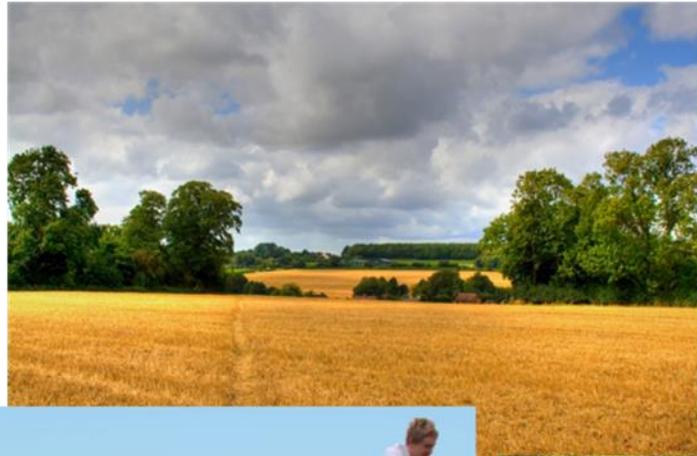


Ropley Neighbourhood Plan Consultation Statement

November 2018



CONSULTATION STATEMENT

- **Who we consulted about our plan for the future**
- **The ways in which we consulted with them**
- **What they told us**
- **..... and how it is reflected in our plan**

CONTENTS

- 1. The purpose of this document**
 - 2. Background to the intention to create a Neighbourhood Plan**
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 - 5. How we communicated Neighbourhood Plan progress**
 - 6. Strategic Environmental Assessment and how we consulted on this**
 - 7. Preparation for the Regulation 14 Public Consultation**
 - 8. Comments on our pre-submission plan and how these have been taken into account**
 - 9. Appendices**
-

1. THE PURPOSE OF THIS DOCUMENT

The Neighbourhood Planning (General) Regulations 2012 set out a legal requirement at Regulation 15 that a Parish council submitting a neighbourhood plan proposal to the local planning authority must include certain documents, amongst which is a “consultation statement”

In this regulation, “consultation statement “means a document which:

- 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 document is intended to fulfil the above legal requirement

2. BACKGROUND TO THE INTENTION TO CREATE A NEIGHBOURHOOD PLAN

Ropley Parish Council decided at their meeting held on 3rd February 2015 to make a formal application to East Hampshire District Council (the local planning authority for the Parish), under regulation 5 of the Neighbourhood Planning Regulations 2012, for the designation of a neighbourhood area. The application was for a neighbourhood plan to cover the Parish of Ropley (excluding three small areas marked on the Designation Order map) and is included within the evidence base document. For ease of referencing, a list of all evidence Base documents can be found in Appendix A - Schedule of Evidence in the main Ropley Neighbourhood Plan submission document and also on the website www.MyRopley.org.uk

East Hampshire District Council (EHDC) publicised the application in accordance with the requirements of regulation 7 of the 2012 Regulations. The application was published on the EHDC web site and invited representations from interested parties. EHDC also had a copy of the application available for public inspection at their offices at Penns Place, Petersfield. Notice of the application was also publicised locally in the Parish. EHDC approved the designation on the 26th March 2015. A copy of the approval letter is included in the evidence base document, in the section – Designation order.

3. OUR OVERALL APPROACH TO CONSULTATION

Throughout the preparation of the Ropley Neighbourhood Plan, we have tried to promote the widest possible engagement of the local community in planning for the future development of the Parish. Our guiding principles have been:

3.1 To commence community engagement as early as possible to seek a clear understanding of those issues and concerns which are of most importance to the local community, prior to commencement of plan formulation.

3.2 To offer further opportunities for comment as draft objectives and planning policies were worked up and a draft plan prepared.

3.3 To offer a range of different ways for people to engage as preparation of the plan has progressed.

3.4 To tap into the knowledge and experience available in the local community wherever possible.

3.5 Through all the above actions, to meet the statutory requirements for public engagement set out in the Neighbourhood Plan Regulations.

4. THE NEIGHBOURHOOD PLAN PROCESS

4.1 The Parish Council set up a sub-committee Steering Group to oversee the preparation of the Neighbourhood Plan. The group comprised of a Parish councillor, who was elected chairman, and a number of local residents with interest in the community and in helping to deliver this project. This group met weekly from February 2015 to February 2018.

A list of names of all the Steering Group members, including joining and/or leaving dates, can be found in the evidence base document within the Neighbourhood Planning Process area.

4.2 Members of the Steering Group sub-divided into a number of topic specific working groups, utilising their specific skills and knowledge of the Parish. The following is the list of the working groups:

- Landscape Character Assessment sub group
- Historic Character Assessment sub group
- Site Assessment Team sub group
- Policy Wording Summary sub group
- Settlement Policy Boundary sub group
- Ropley Local Green Spaces sub group

4.3 The Steering Group established links with planning officers at EHDC and took advantage of the various neighbourhood planning events arranged by the Authority and others for Parish councils in the District.

