complementing the existing village character</i></p> <p>The Plan covers a large area and the document is a little flexible in opening the door to development in the countryside which is not fully compliant with national or local policy, it may encourage applications which will be a waste of time as the principle of developing is really a non-starter. We do encourage those carrying out a neighbourhood plan to involve a landscape consultant to carry out a landscape assessment whereby sites can be identified and a site assessment carried out as to the appropriateness for development and then a handful of sites, if any found can be included within the neighbourhood plan, this gives greater control to the parish as to where they want development. It would be advisable to give some examples of what you consider to be good design or materials by including photos of a couple of buildings within the parish which you consider to be appropriate now and generations to come. If you feel you want some more contemporary buildings, again examples can help guide developers, but be careful as contemporary buildings can often struggle to fit comfortably within a compact street scene.</p> <p>Be careful on referencing para 55 as this discourages new homes in the countryside and is used in a supportive manor of one or two dwellings that are of innovative, very unique design that is so amazing it will not be repeated elsewhere.</p>	<p>Included on Page 4 in the Objectives.</p> <p>Noted</p>
<p>B&DBC Planning Dept</p>	<p>Overall</p>	<p>The LPA has made a number of suggestions for the LTPG to consider prior to submission, to ensure that the Plan is successful at examination and would operate as a strong planning policy framework for St Mary Bourne. The main areas of concern are as follows:</p> <ul style="list-style-type: none"> • pursuing a housing strategy likely to encourage isolated dwellings, which would be contrary to the NPPF and the new Local Plan • potential for the housing strategy to harm the Area of Outstanding Natural 	<p>The Group received 26 detailed comments on the Reg 14 Consultation Plan from the LPA. The decision was taken to re-draft the Plan which was done in liaison with the Planning Dept at B&DBC. The Plan retained the same aims and objectives.</p>

		<p>Beauty (AONB)</p> <ul style="list-style-type: none">• conflict with the new Local Plan and NPPF in relation to affordable housing• precision and clarity of policy wording, leading to significant concerns regarding the interpretation and implementation of the Plan.	

Appendix 9 Comments from Parishioners on Nov/Dec Reg 14 Consultation

Comment	Section	Comment	Response
1	Overall	<p>This is a very thorough and well researched document and it is obvious a great deal of painstaking work has gone into the revision and updating of the new version. It is heartening to feel such a lot of trouble has been taken and I hope the guidelines will be followed and the findings be used in the future. We are very lucky indeed that those responsible for this have dedicated so much of their time and effort on behalf of us all and I hope their input will be gratefully acknowledged.</p>	Thank you
2		<p>I stand by the comments I made back in the first consultation in May 2016. I see no move on this 2nd draft to have a more realistic cap on the number of social/affordable homes to enable a developer to deliver the much needed homes for now and the next 15 years. We should allow for 2 x 15 social affordable home dwelling developments and leave the development of small brown sites with a cap of less than six dwellings to the market, market+ and mansion developers. It is just conceivable that six social affordable homes could be delivered on these brown sites if a landowner was to sell such sites for a £1! I will be pleasantly surprised if there is such altruism!</p> <p>My May comments 2016 comments follow:</p> <p>A lot of work and effort has gone into the plan by all the people associated with it. That cannot be denied.</p> <p>A large proportion of the plan has been focussed on housing, an important subject, but sadly the present plan will not succeed in maintaining a balanced parish. Nor has serious inroads being given to plan for this parish to be sustainable in its service and facilities, which as the parish demographic ages and continues to move towards the</p>	<p>See Policy 4 on Rural Exception Sites</p> <p>Noted</p>

