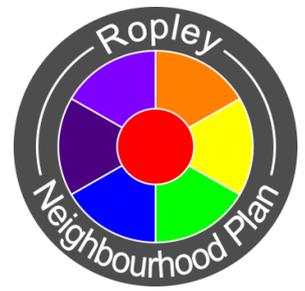




# **ROPLEY NEIGHBOURHOOD PLAN**

LAUNCH OF REGULATION 14  
PUBLIC CONSULTATION  
30<sup>TH</sup> JANUARY 2018



# Consultation Launch Meeting Agenda

- A quick recap on Neighbourhood Planning
- Overview of activity to date
- A quick update on the Planning Policy Context
- An overview of the proposed policies
- Timeline and what happens beyond public consultation
- An overview of public consultation – what we have planned
- How to engage in the Public Consultation
  - Website
  - Online tool or Paper based responses
  - How and where to get assistance
  - Drop in Sessions
- Consultation Questions



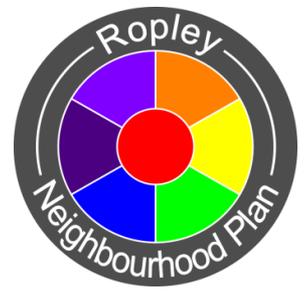
# A Neighbourhood Plan

- Localism Act in 2011 started it.
- Aimed at shaping local development not stopping it.
- Communities deciding where development occurs and what it should look like.
- With an adopted Neighbourhood Plan
  - Decisions based on Ropley's policies and locations
  - Parish Council benefits from 25% of CIL
- Without a Neighbourhood Plan
  - Decisions based on EHDC district wide policies
  - Parish Council gets 15% of CIL



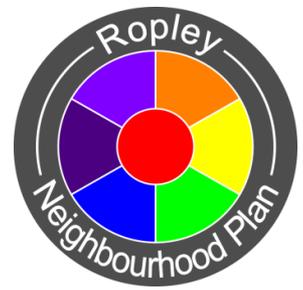
# Plan development timeline

- Parish Council agree to develop – February 2015
- **Village launch meeting – March 2015**
  - Then formed Steering Group, assigned Neighbourhood Leads
- EHDC Designation order signed off in May 2015
  - External Planning Consultant selected and appointed in July 2015
- **Village Questionnaire – Summer 2015**
  - Analysed results, proposed vision and objectives
- **Village Update meeting – September 2015**
- Policy development – October 2015 to December 2017
  - Criteria and Methodology Development
  - Working groups on Heritage Assets, SPBs, Local Green Spaces, Site Assessment & Landscape Character Assessment
- **Housing Needs Assessment – April to June 2016**
- Call for Sites – February to April 2016
- Site Assessment – April 2016 to October 2017
- Strategic Environmental Assessment – August 2017 to January 2018
- Evidence Base Collation – October 2015 to December 2017
- Regular Public meetings, Open meetings, email and BMRT updates
- **Public Consultation Launch – 31<sup>st</sup> January 2018**



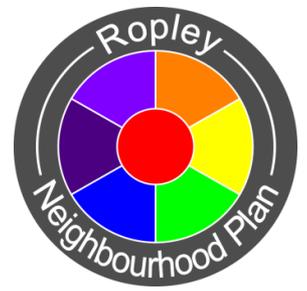
# Status of local planning within EHDC

- EHDC JCS and Local Plan part 2 have been adopted
  - Originally planned to cover from 2011-2028
  - Revised Government requirement to review every 5 years
  - EHDC Plan will need review by May 2019
- Ropley housing allocation is about 43 dwellings
  - 15 on Bighton Hill (built, some occupied, rest on sale)
  - 15 at Dunsells Stone (built and occupied)
  - 5 adjacent to Bullfinches, Park Lane (planning approved)
  - 6 in Hale Close (under construction)
- Continued pressure from Central Government to increase housing numbers and accelerate delivery