4.4 The Steering Group appointed an external Planning Consultant, John Slater (of John Slater Planning Ltd., Company No.10365719 Registered Office: The Oaks, Buckerell, Honiton, Devon, EX14 3ER) to provide advice and guidance throughout the process.

4.5 The Steering Group has worked throughout the process to gather together an evidence base to support the Neighbourhood Plan. This includes both published and online sources, such as the Census, local authority and EHDC documents, and information gathered through surveys and other local sources.

4.6 In March 2015 the Steering Group, with the support of local residents, established six neighbourhood zone groups. The neighbourhood leads for these zones were then able to support and facilitate local communications and data gathering for the plan.

The rationale for splitting the Parish into zones is that settlement patterns that have developed within Ropley over the years mean that residents often identify more with their local area / settlement than with the Parish of Ropley as a whole.

The six Neighbourhood Zones identified are shown below:

- Neighbourhood Zone 1 – The Village Centre
- Neighbourhood Zone 2 – Gascoigne Lane
- Neighbourhood Zone 3 – Ropley Dene
- Neighbourhood Zone 4 – Monkwood, Charlwood and Lyeway
- Neighbourhood Zone 5 – Stapley Lane and Parkstone Road
- Neighbourhood Zone 6 – Lower Petersfield Road

4.7 In summer 2015 The Steering Group, with input from the Neighbourhood Zone groups, developed a Neighbourhood Plan Questionnaire to obtain the views of all Parish residents, in order to inform the preparation of the Neighbourhood Plan. The results from the questionnaire have guided the content of the proposed Neighbourhood Plan throughout its development.

5. HOW WE COMMUNICATED NEIGHBOURHOOD PLAN PROGRESS

Throughout the plan we communicated through various channels to make sure that people remained informed and were able to contribute to the draft plan. This was achieved through:

5.1 Open (Public) Steering Group Meetings

Open Steering Group meetings were advertised through the Parish magazine (see 5.2) and village website (see 5.3) and were held in public every 2 weeks between 13th April 2015 and September 2016. Thereafter, open Steering Group meetings were held on the second Monday of each month prior to the start of Regulation 14 Public Consultation.

5.2 Parish Magazine, BisMonRopTis

Throughout the plan development process, we published a bi-monthly update on plan development progress using the BisMonRopTis village magazine. This is distributed free-of-charge to every dwelling in the Parishes of Bishops Sutton, Monkwood, Ropley and West Tisted, and is also available for sale in the Ropley Courtyard village shop.

5.3 Web Page

A Neighbourhood Planning web page was established on the village-wide MyRopley.org.uk website. This website is widely used within the Parish and carries pages for many of the clubs and societies in the Parish as well as a Parish calendar of events.

The Neighbourhood Planning web page was used during the plan development process to give regular progress updates, to give access to the latest approved versions of the draft objectives and policies as they were being developed and to provide links to various useful Neighbourhood Planning resources.

5.4 Parish Council Meetings

At every monthly Parish Council meeting an update was provided to the Parish Council and any attending members of the public. Within this forum, draft policies were presented to the Parish Council for approval. The minutes of each meeting are available through the Parish website.

5.5 Public Meetings

Formal public meetings were held in the Parish hall throughout the plan development to inform and update Parishioners and gather feedback. The first of these took place on 25th March 2015, where the Parish Council presented the need for a Neighbourhood Plan for Ropley and called for volunteers to fill Steering Group and Neighbourhood Lead posts. A second public meeting was held on the 21st March 2016. The aim was to discuss and gain feedback on the proposed vision, objectives and policy areas of the Ropley Neighbourhood Plan. A third meeting was held on the 21st September 2016. The aim was to share the confirmed vision, policies and objectives; publicise the call for sites; and seek feedback on policies that had been developed to date and signed off by the Ropley Parish Council.

5.6 Neighbourhood Plan Mailing List

During the initial public meeting on the 25th March 2015, email addresses were collected from the attendees, with their consent, and these were used to form the basis of the Neighbourhood Plan mailing list. This was supplemented with additional email addresses from attendees at the 2016 public meetings and the February 2018 consultation launch meeting. Following this last meeting the mailing list had 303 contacts.

The mailing list was used regularly during the plan development process to provide progress updates and to publicise forthcoming meetings. It was also used as required to solicit volunteers for the various working groups that were established during the plan development process. Updates were also

regularly sent to clubs and societies within the Parish for them to communicate through their own email lists to their members.

5.7 Public Notification

Throughout the Neighbourhood Plan process, we communicated through various forums. These included notices on Parish notice boards and other prominent village sites, updates in the local village Primary School newsletter and communicating directly to known landowners and their agents.

For a detailed description of the key consultation activities by date please see [Appendix A](#)

6. STRATEGIC ENVIRONMENTAL ASSESSMENT AND CONSULTATION ON THIS

As part of our consultation with statutory consultees over our draft neighbourhood plan, we were advised by Historic England in March 2017 that they required a Strategic Environmental Assessment (SEA) on our plan as it may give rise to a significant environmental effect within the Parish.