	<p>more affluent, will continue to decline, with younger people and struggling families being excluded for living here or burdened with very high mortgages (I doubt the 0.5% BLR will go on for ever which will produce a toxic shock to folk who are perhaps only a quarter through their 25 year term mortgage)!</p> <p>It is clear that there has been an over-bending drive by a vocal but minority element of the parish to essentially limit development to only market-plus and high end housing with the overriding priority being the reuse for housing of brown sites including those sited away from village amenities such as pubs, shop, village hall, &c, in the hamlets. Those, who benefit (or would benefit) from social housing tend to be 'shy at coming forward', are not, in some cases 'blessed' with being articulate and lack confidence to stand-up to a bullying element that exists in communities like SMB.</p> <p>Whilst 'recycling' redundant sites for housing is laudable and should be encouraged, many such sites are largely unsuited for economic affordable housing developments (size, locations and clearance and costs [including when needed, for the detoxifying such sites), which given the recent experience with Bell's Field, would appear to be well below the minimum size for such developments (6 homes and under). Even then, some of this future stock (Bell's Field) will be lost to future generations by way of some already being developed for shared ownership, as bitter experience in sites such as Hirst Copse show, and would appear to lock-out some people of the lower socio-economic strata from this community. This is of course is fuelled by successive governments since 1979 essentially 'privatising' public housing, a policy I have always opposed and feel vindicated over the years with the housing crisis there is now across our country, city, town and rural.</p> <p>The self-imposed limit of no more than 6 dwellings per development with an affordable element will never ever stand-up for delivering affordable and social housing. All such homes will become market-plus and high end homes, including</p>	
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	<p>those deemed as 'affordable'. As to whether they would ever be affordable in the first place is highly debatable.</p> <p>There is also immense pressure on affordable homes in general with the continuation of privatising existing stock via 'right to buy' – a continuation of the discredited policies of the early 1980s, nationally, including the R2B from housing associations, another 're-elect the government wheeze'. 'Popular' policies are not necessarily good for us and society, but then some national politicians have claimed, 'there is no such thing as society'!</p> <p>The only way the brown sites could begin to stack up for affordability is if they are 'given-away' for a £1 per acre. Are there any such altruistic brown-site owners? I doubt it.</p> <p>When one goes up in a plane one is stuck by how much empty land there still is, even in the so-called overdeveloped south. The vocal but loud minority are obsessed by countryside being 100% unsullied. Take a look around – there's actually plenty of it – and a plan for growth on green field sites outside the curtilage for say two x 15 homes sites for the next 15 years will NOT spoil the village from now until 2030 – it will however make it sustainable in terms of services and support all strands of our society and make OUR contribution towards the critical need for more social and affordable housing that exists nationwide.</p> <p>Of course one does not wish to see housing estates in three figures in our midst, or in other small communities in Hampshire and beyond (which some of the more lurid fantasists in the vocal minority think will happen), and I would doubt that there would be the local connection to fill 100 extra homes as affordable and social housing in the next 15 years anyway. But ALL communities should take their share of the strong need for affordable housing in our country, in a proportional and sustainable manner. Locking out villages like SMB, in Hampshire and beyond</p>	
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	<p>regarding our nation's responsibility to assist those who cannot ever expect to purchase a market home is unfair to those communities who do embrace their responsibilities and duty to all our fellow citizens, and places additional burdens on town and city.</p> <p>No, this plan, to get my approval, requires that rural exception sites outside the curtilage but abutting the existing curtilage MUST be featured in the Plan to allow land owners to sell at non-development prices (if they wish to sell), such sites for economic development of affordable and social housing in the future and the cap on the number of houses raised to a figure that renders the site viable for RENTAL social and affordable housing, including for downsizers / elderly.