

MEMBURY  
NEIGHBOURHOOD PLAN  
CONSULTATION  
STATEMENT

Evidence Based  
Report And Strategic Assessment

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## INTRODUCTION

This Evidence Review should be read in conjunction with The Membury Parish Council Neighbourhood Plan 2016-2031.

Much of the evidence supporting our Plan is referred to below the relevant Policy or Community Action within the Plan itself and this document summarises the evidence to support our Neighbourhood Plan and the results of community and wider engagement.

In addition to the Neighbourhood Plan Policies there are also Community Actions and Projects, within the plan, which were outside the scope or remit of a Neighbourhood Plan but should not be lost. The evidence for these, while not specifically outlined in this report, can be found within the hard copy evidence folders under Community Consultations.

## NEIGHBOURHOOD PLANNING

Neighbourhood Planning is one of the new rights introduced in the Localism Act 2011. It is a way that communities can have a say on the type of development they want to see in their local area. A Neighbourhood Plan, once adopted, will form part of the Local Development Plan.

## THE STEERING GROUP

Following the Parish Council directive it was decided a specific working party should be established to produce the plan.

The Steering Group was formed of a varied cross section of people within the parish covering a wide age range in addition to very different opinions, backgrounds, professions and village aspirations to ensure a diverse spectrum was accounted for during meeting discussions and correspondence analysis.

## THE START

It was agreed that minutes would be taken at the Steering Group meetings to ensure clarity and copies of these minutes can be found in Box File No.1.

During the first meetings everyone agreed that as a starting point we combine the Membury Design Statement and Parish Appraisal as a single document; we decided which points are relevant and identify the issues that affect the village and in addition to our recommendation and using feedback from the Parish Council it was agreed the following are most relevant to Membury.

- Natural Environment
- Built and Historic Environment
- Housing and Population
- Community Facilities and Services
- Flooding
- Transport and Access
- Economy and Employment
- Energy and Low Carbon

## FIRST PUBLIC CONSULTATION

We sent invitations to every household to attend our Exhibition & Consultation from Friday 20<sup>th</sup> June to Saturday 21<sup>st</sup> June 2014.

129 adults & 40 children (under 16) attended.

The exhibition consisted of information boards specific to each of our suggested headings, as above, and how we thought they affected our village.

The school had a display where the pupils had written and drawn what was important in the village to them.

We provided questionnaires, response cards & members of the Steering Group available at all times to discuss opinions.

We received 35 questionnaire responses, 55 response cards & numerous verbal comments.

Material from the Exhibition information boards, the populated questionnaires, response cards along with a summary of the consultation responses can be found in Box File No.1.

## NEXT STEP

Following the first consultation further details were needed so the Neighbourhood Plan Questionnaire was formed (blank copy in Box File No.1.).

The questions were generated from the parishioners' responses at the Exhibition to help us understand precisely what is most important to them and what our plan should focus on.

Two copies of each questionnaire, with freepost return envelopes, were sent to each household in the Parish.

On-line completion available from MonkeySurvey, copies were available in the Post Office & shop as well as online at the Membury Village website.

The school got the KS2 pupils & staff to fill in the questionnaire.

Membury Parish Neighbourhood Plan Questionnaire Report summarised the responses and can be found in Box File No.1.

## FURTHER CLARIFICATION NEEDED

While details were clear for most of our headings/sections it was becoming very imprecise for the Population and Housing.

It was agreed the Population and Housing pie charts could be ambiguous so we needed a Housing Needs Survey. This would augment the feedback from the Exhibition and subsequent Questionnaire.

The Housing Needs Survey, with freepost envelopes, was sent to every household in the Parish & populated forms returned to the Community Council of Devon who generated the Parish of Membury Local Housing Needs Report.

The Housing Needs Survey and the Parish of Membury Local Housing Needs Report can be found in Box File No. 2.

## SECOND PUBLIC CONSULTATION

We held a Feedback Consultation from Friday 24th October to Saturday 25th October 2014.

We invited parishioners to see a summary of results from the Membury Parish Neighbourhood Plan Questionnaire and The Housing Needs Survey alongside our interpretations of comments from cards & communication at the Exhibition & Consultation in June.

116 adults & 16 children (under 16) attended.

The exhibition consisted of information boards specific to each of our suggested headings, as above, and how the Steering Group saw the various consultation material shaping our Plan.

We provided a Response Form with each sector heading, comment sheets & members of the Steering Group available at all times to discuss opinions.