We consulted further with both the EHDC and Historic England, which included a site visit to the Parish. To comply with regulation, in July 2017 we commissioned AECOM to produce an SEA on our Neighbourhood Plan and its policies. The report was completed in September 2017 and was sent to the EHDC for comments and forwarded to Historic England, Natural England and the Environment Agency. Historic England feedback that they are happy with the content of the SE report Feedback from Historic England on the SEA can be found within the evidence base documents in the section covering the Strategic Environmental Assessment. The feedback was reviewed and integrated within our neighbourhood plan.

The SEA then formed part of our Regulation 14 public consultation and was made available for comment alongside our draft neighbourhood plan. No further comments were received on the SEA document during the public consultation.

7. PREPARATION FOR THE REGULATION 14 PUBLIC CONSULTATION

7.1 Planning for the Consultation

In order to maximise the feedback on the Pre-Submission draft of the Ropley Neighbourhood Plan, it was decided that people would be given the opportunity to respond either by:

- writing to the Neighbourhood Plan team
- responding through a paper-based questionnaire that was made available in the Village Shop or
- feeding back through an online web portal where people could score and comment against each individual policy.

As well as asking people to score and comment on each of the individual policies within the plan, our online web portal also provided links through to the full policy document and SEA report, plus any additional supporting documentation such as maps and our evidence base. Within the tool, longer policies were summarised for brevity, with the wording reviewed by a separate group. The tool also provided a facility to provide overall, non-policy specific comments on the plan. The tool was fully tested prior to launch.

7.2 Preparation for the Launch of the Consultation

To ensure the neighbourhood plan consultation received maximum coverage, we adopted arrangements appropriate and proportionate for a rural community including a variety of forms of communication to make people aware of the statutory consultation period, and the public meeting that we held in the Parish hall to launch the consultation.

Communications regarding the launch of our consultation included a post card sent to every address within the Parish, an update in our local Parish magazine, posters on Parish Council notice boards

and other prominent places within the Parish, a banner on the village recreation ground, an update on the MyRopley village website, an article in the Alton Herald and Hampshire Chronicle newspapers, communication in the Ropley School newsletter and an email communication to all those on our Neighbourhood Plan mailing list.

A launch meeting was held in the Parish Hall to on the 30th January 2018 and in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a statutory consultation took place on the Pre-Submission Draft of the Ropley Neighbourhood Plan between 31st January and 28th March 2018. This was a formal consultation period with the statutory bodies, stakeholders, the Local Planning Authority and the community notified.

7.3 Ropley Neighbourhood Plan – Public Consultation Notification list.

A comprehensive group of consultees including those advised by the EHDC, statutory consultees, national organisations, utility companies, Parish school & church, were invited to comment on the draft neighbourhood plan. For a full list of consultees please see [Appendix B.](#)

7.4 Summary of the consultation plan and time line

Following sign off of the draft pre-submission document at the Parish Council meeting on the 9th January 2018, it was agreed this should move forward into Regulation 14 Public Consultation at the end of January 2018. The detailed timeline for the consultation plan can be found in [Appendix C.](#)

8. COMMENTS ON OUR PRE-SUBMISSION PLAN AND HOW THESE HAVE BEEN TAKEN INTO ACCOUNT

Our draft Neighbourhood Plan consultation document consisted of 24 policies.

As part of the consultation process we invited people to comment on each of the policies and also score them from 1 to 10, where 10 was strongly support and 1 was strongly oppose. This could be done either by writing to us, responding through a paper-based questionnaire or by feeding back through an online web portal. There was also an opportunity to leave general comments about the Neighbourhood Plan that were not specific to any policy.

8.1 Summary of the scores received for each policy; ranking, preferences and consensus

We received a total of 159 online submissions, along with a further 32 written responses from the public and consultees, totalling 191 replies to our consultation. From these replies there were 657 comments. The feedback was overwhelmingly positive and the average score for our policies was 8.7.

For a full review of the scores by policy please see [Appendix D](#)

8.2 Summary of comments, response and any proposed amendments to policy

All comments from the consultation document were reviewed by the Steering Group and where appropriate proposed amendments were made to policies. No new policies were added and none were removed. These proposals were agreed by the Parish Council at their meeting on 6th November 2018 prior to the formal submission of the Plan to East Hampshire District Council.

Comments that were in the community interest but outside the scope of our Neighbourhood Plan were noted and will be put forward in the future to be considered outside of the Neighbourhood Plan document.

Ropley Parish Council would like to thank all those who took time and trouble to send in comments on the draft plan.

For a full review of all policy and general comments, and responses to them, please see [Appendix E](#).