</p> <p>Eleven homes seemed to push the envelope as regards Bell's Field as exclusively rental in perpetuity, so a figure of perhaps 15 dwellings should be applied to Rural Exception sites, which should be in contiguous proximity to locations where the bulk of services that remain available in the village are ie SMB. Hamlets with little or no services are unsuitable as sites for affordable / social housing – one parent families, the elderly/infirm and the very poor / low income. We should allow for up to two such developments between now and 2030. There has been talk of, "Why wasn't Hurstbourne Station developed for affordable housing? (Albeit outside this parish but closer geographically to SMB than HB-P (who have far less services than we do)). Well, the simple answer is, "It is a long and dangerous walk (or cycle ride) to SMB services" and illustrates my view why hamlets are unsuitable as development for social housing, notwithstanding the cost factor of developing brown field sites only for never being able to deliver affordable homes</p> <p>Brown site development as the means to delivering affordable / social housing needs for the next 15 years and beyond, is a delusion, or perhaps a deliberate ploy by some to 'seal the village in aspic'.</p> <p>I will be voting NO at any forthcoming referendum on this Plan, as it stands. I</p>	
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		<p>encourage, as a resident of this village, that electors reject this Plan. Given the number of electors and those who petitioned to have Bell's Field rejected, it can be quite possible on as low a turnout of 50% to reject this Plan as it stands, for the reasons I have given.</p>	
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Appendix 10 Comments by organisations on Nov/Dec Reg 14 Consultation

From	Section	Comment	Response from LTPG
Hampshire County Council	Pages 4&6	<p>Under the Flood and Water Management Act 2010, Hampshire County Council is a Lead Local Flood Authority (LLFA), responsible for managing the risk of future flooding from: groundwater, surface water and ordinary watercourses.</p> <p>The Act places a number of duties on the County Council as a LLFA including the preparation of a Local Flood Risk Management Strategy (LFRMS). The LFRMS provides a high level county-wide assessment of flood risk across Hampshire</p> <p>The County Council adopted its LFRMS in July 2013 and the plan can be viewed on the County Councils website at: http://www3.hants.gov.uk/flooding/hampshireflooding/floodriskstrategy.htm</p> <p>This year a review of LFRMS started and it is anticipated that it will eventually be replaced by a new strategic framework document at the end 2017 that incorporates a catchment based approach to flood risk that will, over time, be supported by a series of catchment plans, the first being for the Rivers Test and Itchen.</p> <p>The Bourne Rivulet villages have a history of ground water flooding with recent events in 1995, 2000/01, 2002, 2012/13 and 2013/14. It is therefore welcomed that the Neighbourhood plan indicates (pages 4 & 6) that the parish is vulnerable to flooding, and that this is reflected in Policy P4: Rural Exception Sites which states that development will be supported provided:</p> <p><i>e) it is not built in an area vulnerable to flooding, or on land which would increase the risk of flooding in other locations.</i></p>	Thank you for the support on this vital element of the Neighbourhood Plan.
	Page 7	<p>This supports the recently adopted Basingstoke and Deane Local Plan (2011 – 2029), Policy EM7 – Managing Flood Risk that sets out the policy context in relation to flooding from all sources (attached for information).</p> <p>Hampshire County Council as the local Highway Authority notes that St Mary Bourne</p>	

		<p>Neighbourhood Plan needs to identify sites / opportunities to deliver at least 10 homes over the next 15 years in accordance with the adopted Basingstoke & Deane Local Plan. It is noted that the St Mary Bourne NP welcomes new affordable housing developments in the village but the growth should be dispersed to prevent over urbanisation so each site should have a limit of 6 housing units.</p> <p>Given the proposed level of development in the Neighbourhood Plan, the associated predicted impact on the transport network would be negligible and thus there are no specific strategic transport issues. However the Highway Authority recommends the following additional wording to page 7 of the Neighbourhood Plan to ensure clarity regarding the determination of any planning applications for development:</p> <p><u>“Any new development sites will be subject to planning permission and more detailed highway matters (including appropriate highway access) should be raised at that time as part of the determination process”.</u></p>	Covered by NPPF.