# Future Local Plan Directions

- EHDC announced LP3 development in 2017
  - To cover “Saved Policies” from 2006 plan
  - Affordable Housing, Gypsy & Traveller sites
  - Targeted adoption in 2019
- New Government requirement to review Local Plans every 5 years
  - Came from “Fix our broken Housing Market” paper mid 2017
  - EHDC JCS becomes out-of-date in May 2019
- EHDC responding to new requirements
  - LP3 policies and allocations will be rolled into JCS review
  - Revised JCS consultations in 1H 2019, plan submission end 2019
- Adopted Neighbourhood Plans impact
  - Those with housing allocations remain in-date 5 years from adoption
  - New housing numbers methodology yields small increase in district wide requirements – 619 versus 592 per year
    - Existing 7+ year Land Supply will cover this increase with 5+ year Land Supply



# Development Team

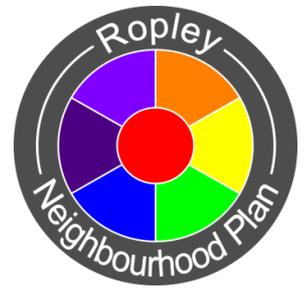
- Not just the Steering Group
- Neighbourhood Leads and Focus groups
- Several Working Groups with many volunteers
  - Heritage Assets
  - Settlement Policy Boundaries
  - Housing Site Assessments
  - Green Spaces
  - Landscape Character Assessment
  - Policy Summary development
- Regular reviews with EHDC
- Planning Consultant, John Slater

A word cloud featuring various names in different colors and orientations. The names are arranged in a roughly triangular shape pointing to the right. The names include: Jane Parsonson, Gavin Hutcheson, Ray Panter, Andy Sampson, Michael Ludgate, Robin Houghton, Anne Carter, Nick Cambrook, Keith Charman, Kirsty Black, Stuart Roberts, Brian Lawes, Alison Houghton, Lydia Hutcheson, Clare Slemeck, Simon Tye, Jonathan Flory, Graham Flatt, Quentin Sandell, David Harrison, Roger Langridge, Tim Day, Kim Boog Penman, Charles Louisson, Rosie Sampson, Carole Oldham, Sarah Crockford, and Simon Perkins.

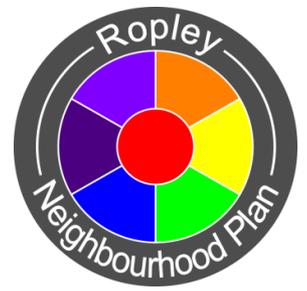
Jane Parsonson  
Gavin Hutcheson  
Ray Panter  
Andy Sampson  
Michael Ludgate  
Robin Houghton  
Anne Carter  
Nick Cambrook  
Keith Charman  
Kirsty Black  
Stuart Roberts  
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Kim Boog Penman  
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Rosie Sampson  
Carole Oldham  
Sarah Crockford  
Simon Perkins

# Vision for Ropley 2028

Signed off by Parish Council 5<sup>th</sup> April 2016

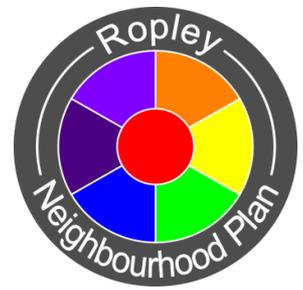


- The parish of Ropley will continue to retain its character and identity comprising a central core community surrounded by a number of discrete settlements set in a rural landscape.
- New housing of a type and size to meet the needs of those who currently or have previously lived within the Parish will be supported by the careful siting of new homes and other facilities so that they are integrated sympathetically into the built environment and the landscape.
- Settlements will continue to be separated from each other by areas of countryside where farming and other rural businesses will continue to thrive and evolve.
- Furthermore the cultural and community assets of the Parish, including the church, shop, post office, village hall and sports facilities that have been identified as being of value and importance, will have been maintained and further enhanced.