9. Appendices

- A. Key Consultation activities by date.**
- B. Public Consultation notification list.**
- C. Public Consultation timeline.**
- D. Public Consultation Feedback Summary**
- E. Public Consultation Detailed Feedback and Responses**

Appendix A – Key Consultation activities by date

KEY CONSULTATION ACTIVITIES BY DATE

Date	
Public Steering Group meetings	As a subcommittee of Ropley Parish Council, the Neighbourhood Planning Steering Group's meetings were held in public every 2 weeks between 13th April 2015 and September 2016 when the decision was made, based on lack of any members of the public attending the meetings to move them to a monthly frequency. Subsequently Steering Group meetings have been held on the second Monday of each month prior to the start of Regulation 14 Public Consultation and were advertised as being open to the public
Ropley Parish Council meetings	<p>These are held on the second Tuesday of each month in public, a discussion on the Neighbourhood Plan progress has been a standing item on the agenda at these meetings since February 2015. The Neighbourhood Planning Steering Group has sent all key decisions to the Parish Council for discussion and decisions. For example, the Parish Council has;</p> <ul style="list-style-type: none"> • signed off on all Proposed policies • reviewed and signed off all RNP maps • held a special meeting to review housing number proposals
25 th March 2015 First Parish Wide Public Meeting	<p>The meeting was held in the Parish Hall where George Brown (Parish Council Chairman) and Simon Perkins (Parish Council lead for the Neighbourhood Plan) presented on the need for a NP for Ropley and called for volunteers to fill Steering Group and Neighbourhood Lead posts.</p> <p>The meeting was widely advertised via the Parish magazine BMRT, notices on the Parish noticeboards, the NP email list and using other Parish email lists.</p> <p>Over 80 members of the public attended the meeting, at which an explanation of Neighbourhood Planning and the housing allocation included in Local Plan Part 2 were presented along with the proposed NP Steering Group structure, the reporting relationship to the Parish Council along with the proposed Neighbourhood Structure and a call for volunteers to fill these roles</p> <p>Feedback from the meeting, (and from all subsequent public meetings) was captured in a feedback log which showed that members of the public attending strongly supported the development of a Neighbourhood Plan for Ropley. The call for volunteers made at the initial Public meeting was successful, Neighbourhood lead roles and Steering Group roles were filled, and the proposed Steering Group structure was taken back to the Parish</p>

	Council for sign off.
27 th April to end of June 2015 Neighbourhood Focus Group Meetings	Plans were developed during April 2015 for initial Neighbourhood Focus Group meetings with groups of the local community organised by the Neighbourhood leads. The Steering Group sought assistance and input from the six Neighbourhood Focus Groups in the scoping of the questionnaire. The six groups were invited to identify features of the environment/landscape which they regarded as having special qualities and which they felt merited being preserved. In response, the Neighbourhood Focus Group identified seventeen features.
Summer 2015 Neighbourhood Plan Parish- wide consultation via the Neighbourhood Plan Questionnaire	<p>The Neighbourhood Plan Steering Group decided in early 2015 to obtain the views of residents through a Parish-wide questionnaire, to inform the preparation of the Neighbourhood Plan. It was felt this would also raise residents' awareness of the intention to prepare a plan and help engage them in the plan preparation process. The decision to consult the whole community of the Parish of Ropley was also informed following a review of the approaches of other local Neighbourhood Planning teams and a discussion with the Chair of the Alton Neighbourhood Planning Steering Group who had strongly advocated the approach based on how much information that shaped the future development of their Neighbourhood Plan had been gathered.</p> <p>The approach used was to divide the Parish up into 6 Neighbourhood Zones based on people identifying more with their local neighbourhood / settlement than with the whole of Ropley as a Parish. Feedback from these initial meetings was gathered, summarised and considered by the Neighbourhood Plan Steering Group and the whole Parish questionnaire content developed from the feedback from initial Focus Group neighbourhood meetings.</p> <p>The Steering Group agreed that to maximise feedback and to avoid problems with IT capability being a barrier to involvement the questionnaire would be paper based. Survey Monkey was then used to summarise, analyse and report on the survey results.</p> <p>The final version of the Questionnaire was signed off by the Steering Group on 27th July 2015. 650 questionnaires were hand delivered to every household in the Parish during early August by the neighbourhood leads and their teams. The closure date for completion was the end of August. In addition, the Parish questionnaire was promoted through the MyRopley website and Neighbourhood Plan page of the Parish website where a copy of the questionnaire made available on the site for individuals to print off and complete. Other methods of promotion used are listed below;</p> <ul style="list-style-type: none"> ◦ BisMonRopTis Parish magazine ◦ Posters ◦ Ropley Courtyard village shop ◦ Parish notice board ◦ Email lists – used those belonging to the Courtyard Shop and Ropley Society ◦ Also notified all Parish clubs and societies of the importance of the