Natural England		<p>Thank you for consulting Natural England on the second pre submission of the St Mary Bourne Neighbourhood Plan.</p> <p>We have reviewed this plan and do not have any specific comments to make</p>	Noted
Environment Agency	<p>Policy 4</p> <p>Policy 5</p>	<p>Thank you for contacting us on this second consultation on the St Mary Bourne Pre-Submission Neighbourhood Plan. We have reviewed the St Mary Bourne Neighbourhood Plan 2016-2030 Consultation Draft, dated 11 October 2016 , and have the following comments to make.</p> <p>Rural Exception Sites</p> <p>We welcome and support the policy point e) and the specific mention of not building on areas vulnerable to flooding or on land that would increase flood risk elsewhere.</p> <p>Environmental Factors</p> <p>We consider that this Policy is not in conformity with paragraph109 of the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance(PPG) and the Basingstoke and Deane Local Plan Policies SS4 and EM6. Therefore, we would consider your Neighbourhood Plan as currently proposed to be UNSOUND.</p>	<p>Noted.</p> <p>Consultation with the Environment Agency and Southern Water has resolved this issue with rewording in</p>

	<p>Non-mains sewage connections</p> <p>Policy point c) is counter to Planning Policy Guidance and Building Regulations where the connection to a public sewer is the preferred option in the hierarchy of preferred means of disposing of foul sewage. These hierarchies are summarized in table 1 below.</p> <p>Table 1 Hierarchy of foul sewerage connections</p> <table border="1"> <thead> <tr> <th></th> <th>Building Regulations</th> <th>PPG</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Public sewer where Reasonably practicable</td> <td>Public sewer where reasonable</td> </tr> <tr> <td>2</td> <td>Private sewer connecting to a public sewer</td> <td>Package sewage treatment plant</td> </tr> <tr> <td>3</td> <td>Private sewer treatment Plant (including septic tanks)</td> <td>Septic tank</td> </tr> <tr> <td>4</td> <td>Cesspool</td> <td></td> </tr> </tbody> </table> <p>Discharges from wastewater treatment plants owned and operated by sewerage undertakers are significantly less likely to cause pollution than discharges from private plants treating domestic sewage or trade effluent. This is because discharges from public sewerage systems are much more likely to meet the standards set in their environmental permit as a result of effluent receiving more comprehensive and reliable treatment. We therefore expect that developments will discharge their domestic sewage or trade effluent to the public sewerage system whenever it is reasonable to do so. The installation of private sewerage systems in circumstances where it is reasonable to connect to the public sewerage network is not environmentally sustainable.</p> <p>Developers proposing non-mains sewerage options need to demonstrate to us that they have fully explored all the ways their development might connect to a public foul sewer. We also note that any development proposing private sewage treatment arrangements would require an environmental permit in addition to planning permission. Where an applicant proposes to install a private sewerage system but it appears that it may be reasonable for a development to connect to the public sewerage network, we will only grant an environmental permit if:</p> <ul style="list-style-type: none"> • The applicant shows that the development is in a location where it is not reasonable to connect to the public four sewer. • The proposed discharge is otherwise environmentally acceptable. <p>In deciding what is reasonable we will take into account cost, practicality and environmental</p>		Building Regulations	PPG	1	Public sewer where Reasonably practicable	Public sewer where reasonable	2	Private sewer connecting to a public sewer	Package sewage treatment plant	3	Private sewer treatment Plant (including septic tanks)	Septic tank	4	Cesspool		<p>Policy P5 c) and inclusion of Appendix 6</p>
	Building Regulations	PPG															
1	Public sewer where Reasonably practicable	Public sewer where reasonable															
2	Private sewer connecting to a public sewer	Package sewage treatment plant															
3	Private sewer treatment Plant (including septic tanks)	Septic tank															
4	Cesspool																

		<p>considerations. We will only agree to the use of private sewage disposal facilities within publicly sewerred areas if the applicant can demonstrate that the additional cost of connecting to sewer would be unreasonable, connection is not practically feasible or the proposed private sewerage system would provide additional environmental benefits that would outweigh the potential environmental risks. Accordingly, we will not permit a discharge to controlled waters from a proposed private sewage treatment facility where it appears to us that it may be reasonable to connect to public sewer and the applicant has not demonstrated otherwise.</p> <p>In considering whether connection to the mains sewer is reasonable in a particular set of circumstances it is essential to understand what the nature of the environmental risks that would be associated with non-compliance would be in that case.