# Plan Policies Methodology

- Plan objectives informed from 2015 Village Questionnaire results
- Objectives approved by Parish Council on April 5<sup>th</sup> 2016
- Policies then developed to fulfill Objectives
- Policies reviewed by John Slater (Neighbourhood Plan Consultant)
- Policies and overall plan submitted to Parish Council for review and approval



# Policies Overview

- **Settlement Gaps**

Defines 6 areas providing development-free buffers between village communities and surrounding villages

- **Settlement Policy Boundary**

Reviews and proposes changes to existing settlement policy boundaries to remove anomalies and reinforce policy

- **Vistas and Areas of Visual Prominence**

Defines significant and important views into and out of the village and proposes protection against development therein

- **Trees, hedgerows and banks**

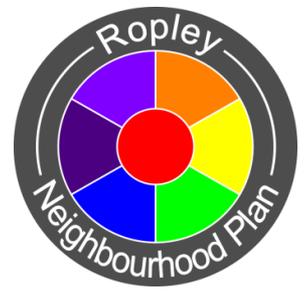
New development should retain existing healthy mature trees which contribute to the amenity of the area, hedgerows, verges and banks.

- **Narrow Lanes**

Proposes restrictions on significant new developments off single-width lanes

- **Sunken Lanes**

Development which would involve the creation of a new access onto a sunken lane will not be permitted.



# Policies Overview (cont)

- **Construction Traffic**  
Developers must prepare, get approval of and implement a Construction Management Plan
- **Local Green Spaces**  
Development within 4 designated Local Green Spaces will not be permitted except in very special circumstances
- **Built Heritage**  
Identifies 28 locally important heritage assets and restricts proposals for their demolition or alteration
- **Nature Conservation**  
Designates 3 Local Nature Conservation Networks, requires an Environmental Impact Assessment for any proposed development in or adjacent to them, and protects them against impact
- **Rights of Way**  
Requires improvements to Rights of Way across development land
- **The impact of New Development**  
New development must make a positive contribution and not harm adjacent amenity, and should be appropriate to its context



# Policies Overview (cont)

- **Design of New Housing**

Requires developments of multiple houses to incorporate variations, and to be no more than two storeys between ground level and the eaves

- **External Building Materials**

External materials on new buildings must be in keeping with those on adjacent buildings, especially within Conservation Areas and on Listed Buildings. Any development in and adjacent to Conservation Areas should meet the requirements of the Conservation Area management plan.

- **Driveways and Parking**

Driveways and parking areas should consist of permeable materials wherever possible.

- **Extensions and Outbuildings**

Extensions and new outbuildings must not be visually intrusive and must be sympathetically designed with respect to the host dwelling

- **Light Pollution**

New lighting on buildings must not impact on the dark night sky, or on the amenities of neighbours, or on wildlife habitats.

- **New Housing Requirements**

Provision is made for 73 new dwellings in Ropley Parish in the period 2016 to 2028 through completion of existing permissions and allocation for 27 new dwellings on three sites



# Policies Overview (cont)

- **Housing Site Allocation 1**

New housing is proposed on approx. 0.6 hectares of land with an access off Hale Close. There will be five homes at affordable rents, six for sale to local people at a discount, and three for sale on the open market.

- **Housing Site Allocation 2**

New housing consisting of nine high-quality 2 or 3 bed market houses is proposed on the old Chequers site. Access will be solely from Gascoigne Lane with footpath access to Winchester Road.

- **Housing Site Allocation 3**

Four plots for self-build homes are proposed on approx 0.25 hectares between Homeview and Wykeham House fronting Petersfield Road, served by a single access.

- **New Housing Occupancy Restriction**

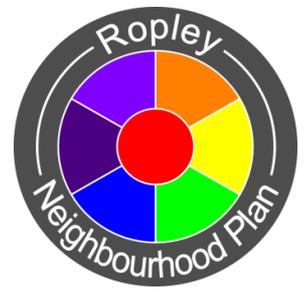
Planning permission for the self-build plots above will only be granted for people who are on East Hampshire District Council's self-build register and have a local residential or employment connection.

