

Sonning Common Proposed Neighbourhood Plan Area Consultation Report



Listening Learning Leading

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Introduction

The purpose of this document

1. This report provides a record of the Sonning Common neighbourhood plan area publication and consultation. The report details the legal requirements for publicising the neighbourhood plan area application, the public consultation that was undertaken and responses received by South Oxfordshire District Council.
2. The publication of the proposed area and associated consultation are one part of the statutory process required for neighbourhood planning (see below)
3. The publication and consultation allow South Oxfordshire District Council to consult with organisations and the public regarding the suitability of the proposed neighbourhood planning area. This process must take place before the council, as the local planning authority, can ratify the proposed area for the purposes of producing a neighbourhood plan.
4. Response rates to the publication and consultation are anticipated to be low as it is merely checking the suitability of the proposed neighbourhood plan area. A higher response rate is expected with consultation on the neighbourhood plan itself.
5. This report builds upon the consultation plan prepared for this stage. The consultation plan set out how South Oxfordshire District Council would consult on the neighbourhood plan area application. It was prepared in response to Sonning Common Parish Council's request to undertake a neighbourhood plan.

Regulations and government guidance

6. Government regulations set out the legal process for producing neighbourhood plans¹. As the local planning authority, South Oxfordshire District Council must publicise information about neighbourhood plan area applications on its website and elsewhere so that it is brought to the attention of those that live, work or carry out business in the proposed neighbourhood area. This information must include:
 - A copy of the area application (a map which identifies the area to which the area application relates and a statement explaining why the area is considered appropriate)
 - Details of how to make representations; and
 - Ensuring the deadline for the receipt of those responses and representations is not less than six weeks following the date on when the application is first publicised.

¹ Town and Country Planning, England – The Neighbourhood Planning (General) Regulations, April 2012

7. With all the publication methods that are identified in the table under paragraph 12, we are satisfied that we have more than adequately met the regulatory requirements for this publication period.
8. The government has produced a number of different guidance documents to assist local communities producing a neighbourhood plan. South Oxfordshire District Council has also produced a guidance document to help local communities navigate their way through the suite of documents that are available under the neighbourhood planning and community led planning processes. This information is available to view by visiting our website www.southoxon.gov.uk/neighbourhoodplans

Application for neighbourhood plan area designation

9. The council received an application from Sonning Common Parish Council to designate a neighbourhood plan area on 5 August 2013.
10. The area proposed by Sonning Common Parish Council follows the existing parish boundary with the inclusion of small areas of land in Kidmore End and Rotherfield Peppard parishes.
11. Kidmore End and Rotherfield Peppard Parish Councils have written to the council acknowledging that sites identified in their parish should be included in the Sonning Common neighbourhood plan.
12. A copy of the formal neighbourhood plan area application submitted by Sonning Parish Council is available to view in appendix 1.

Publication period

13. The publication period for this stage of the neighbourhood development plan process must cover a minimum period of six weeks. The publication period for this event ran from 6 September – 18 October 2013.
14. The publication period is broken down as follows:

Publication period	6 September – 18 October 2013
Processing of responses	18 October – 30 October 2013
Delegated approval process	TBC

Publication activities

15. The table overleaf shows the publication activities undertaken by South Oxfordshire District Council to bring the proposed neighbourhood plan area to the attention of

those that live, work or carry out business in the proposed neighbourhood area. These activities were undertaken following contact with Sonning Common Parish Council to establish the most effective means of communication which take into account local knowledge and our limited resources. These approaches take into account recommendations from our Statement of Community Involvement and minimum standards set out by regulations. The shaded areas in the table are activities required by law and the non-shaded areas are those considered over and above this approach.