</p> <p><u>Water quality protection</u></p> <p>In addition to the above issues, the preference of package treatment plants in policy point c) also contradicts your policy point d). This is because, as noted above in detail, discharges from private sewage treatment plants are less likely to meet the standards of public sewage treatment plants. Localised discharges of foul sewage within the Parish may well lead to a decline in the water quality of the Bourne Rivulet and quality of groundwater. This would be contrary to NPPF paragraph 109 and Water Framework Directive objectives.</p> <p>We note that much of the Parish is located over a Principal Aquiver and also with a Source Protection Zone 1 and 2 for a potable water supply. Therefore, it is an area of high sensitivity for the quality of groundwater. We are likely to object to any development within Source Protection Zone 1 which is proposing to discharge direct to ground.</p> <p>In principle, we welcome your policy point d) but consider that it is contradicted by point c). We recommend that policy c) is reviewed to take note of the guidance regarding the hierarchy of preferred options for disposal of foul sewage and preference of connecting to mains sewerage is sought when considering all new developments.</p> <p>Final comments Once again thank you for contacting us. Our comments are based on our available records and the information submitted to us.</p>	
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<p>Southern Water</p>	<p>Page 4</p>	<p>Thank you for consulting us on the above named document.</p> <p>Southern Water is the statutory water and sewerage undertaker for St. Mary Bourne. Southern Water has a statutory duty to serve new development, and is committed to ensuring the right infrastructure in the right place at the right time in collaboration with developers, the parish council and the local planning authority. The adopted St Mary Bourne NDP and adopted Basingstoke & Deane Local Plan will inform Southern Water’s investment planning. Adoption provides the planning certainty required to support investment proposals to Ofwat, the water industry’s economic regulator. Investment proposals are prepared every five year through the price review process. The last price determination will fund the investment programme for the period to 2020. There will be another price review in 2019, covering the investment period 2020 to 2025.</p> <p>Strategic infrastructure, such as extensions to wastewater treatment works, can be planned and funded through the price review process, and coordinated with new development. However, Ofwat takes the view that local infrastructure, such as local sewers, should be funded by the development if specifically required to service individual development sites. To this end, the principle is that new development needs to connect to the sewerage system at the nearest point of adequate capacity. This may require off-site infrastructure if the nearest point is not located within the immediate vicinity of the development site.</p> <p>Please find following our response, which we hope that you will find and will be taken into account in the next version of the NDP. We would be grateful if you could keep us informed of any future progress.</p> <p>Considerations The first bullet point under the heading ‘Considerations’ indicates that the area experiences ‘sewage overflow’. The main issue is that during periods of significant rainfall the functioning of the sewerage system in St. Mary Bourne is adversely affected by surface water and ground water entering the system. The system is not designed to accept take this infiltration of water.</p> <p>Proposed amendment Accordingly, we suggest the following amended wording to the first bullet point on page 4: Potential development areas need to take into account the topography of the Parish, the fact that St. Mary Bourne and Stoke are vulnerable to flooding which also adversely affects</p>	<p>Amendments included</p>
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	<p>Paragraph 020 Reference ID: 34-020-20140306 of the National Planning Practice Guidance set outs that the first presumption is that wastewater should discharge to a public sewer. Southern Water treats wastewater arising from existing and new development at the local Wastewater Treatment Works (WTW) in accordance with an environmental permit. This permit stipulates the maximum flow that the company is permitted to release and the treatment standards that must be met. The parameters of the permit protect the quality of the receiving waters in line with the Environment Agency's water quality objectives. Accordingly, from our point of view the first part of bullet point (d) of policy P5 is not necessary. However, we welcome the second part which seeks to prevent development that would lead to unacceptable deterioration in the quality and potential yield of water resources within the Source Protection Zone.</p> <p>Proposed amendment</p> <p>Accordingly, we propose the following amended wording to bullet points c) and d) of policy P5 (Environmental Factors):</p> <p>c) Make provision for on-site sewage treatment (package sewage treatment plant), can demonstrate that there is sufficient capacity in the sewerage network to accommodate it or provide a connection to the sewerage network at the nearest point of adequate capacity, as agreed with the service provider. if this cannot be provided then it must be demonstrated that drainage to the public sewer will not increase existing drainage and flooding problems in the parish; and</p> <p>d) Ensure new development does not adversely affect water quality in the Bourne Rivulet or the quality of groundwater to the satisfaction of the Environment Agency;</p> <p>Also we suggest the following revisions to the supporting text of the second paragraph on page 13:</p> <p>Developments will only be supported where they can demonstrate no adverse environmental effect from rainwater run-off, there is existing capacity in the sewage system burden or additional capacity is provided in parallel with the development and will not increase pressure on traffic flows.....