We received 76 Response Forms & numerous verbal comments.

Material from the Exhibition, the Response Forms along with a summary of the consultation response can be found in Box File No.2.

## MAIN ISSUES AND CONCERNS

Feedback from our public consultations was consistent and overwhelming; there was a desire to:-

- protect the current views, natural environment, ecology, tranquillity and dark skies
- control the siting, design and visual impact of new build and modifications to ensure that it is sympathetic to the character of the area
- allow the parish to continue to evolve through some level of new development and provision of lower cost housing thus improving parish self-sufficiency and longevity
- prevent any new development, or an aggregation of new developments, to be larger than 6 units in Membury village or 3 units in any named hamlet to avoid spoiling the existing character of the community

- control & reduce flood risks especially in Membury village and Rock hamlet

There was a strong feeling that the parish was an entity which needed to be supported and as such had created and wished to continue its own degree of sustainability. In particular there was a desire to measure the parish as a whole and not be broken down into micro-sections; hence hamlets were as important as the village in sustaining the school and church and shop and local entertainment and were not to be measured as stand-alone communities.

There was also considerable interest expressed in local heritage sites and their protection, local facilities, new employment, the network of lanes, tracks and footpaths and some response to low carbon energy schemes.

Our Plan has attempted to bring all these interests together in a cohesive and integrated manner.

## WRITING THE PLAN

Most of 2015 was spent writing and re-drafting the Neighbourhood Plan, we had a few meetings to discuss each section as Alex Tasker wrote it. Minutes were not taken at these meetings because they were just discussing the wording to ensure it reflected the Parish requirements and resulted in a new draft of the Plan being sent out.

In addition to the general meetings there were several meetings, both as a whole group and as representatives, with EDDC Planning and Strategy personnel as EDDC were drastically re-drafting and re-writing their Local Plan to meet their government Inspector approval [Subsequently approved 28 January 2016]. As the Local Plan emerged it became apparent that parishioners wishes were not being met in regard to new house build and a further Housing Specific Questionnaire was sent to every household to seek confirmation that they wished our NP to continue to permit very small scale new development - no more than 3 cumulatively in any named hamlet and 15 parish total over the Plan period.

The Housing Specific Report can be found in Box File No. 2.

## THE FINAL DRAFT

We held a Final Consultation on Saturday 9<sup>th</sup> April 2016.

We invited parishioners to see a concluding draft of The Membury Parish Council Neighbourhood Plan 2016-2031.

138 adults attended.

The exhibition consisted of the previous information boards specific to each of our suggested headings, as above, and hard copies and electronic copies of The Membury Parish Council Neighbourhood Plan 2016-2031 available for reading.

The Plan had been available on the village website and hard copies available in the Post Office & Shop from 1<sup>st</sup> April.

We provided a Neighbourhood Plan Final Consultation, Exit Poll and Neighbourhood Plan Final Consultation Exit Questionnaire.

We had a total of 138 ticks on the Exit Poll – 135 for & 3 against. A further 14 who could not attend advised they supported everything therefore 149 for & 3 against.

Material from the Final Consultation along with the consultation responses can be found in Box File No.2.

## FURTHER DEVELOPMENT

We now reached the pre-submission consultation stage in the production of our Neighbourhood Plan & therefore submission to East Devon District Council.

Responses from EDDC were discussed within the steering group & incorporated into the plan. One of the responses was that we were required to do an SEA (Strategic Environmental Assessment) so we contacted three consultancies & chose to engage with ClearLead at the end of March 2017. The draft Plan was updated to incorporate comments from those earlier exercises including the SEA and was sent to all statutory stakeholders for Pre-Submission consultation.

The Pre-Submission Neighbourhood Plan (version 4.05.03 dated August 2017), the Non-Technical Summary of the SEA and the Strategic Environmental

Assessment Report were available on our parish website & the formal consultation period was from 14 August 2017 until 25 September 2017.

Following responses from the statutory consultees the report was updated accordingly (version 4.06.01 dated October 2017). Only one response was not adopted, that from Somerset County Council regarding the Protection of Tranquillity through noise control. While we all agreed it is an important factor the level of specifics was too much for the plan & this has already been covered with existing policies.

## FINAL STEPS

The Neighbourhood Plan was presented at the Parish Council meeting on Tuesday 28<sup>th</sup> November 2017 when it was approved and adopted. The plan was submitted to EDDC for adoption.