	<p>questionnaire in gathering views of the Parish and asked them to promote it to their membership</p> <p>The Courtyard village shop acted as a collection point for completed survey forms. 355 responses were received – approximately 50% of all households in the Parish. Surveys were manually keyed into Survey Monkey by a group of Neighbourhood leads and Steering Group members to enable consolidation and analysis – completed and analysis pulled off 12th October 2015</p> <p>Statistical analysis of the raw data was carried out by a member of the Steering Group, analysis was carried out of the textual responses and a summary of the key themes from the results was published in the Parish magazine in November 2015 edition. Results were also publicised via the MyRopley Website Neighbourhood Planning page 16th November 2015. A summary of results was then presented to the Parish Council.</p> <p>Key themes from the questionnaire responses were used to develop the NP Objectives, with policies then developed to meet these objectives. The results of this work were presented at the public meeting held 21st March 2016</p>
<p>21st March 2016</p> <p>Second Parish wide Public Meeting</p>	<p>The second Parish-wide public meeting was held in the Parish hall. The meeting was widely advertised via the Parish magazine BMRT, notices on the Parish noticeboards, the NP email list and using other Parish email lists.</p> <p>Approx. 80 members of the public attended the meeting. A PowerPoint presentation covering the work completed to date was used to update members of the public as to progress to date, followed by members of public viewing display boards around the room. The aim to discuss and gather feedback on the proposed Vision, Objectives and policy areas for the Neighbourhood Plan.</p> <p>Feedback received from the public meeting indicated that members of the Parish who had attended were supportive of the draft Vision, Objective and policy areas that had been displayed. Feedback on these was documented, reviewed by the Steering Group, discussed with members of the public attending and responses recorded and changes made where change was felt appropriate based on the feedback received appropriate</p>
<p>21st September 2016</p> <p>Third Parish wide Public Meeting</p>	<p>The third Parish wide public meeting held in the Parish hall, the meeting was widely advertised via the Parish magazine BMRT, notices on the Parish noticeboards, the NP email list and using other Parish email lists.</p> <p>60 members of the public attended the meeting. The aim was to share the confirmed Vision, Objectives and policy areas with the public, publicise the call for sites and share and seek feedback on the four policies that had been developed to date and signed off by the Parish Council. Volunteers were sought to assist with Landscape and Historic Character Assessment work. The results of the Housing Needs Assessment were shared.</p> <p>Feedback received from the Public meeting was documented, reviews, responses recorded and changes made to documentation as required volunteers came forward to support the Landscape and Historical work and working groups were subsequently formed</p>

Appendix B

PUBLIC CONSULTATION NOTIFICATION LIST

1. East Hampshire District Council
2. Hampshire County Council (Planning & Transport)
3. Alton County Council
4. District County Councillor
5. Ropley Parish Council
6. Bighton Parish Council
7. Bishops Sutton Parish Council
8. East Tisted Parish Council
9. Four Marks Parish Council
10. Medstead Parish Council
11. West Tisted Parish Council
12. Winchester County Council
13. South Downs National Park
14. Natural England
15. Historic England
16. Environment Agency
17. South East Water
18. Highways agency
19. Southern electricity
20. British Telecom
21. Fischer German (agents for Esso Petroleum fuel pipe)
22. Southern Gas
23. The Coal authority

24. Homes and Communities HCA

25. Network Rail

26. Marine Management

27. National grid

28. Primary Care Trust

29. Parish Hall

30. Ropley Primary School

31. Village Church

Details were also sent to local businesses, landowners, clubs and societies within the Parish.

Appendix C – Public Consultation timeline

Summary of the Consultation Plan and Timeline

- 09.1.18 Parish Council sign off draft Ropley Neighbourhood Plan and agree that it should be put forward for consultation.
- 10.1.18 Ropley Neighbourhood Plan Steering Group meet and agree that the consultation will go live from 31.1.18 to 28.3.18
- 15.1.18 Posters detailing the launch plan placed on the four Parish Council notice boards, Ropley Primary School entrance gate, local BP Garage, local Thai Restaurant (The Thai Lounge), prominent telegraph poles in the Parish and Ropley Courtyard Shop.
- 16.1.18 Postcards posted to every Parish address, advising occupants of the consultation and a meeting in the Parish Hall on the 30th January to launch the consultation process.
- 19.1.18 Page posted on MyRopley website advertising the RNP consultation and launch meeting to be held in Parish Hall on 30th January
- 19.1.18 Article in the Ropley Primary School newsletter that is sent home to all parents, advertising the Neighbourhood Plan and the meeting on the 30th January.
- 25.1.18 Article placed in the Alton Herald and Hampshire Chronicle advising people of the consultation and pre-meeting in the Parish Hall on the 30th January
- 30.1.18 Meeting held in Ropley Parish Hall to communicate the launch of the Ropley Neighbourhood Plan, the feedback process and where to get further information (including details of future drop in sessions).
- 31.1.18 Ropley Neighbourhood Plan Consultation starts. Online portal for feedback to RNP policies goes live.
- 31.1.18 Emails sent to statutory consultees, local businesses, clubs & societies advising them of the RNP and requesting feedback
- 31.1.18 Paper questionnaire for feedback on RNP policies and full policy document booklets placed in Ropley Courtyard shop
- 31.1.18 RNP Policy document also placed into Alresford Library and local doctor's surgery across Alresford, Lymington Bottom and Four Marks.
- 03.2.18 *Drop in session at Ropley Coffee Room for interested parties