</p> <p>Policy omission: Provision of utility infrastructure</p> <p>We can find no policy provision to support the delivery of new or improved infrastructure. Southern Water is the statutory water and sewerage undertaker for the area covered by the Neighbourhood Development Plan (NDP). Southern Water has a statutory duty to serve new</p>	<p>Amendments included.</p>
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		<p>development, and is committed to ensuring the right infrastructure in the right place at the right time in collaboration with developers, the parish council and the planning authority. The adopted St. Mary Bourne NDP and adopted Basingstoke & Deane Local Plan will inform Southern Water's investment planning. Adoption provides the planning certainty required to support investment proposals to Ofwat, the water industry's economic regulator.</p> <p>Investment proposals are prepared every five years through the price review process. The last price determination will fund the investment programme in the period to 2020. There will be another price review in 2019, covering the investment period 2020 to 2025.</p> <p>Over the life of the NDP it is possible that we will need to provide new or improved infrastructure. Page 8 of the National Policy Statement for Wastewater states that 'Waste water treatment is essential for public health and a clean environment. Demand for new and improved waste water infrastructure is likely to increase in response to the following main drivers: More stringent statutory requirements to protect the environment and water quality; Population growth and urbanisation; Replacement or improvement of infrastructure; Adaption to climate change. The Government is taking measures to reduce the demand for new waste water infrastructure to complement these approaches and ensure that the natural and man-made systems are able to function effectively together to deliver a wide range of ecosystem services and other benefits to society'.</p> <p>Accordingly, we seek policy provision to support new or improved utility infrastructure. Such policy provision would also be in line with the main intention of the National Planning Policy Framework (NPPF) to achieve sustainable development. For example, one of the core planning principles contained in paragraph 17 of the NPPF is to 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'. Also paragraphs 157 and 177 of the NPPF require positive planning for development and infrastructure necessary in an area.</p> <p>Proposed amendment</p> <p>To ensure consistency with the NPPF and other government guidance and facilitate sustainable development, we propose the following additional policy:</p> <p>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.</p>	<p>Amendment not included as this is implicit in NPPF and governed by that</p>
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B&DBC Planning Dept	Introduction	1.1	The planning policy team is aware of the considerable amount of hard work which has gone into the preparation of the St Mary Bourne Neighbourhood Plan (SMBNP) and wish to take this opportunity to express their thanks for all the work which has been undertaken by the Long Term Planning Group (LTPG).	Thank you
		1.2	Thank you for your consideration of the comments made by the borough council at pre-application submission stage, and during subsequent discussions, and for the preparation of the latest draft, which seeks to address the previous comments made by the Local Planning Authority (LPA). The planning policy team has carried out a review of the latest version and the following sections provide feedback on the keys aspects of the latest version of the SMBNP.	
	Housing Policies	2.1	Concerns have previously been raised regarding the housing strategy at the heart of the SMBNP and how this accords with the basic conditions. The previously proposed housing polices had the potential to support a significant amount of new housing in isolated, unsustainable locations, which could have a detrimental impact on the North Wessex Downs Area of Outstanding Natural Beauty (AONB).	
		2.2	The housing policies have now been amended significantly in light of the comments provided by the LPA at Regulation 14 stage and following detailed discussions with council officers. The amended policy framework in relation to supporting new housing provision is considered to be much more focused and coherent. It is also considered that the policies supporting additional housing in the neighbourhood area are broadly in accordance with the goal of supporting sustainable development in rural areas, as per paragraph 55 of the NPPF, and the rural housing strategy contained within the adopted Local Plan (ALP), which supports small scale development provided it responds to local need, is well related to existing settlements and is sympathetic to the character of the area.	