Methods of publicity	Aim	Date
Hard copies of publication material available in the district council offices	To provide an opportunity for local communities to access hard copy version of the proposed publication area and neighbourhood planning organisation.	5-6.09.13
Hard copies of publication material available in Sonning Common Library	To provide improved access to local community representatives trying to access publication material associated with the Sonning Common Neighbourhood Plan publication process.	6.09.13
Information sent out to adjacent parishes	To maximise communication between adjoining parish councils and the identified neighbourhood planning parish. Adjacent parishes are Binfield Heath, Eye and Dunsden, Mapledurham, Goring Heath, Woodcote, Checkendon, Stoke Row, Highmoor, Rotherfield Greys, and Harpsden	6.09.13
Correspondence sent out to targeted stakeholders from the planning policy consultation database.	To improve the notification process associated with the Sonning Common Neighbourhood Plan publication process. The stakeholders that were targeted were all statutory stakeholders, all planning agents and landowners and all those with a Sonning Common, Kidmore End and Rotherfield Peppard reference within their address details.	6.09.13
Press notice released to Henley Standard	To help widen the notification process and pick up local community representatives un aware of the neighbourhood plan process.	Press advert running on Friday w/c 6.09.13
Information held on the council's website.	To provide a quick and easy method of obtaining publication data. We have also taken the opportunity of setting up a general neighbourhood planning section to again increase the ease of which information can be accessed from the web.	6.09.13
Information on Sonning Common Parish Council's website	To help widen the notification process and improve information being disseminated to the local community.	6.09.13
Information displayed on notice-boards around the parish (Sonning Common, Rotherfield Peppard and Kidmore End respective parishes)	To help widen promotion of the neighbourhood planning area publication at a local level.	5-6.09.13
Information to Rotherfield Peppard key contacts	To provide information on the consultation to important contacts identified by the parish council	TBC
Article in Kidmore End Parish Newsletter	To help widen the notification process and improve information being disseminated to the local community	Article submitted 4

Methods of publicity	Aim	Date
		Sept, but only 3 editions release per year
Article in Peppard News	To help widen the notification process and improve information being disseminated to the local community	Article submitted 4 Sept Quarterly edition however if missing submission deadline information will be put on the website.
Article sent to Sonning Common Magazine	To help widen the notification process and improve information being disseminated to the local community	Article submitted 23 August
Hard copies of publication material available in the district council offices	To provide an opportunity for local communities to access hard copy version of the proposed publication area and neighbourhood planning organisation.	5-6.09.13
Hard copies of publication material available in Sonning Common Library	To provide improved access to local community representatives trying to access publication material associated with the Sonning Common Neighbourhood Plan publication process.	6.09.13
Information sent out to adjacent parishes	To maximise communication between adjoining parish councils and the identified neighbourhood planning parish. Adjacent parishes are Binfield Heath, Eye and Dunsden, Mapledurham, Goring Heath, Woodcote, Checkendon, Stoke Row, Highmoor, Rotherfield Greys, and Harpsden	6.09.13

Publication responses

16. In total, we received 12 responses to the publication of the neighbourhood plan area application for Sonning Common.
17. Two representations objected to the proposed neighbourhood plan area. Another raised concerns about the allocation of specific sites within the proposed area for development. A further 9 representations were made by organisations or individuals who had no comment on the proposed area to make.
18. The breakdown of the response rate is as follows:

Email/web portal comments	5
Letters	7
Total	12

Key issues generated

19. Concern that development to sites SON 3, 13 & 15 will impact upon the natural beauty of the settlement. Some of these sites fall within AONB.
20. Concerns that development to sites SON 3 and 15 would result in increased traffic and associated safety risks.
21. Concern that sites 15A & B may have land stability issues
22. Support for development in other sites within the proposed neighbourhood plan area

Outcomes

23. The results of this publication stage will be used by the council to decide whether or not to approve the Sonning Common neighbourhood plan area. The decision will be taken through delegated powers by the Head of Service for Planning.

Appendix One Neighbourhood Plan Area Application

SONNING COMMON PARISH COUNCIL

Parish Office

VILLAGE HALL, WOOD LANE
SONNING COMMON, OXON, RG4 9SL

Clerk – Philip Collings

Tel 0118 972 3516

Email: clerk@sonningcommonparishcouncil.org.uk

Mr A Duffield
Head of Planning
South Oxfordshire District Council
Crowmarsh Gifford
Wallingford OX10 8NJ

5 August 2013

Dear Mr Duffield

SONNING COMMON NEIGHBOURHOOD DEVELOPMENT PLAN

I am authorised by Sonning Common Parish Council to make this application under the Localism Act 2012 and within the Neighbourhood Planning (General) Regulations 2012 for designation to prepare a Neighbourhood Development Plan. As a formally established Parish Council SCPC is a fully qualifying body under the Act and within the Regulations for the purposes of section 61G of the 1990 Act. We have secured and already advised you of the written consent of our neighbouring parishes for the inclusion in our neighbourhood area of three small areas that actually lie outside our parish boundary.