- 05.2.18 Posters detailing the consultation plan and drop in sessions placed on the four Parish Council notice boards, Ropley Primary School entrance gate, prominent telegraph poles and Ropley Courtyard shop.
- 10.2.18 *Drop in session at Ropley Coffee Room for interested parties
- 15.2.18 Banner placed on recreation ground fencing advertising RNP and portal website
- 24.2.18 *Drop in session at Ropley Coffee Room for interested parties
- 10.3.18 *Drop in session at Ropley Coffee Room for interested parties
- 24.03.18 *Drop in session at Ropley Coffee Room for interested parties
- 28.03.18 Ropley Neighbourhood Plan consultation closes.

* Regular emails circulated prior to drop in sessions to further advertise the event.

Appendix D. Public Consultation Feedback Summary

RNP Consultation Presentation



RNP Steering Committee

April 2018

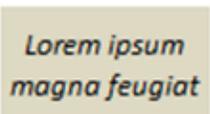
Consultation

- This Report shows the results of the Public Consultation into the Ropley Neighbourhood Plan, with feedback collected via online and paper surveys between January 30th and March 28th 2018.
- Respondents provided quantitative and qualitative responses about each of the Plan's 24 Policies, with additional comment invited about the overall Plan or general matters that each respondent felt relevant for consideration.
- Policies were individually scored by Respondents using a 10-point scale to show strength of support (10) or strength of opposition (1) to each Policy accordingly. This allows a more comprehensive and detailed picture of Respondents strength of approval by enabling the ranking of Policies and the assessment of relative strength and consensus toward each one.

Households 685

2011 Census Population 1611

Reporting

	Scores	The average Policy score out of 10, where 10 is Strongly Support and 1 is Strongly Oppose the Policy
	Preferences	An index showing the relative support for or opposition to each Policy compared to the overall approval score for the Plan as a whole
	Consensus	Measurement of the spread of high vs low scores to show the level of consensus toward each Policy
	Distribution	The distribution of scores - 1 to 10 - are shown for each Policy
	Comments & Count	Where submitted, Respondents unsorted comments are shown for each Policy