## KEY SUPPORTING & RELATING EVIDENCE THROUGHOUT THE PLAN

Blackdown Hills AONB Management Plan 2014-19.

"What makes a view?", Blackdown Hills AONB, 2013.

Devon Landscape Character Assessment, Devon County Council, 2008-12.

Natural England National Character Areas, Blackdowns NCA 147, Statements SEO2, 3 &4, Natural England, 2014.

Conservation and Management Online Information Pack, Devon County Council, 1998 ([http://www.devon.gov.uk/the\\_devon\\_hedge](http://www.devon.gov.uk/the_devon_hedge)).

Protocol for Protected Landscapes, Devon County Council (Highways), 2011, <http://www.devon.gov.uk/landscape-policy-guidance>.

Membury NP Questionnaire Report, Community Council for Devon for Membury Parish Council, September 2014.

Membury Aims and Objectives Consultation, October 2014.

Membury Parish Community Appraisal, Parish Plan, Membury Parish Council, 2006.

Membury Village Design Statement, April 2008.

National Planning Policy Framework – Section 12

National Planning Practice Guidance – Paragraph 007

East Devon adopted Local Plan, 2006 – Policies EN8-11, Strategy 49

East Devon new Local Plan (Proposed Submission Version 2012 as amended in 2013) – Policies EN1, EN9-12

Blackdown Hills AONB Management Plan, 2014 -19– Policies PD 1/A, PD 1/B, PD 1/C, PD 2/A

Blackdown Hills AONB Management Plan 2014-19

Natural England National Character Areas, Blackdowns NCA 147, Statement SEO 4, Natural England, 2014

National Heritage List for England, 2014  
Design Guide for Houses, Blackdown Hills AONB  
National Planning Policy Framework – Sections 7 and 12  
East Devon Local Plan 2013-2031 - Policies D1, EN1, EN9-12, H10, H11, S4, S5  
Blackdown Hills AONB Management Plan, 2014-19 - Policies PD 1/A, PD 1/B, PD 1/C, PD 2/  
A Membury Aims and Objectives Consultation, October 2014  
Draft Housing Needs Survey, Community Council of Devon, November 2014  
Natural England National Character Areas, Blackdowns NCA 147, Statements SEO 4, Natural  
England, 2014  
Membury NP Questionnaire Report, Community Council for Devon for Membury Parish  
Council, Sept 2014  
Membury Housing Needs Survey, Community Council of Devon for Devon Rural Housing  
Partnership, October 2014  
National Planning Policy Framework - Paragraphs 54, 55 and 70  
East Devon adopted Local Plan, 2006 - Policies S3, S4, S5, EN1, D10, H4 and H5  
East Devon new Local Plan 2016 - Strategy 3, 4, 5 and Strategy 7, Strategy 27 (Precedence of  
Neighbourhood Plan policies over Local Plan)  
Blackdown Hills AONB Management Plan, 2014-19 - Policies PD 1/A, PD 1/B, PD 1/C, PD 4/  
A East Devon new Local Plan adopted March 2016 - Strategy 27, Policies RC6, RC7  
Membury Parish Community Appraisal, Parish Plan, 2000  
National Planning Policy Framework - Paragraphs 42-43  
East Devon new Local Plan (Proposed Submission Version 2012 as amended in 2013) -  
Strategy 27 and Policy RC6.  
National Planning Policy Framework - Paragraph 28  
East Devon new Local Plan (Proposed Submission Version 2012 as amended in 2013) -  
Policies D8, E16  
Blackdown Hills AONB Management Plan, 2014-19 – Policies RET/1B and PD/1C  
Membury Parish Bio-diversity Audit, 2014  
National Planning Policy Framework / National Planning Practice Guidance - Paragraphs 109  
and 112  
East Devon new Local Plan (Proposed Submission Version 2012 as amended in 2013) -  
Policies EN13, D7  
Blackdown Hills AONB Management Plan  
Devon Landscape Character Assessment, Devon County Council  
Natural England National Character Areas, Blackdowns NCA 147, Statements SEO2, 3 and 4  
Renewable Energy in the Blackdown Hills Report  
Accommodating Wind and Solar PV Developments in the Devon Landscape: Advice Note.  
National Planning Policy Framework  
East Devon new Local Plan - Strategy 39, Strategy 41  
Blackdown Hills AONB Management Plan, 2014-19 - Policies PD 1/A, PD 1/B, PD 2/B, CC 4/B