Neighbourhood Development Plan Area

The area proposed for the Neighbourhood Development Plan now comprises all of the area shown bounded in brown on the enclosed Map A. Map B shows the fifteen SHLAA sites being evaluated. Of these SON 13 is actually in Rotherfield Peppard Parish and SONs 4 and 15 are in Kidmore End Parish. As already advised, both neighbouring parishes have given formal consent to these sites being included in our designated area for evaluation. Neither parish is being asked to make any financial contribution to our work.

Appropriateness of the proposed NDP Area

The boundary of the proposed Neighbourhood Development Plan for Sonning Common is based on the entire area within the Sonning Common civil parish boundary plus the three specific sites outside that boundary referred to above. These additional sites have been identified through the SODC SHLAA process. SON 13 is AONB land to the north of Blounts Court Rd between Home Farm Cottage and Johnson Matthey; SON 4 is AONB land to the SW of Kennylands Rd running South East down from Kidmore Lane and SON 15 is part of the site of Chiltern Edge school. This last site has been put forward recently by the Governors of that school with a view to funding investments to put right the infrastructure legacy with which they were left by OCC when the school received foundation status. Only a very small area on the western edge of this proposed SON 15 site lies within the AONB, the bulk of it is non-AONB.

The parish councils of Kidmore End and Rotherfield Peppard have taken the view that they neither wish to undertake a Neighbourhood Development Plan just now nor to undertake a joint plan now with Sonning Common. They have, as previously notified, agreed to the inclusion of SONs 4, 13 and 15 to assist in allowing the obligations of Sonning Common as a Larger Village settlement under the SODC Core Strategy to be fully considered and delivered.

Early work on the Sonning Common Neighbourhood Development Plan has indicated that the proposed neighbourhood area will be sufficient to deliver our obligations under the South Oxfordshire Core Strategy and to take action to sustain our Village Centre and provide vital amenities that are missing within the village. Sonning Common is a large village that provides a significant service role for a large population in the nearby area - illustrated by our Health Centre having some 8,400 registered patients. The proposed neighbourhood development area provides scope to establish a sustainable basis for our village whilst delivering our development obligations.

After extensive research of the options, the proposed area is the best one presently available to control the future development of our settlement for the Core Strategy period through to 2026/7. Hitherto minimal planning has been done in our area, with adverse consequences; the Localism Act provides a welcome opportunity to address local problems and to seek a sustainable future for our Neighbourhood.