- **Community Facility protection**

Proposals for the change of use of social and community facilities will not be permitted unless they are no longer required for their existing use

- **New Community land**

Approximately 0.6 hectares of land adjacent to Dunsells Lane is proposed for community uses.



# OK – Now what?

- It's time to tell us what you think!
- Public Consultation starts tomorrow (January 31<sup>st</sup>)
  - Lasts eight weeks, until March 28th
- Respond either:
  - Online – through [www.myropley.org.uk](http://www.myropley.org.uk), or
  - Offline – feedback forms available from The Courtyard Village Shop
- Help available at Drop-In sessions
  - 4 Saturdays during consultation at the Coffee Rooms,
  - Or drop us an email at [ropleynp@outlook.com](mailto:ropleynp@outlook.com)



## Ropley Neighbourhood Plan

### *Welcome to the Draft Plan Consultation*

Following the approval by the Parish Council of the Draft Ropley Neighbourhood Plan, the public consultation on the contents of the plan is now underway. It runs for eight weeks from 31st January 2018 and finishes on 28th March 2018.

The entire Plan document can be downloaded [here](#), or can be browsed [here](#).

### **We Want Your Views**

This is your opportunity to comment on **ANYTHING** in the plan. Please use the [consultation webpage](#) to do this. We have also made arrangements for [villagers](#) who are not online – see below.

### **The Consultation Process**

To facilitate the consultation a number of resources have been put in place and events planned, as follows:

- A public meeting was held at the Ropley Parish Hall on 30th January 2018 at 7.30pm which presented the consultation process and answered questions, as



Get whole plan here

Browse plan interactively

When you're ready  
Complete the Consultation  
**IN ONE GO!**



# NP Browse page

## ***Welcome to the Ropley Neighbourhood Plan***

The draft Plan sets out a vision for Ropley in 2028, and contains 24 policies to help realise the nine objectives selected to create that vision. They have been shaped by the views and priorities expressed by local residents through the 2015 parish-wide questionnaire and the subsequent public meetings.

The policies are the most important part of the Plan because, once finalised, they will guide decisions on planning applications. These policies will help conserve Ropley's high quality environment and set the amount, type and location of new housebuilding.

Links to the plan content are shown below – click on a link to browse that area of the plan, including the full policy detail and the background information that underlies its formulation.

- [Foreword](#)
- [Plan Summary](#)
- [Introduction](#)
- [How the Ropley Neighbourhood Plan was Prepared](#)
- [A Profile of Ropley](#)
- [Planning Policy Context](#)
- [Our vision for Ropley in 2028](#)
- [Objectives and Policies](#)
- [Implementation](#)
- [Evidence Base Index](#)

If you would prefer to download the entire Plan document, please click [here](#)



# FutureDynamix Consultation Portal



REACH HIGHER. ACT NOW.

- Home
- Your World
- Case Studies
- Our Work
- Free Online Tools
- Our Services
- Contact

## Ropley Neighbourhood Plan Consultation



Forward Thinking

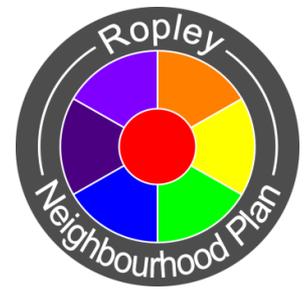
Ropley Parish Council appreciate your time to give your feedback about the draft Neighbourhood Plan. Future Dynamix are providing an online service to help us collect your feedback on our behalf, and we hope you find it easy and simple to use.

First of all, we need your name and address in order to prevent anyone from making duplicate submissions. Your email address will enable us to acknowledge receipt of your comments and, at a later date, for the Neighbourhood Plan Committee to update you with the Parish Council's response to them. All comments will be attributable, other data will be held in strict confidence.