		2.3	The amended policy framework also clarifies the relationship between brownfield/previously developed land as defined in the NPPF and ALP, and how it has been approached in relation to the SMBNP. More specifically, the supporting text clarifies that applications relating to previously developed land, as defined in the	

		<p>NPPF and ALP, are covered within that policy framework, whereas the SMBNP is seeking to address a specific, locally distinctive situation, namely the preponderance of redundant agricultural buildings within the neighbourhood area, and the detrimental impact these have on the character of the area and appearance of the AONB.</p> <p><i>Policy P1: Redundant Agricultural Buildings</i></p> <p>2.4 Turning to the policies more specifically, <i>Policy P1: Redundant Agricultural Buildings</i> is now more clearly structured and contains a considerable number of safeguards in order to prevent inappropriate development. However, it is recommended that clarification is provided in relation to some of the clauses and the terminology employed. A track changes version of the SMBNP has been attached to these comments (please see Appendix 1), which highlights the specific elements and sets out suggested wording which could be utilised.</p> <p>2.5 In addition, the issue of evidence is often raised in relation to neighbourhood plans and therefore it is recommended that an evidence base is made available in terms of how many sites could potentially be relevant to this policy, and demonstrating how the existing sites have a detrimental impact on the character of the area. The evidence base for this policy should also encompass a justification for the reference to 6 units, as the Independent Examiner is likely to seek evidence which justifies the specification of this figure. It may be that there are examples of similar developments in the area which demonstrate that this quantum of development is likely to be appropriate and viable.</p> <p><i>Policy P2: In-fill within Stoke</i></p> <p>2.6 This policy is now more focused and coherent. In addition, it is helpful that the 'rationale' section clarifies the relationship with the ALP, in terms of the acceptability of the principle of new housing within the Settlement Policy Boundary of St Mary Bourne. Given the size of Stoke, it is considered that it is appropriate to support limited development within this settlement. The removal of the policy allowing for</p>	<p>Thank you</p> <p>Included in final draft</p> <p>This has been included.</p>
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		<p>infilling within the hamlets is supported, as those settlements are considered to be too loose-knit to be appropriate for infilling.</p> <p>2.7 Therefore, as with policy P1, this policy is now considered to provide an appropriate level of support for sustainable development in the countryside, as per paragraph 55 of the NPPF and supports small scale development in rural areas in accordance with policy SS6 in the ALP. . It is also welcomed that clarification has been provided in terms of the relationship with policy SS6 in the ALP.</p> <p><i>Policy P3: Housing Mix and Local Connection Pre-emption right</i></p> <p>2.8 The housing mix policy provides an important opportunity to set out some locally distinctive criteria in relation to this issue. The updated policy is considered to be clear and coherent and is likely to be helpful in terms of ensuring that new development responds to the locally specific housing needs.</p> <p>2.9 However, the local connection element of the policy is considered to be vulnerable to being removed at independent examination. The requirements are unclear, for example, in relation to whether it applies to only market or affordable housing, or to both. Therefore, in order for this element of the policy to have a better chance of being retained at a future independent examination, it is recommended that the requirements are clarified to a significant extent. Also, the policy would need to be supported by evidence which would demonstrate that this element is necessary and would not undermine future development (in viability terms).</p> <p>2.10 If this element of the policy is also intended to apply to affordable housing, then the wording should be clarified accordingly. However, if this is the case, it should be noted that the council’s housing department do not consider that such requirements are appropriate and that this issue should be addressed instead by the Local Housing Authority allocations policies, which seeks to prioritise those with a local connection. The local connection policies pertaining to affordable housing in relation to both the Oakley and Bramley Neighbourhood Plans were either removed or amended by the independent examiner owing to a lack of sufficient precision in the wording of those policies.</p> <p><i>Policy P4: Rural exceptions sites</i></p>	<p>Thank you</p> <p>Thank you</p> <p>The Group decided to retain the local connection element in the Policy</p>