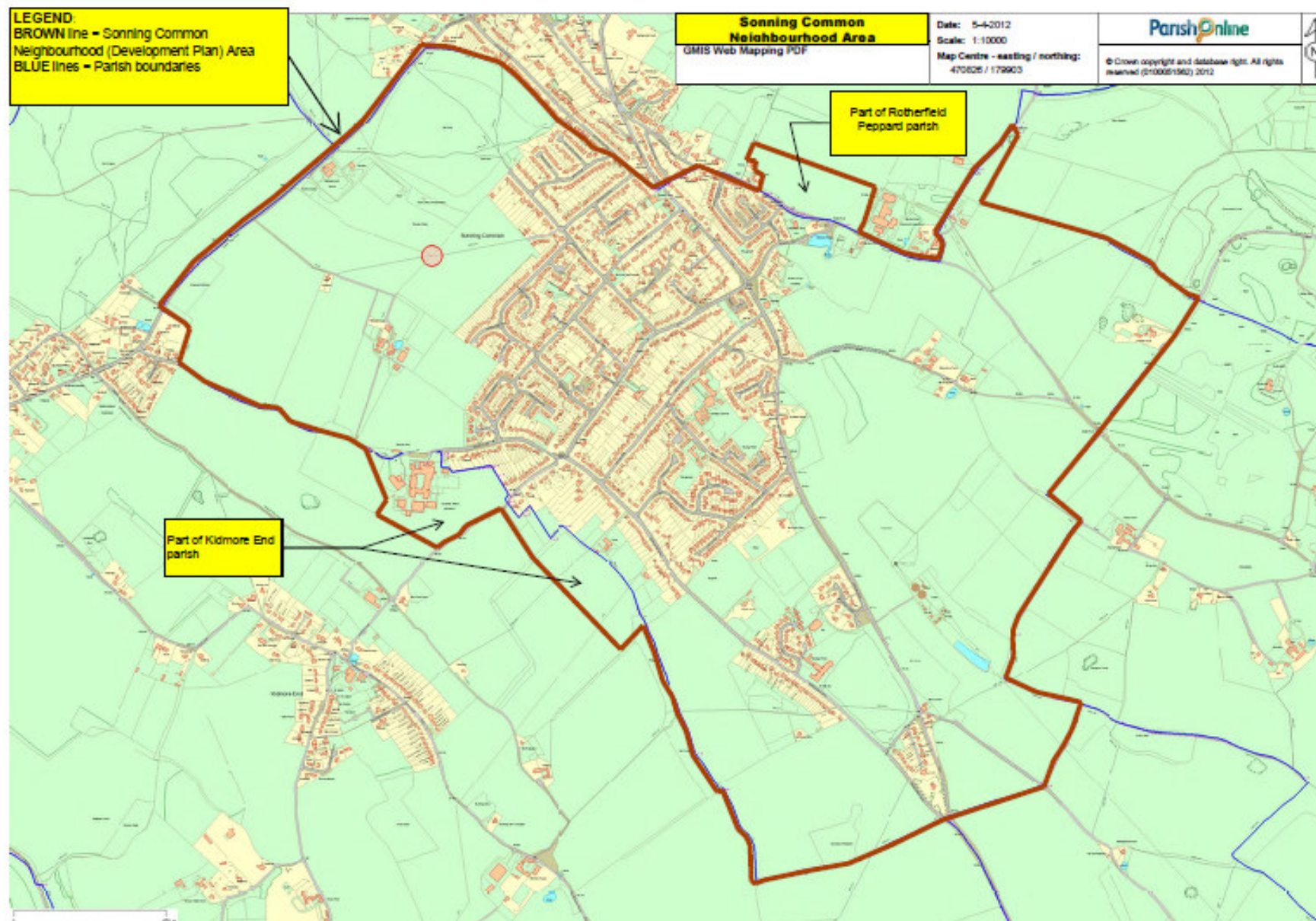
Yours sincerely



Philip Collings
Parish Clerk

Copies to:

Kidmore End Parish Council
Rotherfield Peppard Parish Council



Appendix three summary schedule of comments

	Consultee	Organisation/ Agent	Support proposed area?	Any other comments?	Council's Response
1.	English Heritage			No comment on the proposed neighbourhood plan area. Can offer community limited help on managing heritage assets	Noted
2.	Highways Agency			No comment on the proposed neighbourhood plan area	Noted
3.	Network Rail			No comment on the proposed neighbourhood plan area	Noted
4.	Civil Aviation Authority			No comments on the proposed neighbourhood plan area. CAA is not a statutory consultee for planning applications, except that which relates to Section 110 of the Localism Act. In this instance, CAA will only respond to specific questions.	Noted
5.	The Coal Authority (Planning and Local Authority Liaison Department)			No comments on the proposed neighbourhood area.	Noted
6.	Marine Management Organisation			No comment on the proposed neighbourhood plan area	Noted
7.	Chilterns Conservation Board			No comment on the proposed neighbourhood plan area.	Noted
8.	Oxfordshire County			No comment on the proposed	Noted

