
'REGULATION 14 CONSULTATION'
BOTLEY NEIGHBOURHOOD PLAN COMMITTEE
REPORT AND RECOMMENDATIONS TO
'BOTLEY PARISH COUNCIL'

Submitted By:

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Chairman Botley Neighbourhood Planning Committee

14th February 2023

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INTRODUCTION

This report has been prepared on behalf of the BNP Committee to inform Botley Parish Council of the comments received from the recent 'Regulation 14 consultation period.

Throughout the preparation of the BPC Neighbourhood Plan, we have been expertly guided by the team from 'Plan-et' who with their very extensive experience have brought us to this very important stage with the near completion of BNP's 'Submission Document' together with the required supporting technical documentation as required under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

Regulation 15 states that:

- (1) Where a qualifying body submits a plan proposal to the local planning authority, it must include:
 - (a) a map or statement which identifies the area to which the proposed neighbourhood plan relates;
 - b) a Consultation Statement;
 - (c) the proposed neighbourhood plan; and
 - (d) a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act. (Basic Conditions Statement)
- (2) In this regulation "Consultation Statement" means a document which:
 - (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood 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 plan.

The 'Submission' document and its appendices, together with the supporting technical documents, will be formally submitted to Eastleigh Borough Council for examination (Regulation 15). Eastleigh Borough Council will then appoint an independent examiner and undertake a further consultation (Regulation 16).

Following examination and the inclusion of any recommendations and amendments required by the examiner, Eastleigh Borough Council will carry out a referendum in the Neighbourhood Plan Area (Botley Parish) which may be extended if the examiner believes it to be appropriate. If the Neighbourhood Plan is agreed by a simple majority (51%) of those who vote, the Plan will be "made" by Eastleigh Borough Council and will form part of the Local Plan against which all future planning applications will be assessed.

At the appropriate time, one of the Parish Council's tasks will be to advertise throughout Botley that the referendum is in progress.

REG 14 CONSULTATION PREPARATION

As Councillors will recall, in October of last year the BNP Committee prepared a 'BNP Summary' pamphlet complete with a questionnaire and was distributed throughout the Parish as well as sent to the Statutory Organisations as required by Regulation 14. The aim was to inform all residents about the Neighbourhood Planning process and to invite them to share their views on important aspects of living in Botley.

This survey was an important element in the evidence gathering process with Botley's residents asked to complete the questionnaire by either post, email or via a 'SurveyMonkey' link.

OVERALL RESPONSES

EBC made several comments, and in the light of these, additional research has been undertaken to provide stronger evidence and some of the policy wording has been adjusted to counteract those areas where Eastleigh has challenged policies.

After excluding the EBC responses, there were 97 other responses. Of these 7 were relating to the BO3 development that already has 'planning permission' so is not within the scope of the BNP. This gives a total of 90 other responses. Of these there were 14 objections, 5 of which were from developers. Thus there were 76 supportive responses.

STATUTORY CONSULTTEES RESPONSES

All the statutory consultees, except Eastleigh Borough Council (EBC), responded in what could be described as a 'holding or bland' response. Plan-et told us that this is quite normal.

EBC's main concern is the Botley Neighbourhood Plans Policy 6. These are the proposed Settlement Gaps, identified on proposals map 4 between Curdridge, Boorley Green and Botley village (Area 1) and between Hedge End and Brook Lane to Botley Village (Area 2) The BNP states that:

"Local settlement gaps should not lead to the physical or visual coalescence of the areas as they separate or damage their separate identity".

Over recent weeks, the Councils planning specialists 'Plan-et' have been working to provide further substantial evidence, particularly in relation to Area 1. They have carried out extensive research on other NP's that have passed examination and are now part of 'made' Local Plans. As a direct result, Plan-et have added further definitive evidence in support of Policy 6 and reworded the Policies themselves to demonstrate a more positive approach to local gaps. .

There is clear evidence that those residents commenting on the potential for development resulting in further coalescence of Botley with Hedge End or coalescence of Boorley Green with Curdridge and Durley are steadfastly opposed to this happening.

The position of the Parish Council concerning protection of the Land to the East of Policy BO1 and to the East of Brook Lane was made clear at the hearings for the Eastleigh Local Plan meeting in 2019. The position of the Parish Council has not changed in any way since that time. This view is strongly endorsed by the community through a number of questionnaires and surveys, that these two areas should be designated as Local Gaps and not as Countryside, and this is identified in Policy 6 of the BNP

BNP Policy 6 on 'Local Settlement Gaps' was developed to meet the expressed wishes of the residents. Eastleigh Borough Council and some developers have expressed their concerns to these two policies, with strong objections from both. However, these two gaps are extremely important to the residents of Botley. To further support these two policies, additional evidence has been presented to strengthen the position of the Botley Neighbourhood Plan.

This additional evidence has been included in the examination copy of the Neighbourhood Plan. The Neighbourhood Plan only needs to be in 'general conformity' with the Local Plan and the evidence presented demonstrates how this is the case. If Eastleigh Borough Council object again at the Regulation 16 consultation, these comments will go direct to the Examiner and they will decide whether to uphold this policy, maybe with amendments, or whether to strike it.

This is the advice presented to BPC by its professional advisers, 'Planet-et', to present the policies with additional evidence and adjusted wording and allow the examiner the make the final decision.

OTHER RECOMMENDATIONS

During the recent BNP committee meeting, the committee requested that Plan-et are contacted for a typical timetable as we go through Regulation 15 and what further activities the BNP Committee should recommend to the Parish Council.

The BNP Committee suggested that 'walk in' centres, and regular leaflet drops would be suitable methods and that these should commence once the 'Submission Document' has been delivered to EBC. This is expected sometime in mid-March.

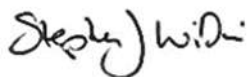
It was also suggested that the Council focus its attention on a door-to-door contact as soon as the date of the 'referendum' is known.

Once EBC receive the Plan, we are advised by Plan-et that their first actions will probably be to ask a whole list of questions, which in their experience could take anything up to two months. Once this is completed, EBC will be able to go to Regulation 16. As a result we anticipate that the Neighbourhood Plan will be examined in early summer.

IN CONCLUSION

It is the Committee's request that Botley Parish Council approve our recommendations to proceed to the next phase, which is the Regulation 15 process.

For and on Behalf of the BNP Committee:



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Chairman Botley Neighbourhood Planning Committee

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