Please take a few moments to complete the information below. When finished, just click 'Submit' to transmit your feedback to us.

[Get started here:](#)

# About You



**You MUST complete the consultation feedback process in one session!**

If you navigate away from this page your results **WILL** be lost and must be re-entered

So, pour yourself a drink .....

**Beware of Chrome!**

Navigation tabs: About You | Policies 1 - 9 | Policies 10 - 17 | Policies 18 - 24 | Submit

Your Name\*

About You\*

For professional respondents only, your Business, Agency or Authority Name

Your Address\*

House Name/Number

Street Address

Post Code

Your E-mail (please type your address):\*

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Please note that we cannot accept any anonymous submissions.

1/5

**Further information and helpful links:**

# Policy Feedback



Navigation tabs: About You | Policies 1 - 9 | **Policies 10 - 17** | Policies 18 - 24 | Submit

**Policy 10: Nature conservation**

The following are designated as Local Nature Conservation Networks (LNCN):

- Ropley Ridgeline
- Park Lane Woodlands
- Bowers Grove Wood

Development proposals within these areas will not generally be allowed. Nor will development proposals outside them which could adversely affect them. For detailed Policy information, click [here](#).

Policy 10 Score\*

Add comments about Policy 10 if you wish:

---

**Policy 11 Rights of way**

Development on land which has a right of way crossing it or one adjacent to it will be required, wherever practicable, to:

- provide appropriate sight lines at the junction of the right of way and the highway;
- replace stiles with gates;
- provide a suitable surface treatment on the right of way with a minimum width of 1.2 metres.

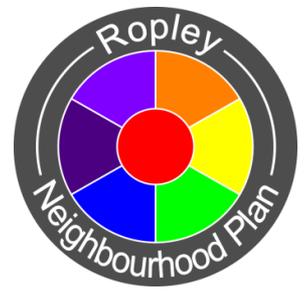
Policy wording is shortened. To see full policy wording and details each policy has a link to full wording

Rate each policy here

Your comments about each policy here

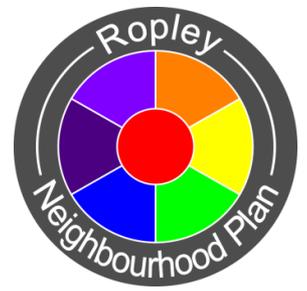
There are several policies to review on each page – remember to scroll down!