	Council			<p>neighbourhood plan area.</p> <p>Can offer community support the local plan making process and provide technical advice which complements that provided by the District Councils to ensure that the county council's requirements as infrastructure provider are properly taken into account. Can also explain CIL contributions and securing contributions & delivery from developers. A Neighbourhood Planning Toolkit will be available in draft in Dec 2013 subject to approval by cabinet member. Can offer technical surveys on request.</p>	
9.	Aylesbury Vale District Council			No comment on the proposed neighbourhood plan area	Noted
10.	Reades Lane Residents		No	<p>Concerned about any development of sites SON 3 or SON 15A due to impact on character and amenities of Reades Lane.</p> <p>SON 3 - surprised this remains under consideration as it is within AONB (thus not in accordance with NPPF; para 115 & 116). SON 15A – site owned by school; NDP process should engage with the school as site of environmental interest (i.e. TPOs already on site). SON 15B has been ruled out for development but 15A is an integral part of 15B. SON 3 & SON 15A; concerns that development of this site would exacerbate existing traffic problems experienced during the opening and close of the school (& create a risk to safety of pupils). On SON 15A & B there are possible land stability issues.</p>	<p>This objection relates to matters to be addressed during plan preparation regarding which of the sites are suitable and should be allocated for housing development.</p> <p>This comment will be passed to Sonning Common Parish Council for their consideration when preparing the plan.</p>

				SON 6, 7, 9. & 11 are preferred development sites due to good existing access.	
11.	T A Fisher and Sons Limited		No	<p>Objection to proposed Neighbourhood Plan Area.</p> <p>Part 2 of the Neighbourhood Planning (General) Regulations 2012 requires that an application for designation of a neighbourhood area must include a statement explaining why this area is considered appropriate to be designated as a neighbourhood area. The Parish Council's letter of 5th August provides no explanation or justification for including sites SON13 and SON4, and only the briefest of comments about SON 15.</p> <p>Sites SON13 and SON 4 lie wholly within the designated AONB. SON15 adjoins the AONB on three of its four sides. The site is open to extensive views from within the AONB with only weak and partial hedgerows which provide very limited visual containment. The development of any of the sites that the Parish Council now propose to include within the Neighbourhood Plan Area would have a substantial adverse impact on the AONB. There are sufficient deliverable and suitable sites on the edge of Sonning Common that fall outside of the AONB to accommodate the level of growth development required by the Core Strategy. Given weight attached to protecting the AONB (in Paragraphs 115 116 of the NPPF</p>	<p>The area proposed is an appropriate and discrete area suitable for the preparation of local policies and proposals. Importantly, it covers all of the sites identified in the SODC Strategic Housing Land Availability Assessment (SHLAA) of July 2013 so provides a good level of confidence that it will be possible to undertake a comprehensive assessment of all SHLAA sites through the neighbourhood plan process and allocate land in the neighbourhood plan to meet the requirements of the Core Strategy reflecting Sonning Common's status as a larger village in our settlement hierarchy.</p> <p>This objection relates to matters to be addressed during plan preparation regarding which of the sites are suitable and should be allocated for housing development.</p> <p>This comment will be passed to Sonning Common Parish Council for their consideration when preparing the plan.</p>

				and provisions of Core Strategy), there would need to be a very clear demonstration of exceptional circumstances in order to allocate AONB sites (or sites that would have a substantial impact on the AONB) in preference to sites outside of the AONB. No such exceptional circumstances exist (and none have been alleged to exist by the Parish Council). It is therefore wholly inappropriate to include SON4, 13 and 15 within the Neighbourhood Plan Area.	
12.	Pro Vision		No	<p>Objection to proposed neighbourhood area</p> <p>Letter dated 19 Sept states that development in SON 2, 3, 4, 11 & 13 is inappropriate due to adverse impact on AONB. Unable to find statement explaining and justifying proposed new neighbourhood area. Updates to SHLAA by SODC in July 2013 also confirm that SON 2, 3, 11 & 13 are not in principle suitable for development. SHLAA confirms SON 5 suitable for development in principle.</p>	<p>The area proposed is an appropriate and discrete area suitable for the preparation of local policies and proposals. Importantly, it covers all of the sites identified in the SODC Strategic Housing Land Availability Assessment (SHLAA) of July 2013 so provides a good level of confidence that it will be possible to undertake a comprehensive assessment of all SHLAA sites through the neighbourhood plan process and allocate land in the neighbourhood plan to meet the requirements of the Core Strategy reflecting Sonning Common's status as a larger village in our settlement hierarchy.</p> <p>This objection relates to matters to be addressed during plan preparation regarding which of the sites are suitable and should be allocated for housing development.</p>

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