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	<p>Environment & Design</p>	<p>2.11 Turning to the rural exceptions policy, firstly, it is considered a beneficial step that this policy has been included, and this responds to the concerns raised by the LPA at Regulation 14 stage regarding the apparently negative approach the previous version of the SMBNP displayed in relation to rural exceptions housing.</p> <p>2.12 However, it is recommended that clause d), requiring demonstrable local community support for the proposal, is removed. This was originally added following discussions with the planning policy team, where this clause was highlighted in a policy proposed for inclusion in the Submission North Devon and Torridge Local Plan. However, it is noted that following Examination, that clause is now proposed for removal by the local authority in question: http://consult.torridge.gov.uk/portal/planning/localplan/planmods Therefore, it is considered likely that such a clause would be removed at a future independent examination. This clause could be replaced with some supporting text stressing the need to carry out extensive community engagement in relation to any future rural exceptions housing.</p> <p><i>Policy P5: Environmental Factors</i></p> <p>3.1 This policy is now more coherent and constitutes a fairly clearly structured criteria based policy. It is welcomed that the policy takes the opportunity available to address locally specific environmental issues. Some recommendations for clarifying this policy have been recommended in the track changes version of the SMBNP set out in Appendix 1. The proposed amendment to clause e) is simply to improve the structure of the policy. The proposed addition of the word ‘significantly’ to clause f) is in order to make this requirement more reasonable, as almost any proposal in the parish could potentially increase traffic within the centre of St Mary Bourne. In line with national policy guidance, it is not considered reasonable to refuse planning applications on that basis. In relation to clause c) concerning drainage, it will be important to consider any comments made by the Environment Agency and/or Southern Water.</p> <p>3.2 The inclusion of clauses allowing for the provision of small-scale renewable energy is welcomed as this supports the goal of contributing towards the achievement of sustainable development. However, this may be more appropriate as a separate policy within the overall umbrella of the environment section. A suggested</p>	<p>Thank you</p> <p>To be resolved; it’s been removed</p> <p>Revised accordingly</p> <p>Revised accordingly</p> <p>The wording has been agreed with S Water and the EA – see above</p>
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		<p>amendment along those lines has been set out in appendix 1.</p> <p>3.3 It is also recommended that reference to large scale renewable energy projects not being permitted is removed from the policy text, as this doesn't accord with the overall structure of the policy. It is also negatively worded, meaning this requirement is vulnerable to being deleted through the independent examination process. The policy also clearly refers only to 'small scale' renewable energy projects, and consequently, it would appear that large scale projects are by implication not supported by the policy. In addition, the supporting text restates the lack of support for large scale projects.</p>	Revised accordingly
		<p><i>Policy P6: Design Requirements</i></p> <p>3.4 This policy is also now more coherent, and constitutes a clearly structured criteria based policy. It is welcomed that the policy takes the opportunity available to address locally specific design issues. The supporting text also provides useful background information and will aid with the implementation of the policy.</p>	Thank you
	Community Facilities	<p><i>Policy P7: Allotments</i></p> <p>4.1 This is a fairly straight forward policy, which is positively worded. It is welcomed that this policy takes the opportunity available to respond to a locally identified need. However, a minor amendment is recommended in relation to the highways impact aspect (please see comments in Appendix 1).</p>	Revised accordingly
		<p><i>Community action</i></p> <p>4.2 The incorporation of 'community action' is considered appropriate and is modelled on amendments made to the Overton Neighbourhood Plan by the independent examiner (who converted various policies to 'community action' sections within the main body of the neighbourhood plan).</p>	Thank you
	Conclusion	<p>5.1 The amendments to the latest version of the SMBNP are welcomed, as is the decision to carry out additional public consultation on the latest version. It is considered that the SMBNP is now much more consistent with the NPPF and ALP than the previous Regulation 14 version. It is clear that the LTPG has put considerable effort into the process of revising the SMBNP and have strived to put in place a policy framework which meets the basic conditions whilst also responding to</p>	Thank you

		<p>locally specific planning issues.</p> <p>5.2 However, it is recommended that some elements are subject to additional consideration in order to give the SMBNP the best possible chance of a successful outcome when subjected to independent examination. These relevant elements are highlight in Appendix 1 below, and amendments are suggested where appropriate</p>	<p>Thank you for the suggestions which have been considered and many revisions made.</p>
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