# Tablet and Chisel option

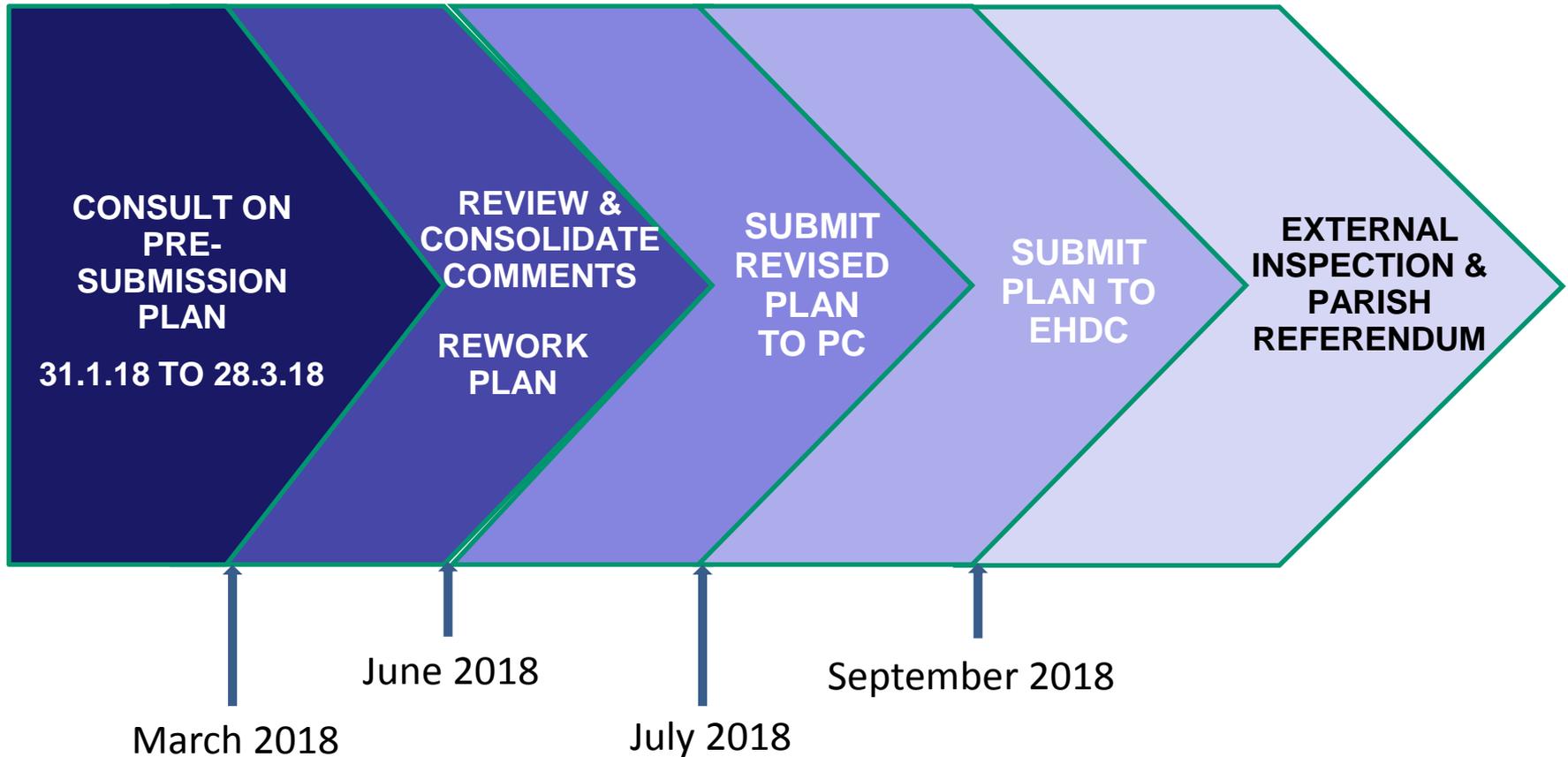
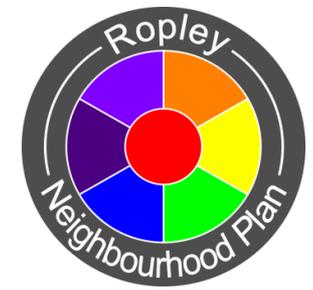
- Copies of full plan to inspect held at:
  - The Courtyard Shop
  - Mansfield Park, Boundaries and Alresford surgeries
  - Alresford Library
- Feedback form available at Courtyard Shop
  - Return or post back to shop

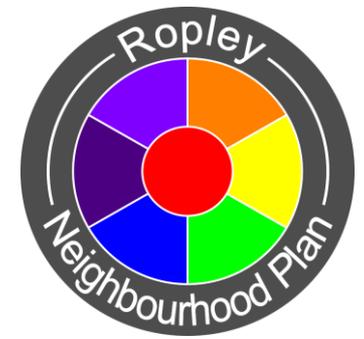


# Drop-In sessions

- Four Saturdays during Consultation
  - This weekend – 3<sup>rd</sup> February, 9.30am – 12.30pm
  - Next weekend – 10<sup>th</sup> February, 1pm – 4pm
  - 24<sup>th</sup> February, 9.30am – 12.30pm
  - 10<sup>th</sup> March, 1pm – 4pm
- At **Coffee Rooms** in Ropley (next to shop)
- Full copies of plan and maps available
- General help with plan and consultation

# Where to from here?





# CONSULTATION QUESTIONS?