Responses

Consultation Portal Visits

337

Submissions

159

32

191

Online

Postal
including
Consultees

Total

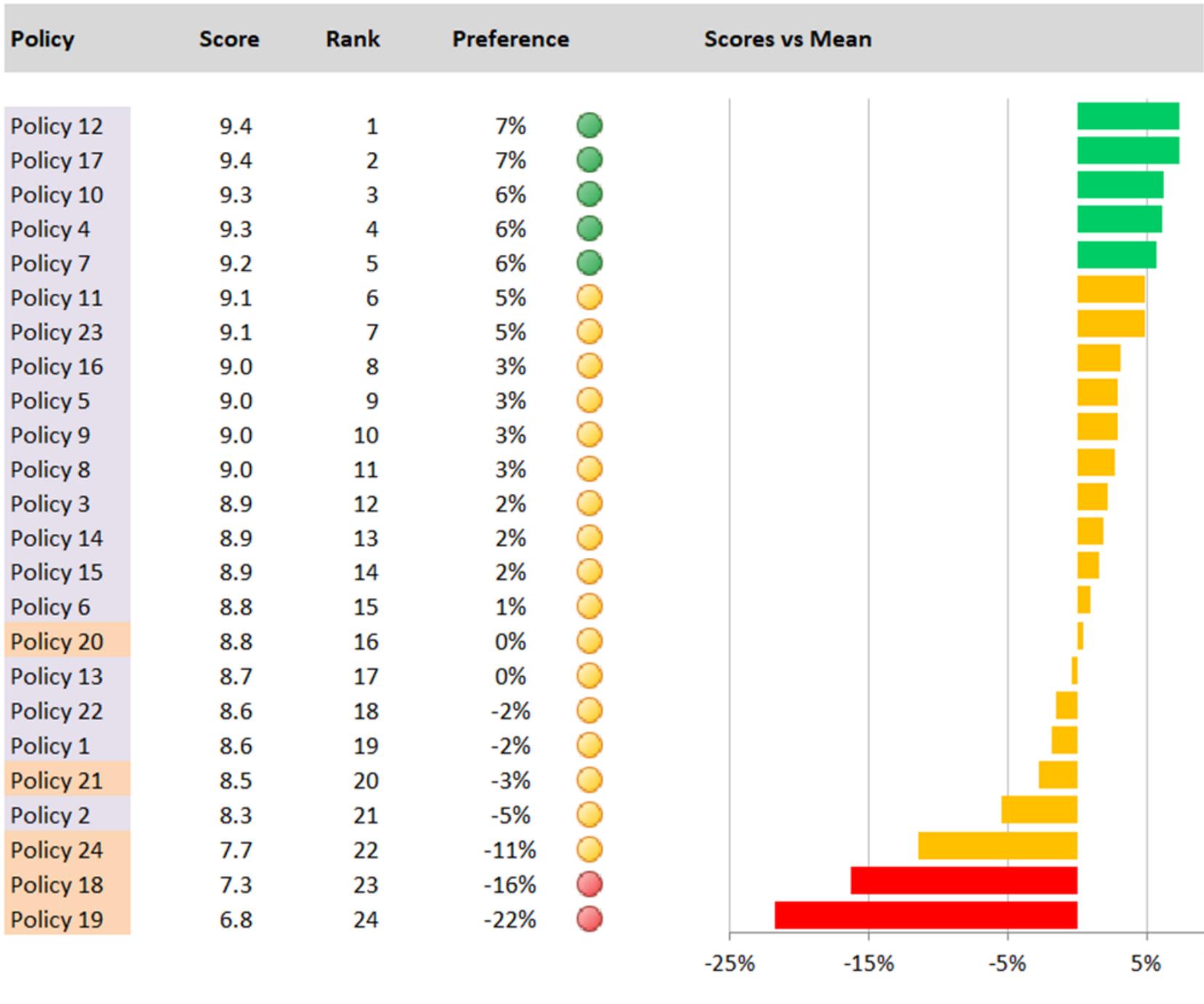
Total Comments

657

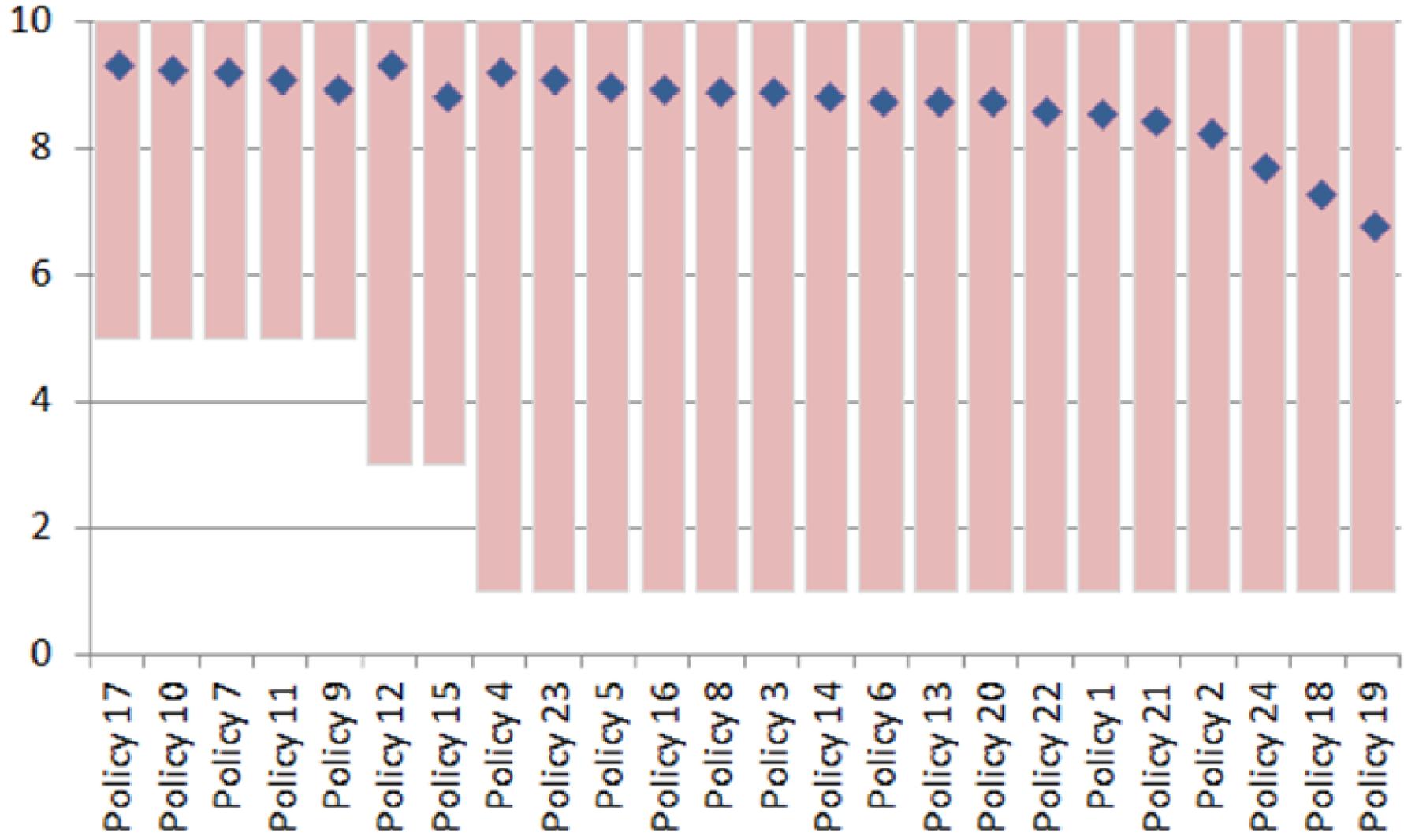
Overall Score

8.7

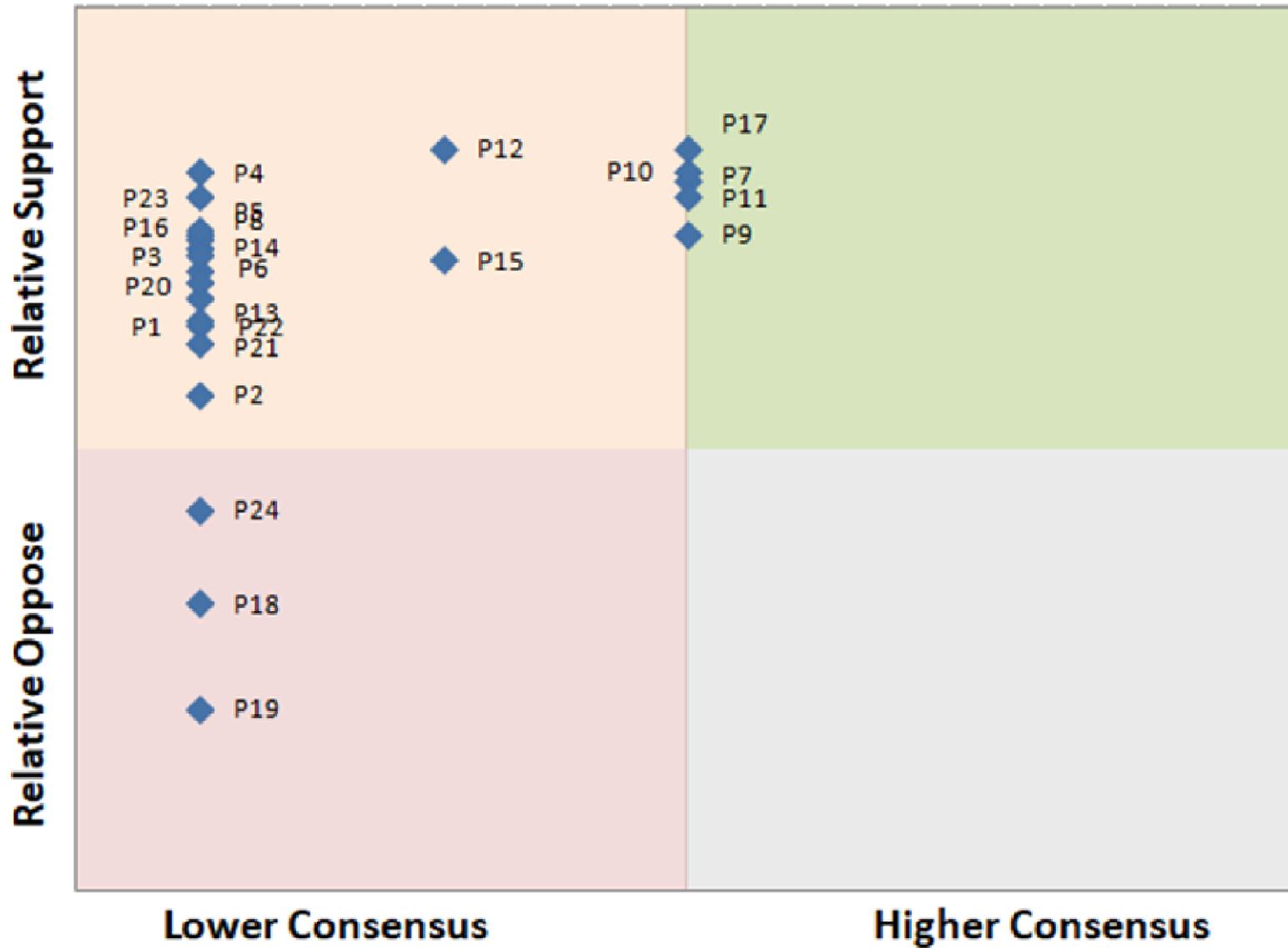
Policy	Score	Rank	Comments
Policy 1	8.6	19	25
Policy 2	8.3	21	27
Policy 3	8.9	12	37
Policy 4	9.3	4	30
Policy 5	9.0	9	48
Policy 6	8.8	15	29
Policy 7	9.2	5	29
Policy 8	9.0	11	49
Policy 9	9.0	10	18
Policy 10	9.3	3	9
Policy 11	9.1	6	13
Policy 12	9.4	1	22
Policy 13	8.7	17	19
Policy 14	8.9	13	16
Policy 15	8.9	14	11
Policy 16	9.0	8	8
Policy 17	9.4	2	22
Policy 18	7.3	23	36
Policy 19	6.8	24	56
Policy 20	8.8	16	49
Policy 21	8.5	20	19
Policy 22	8.6	18	14
Policy 23	9.1	7	26
Policy 24	7.7	22	45



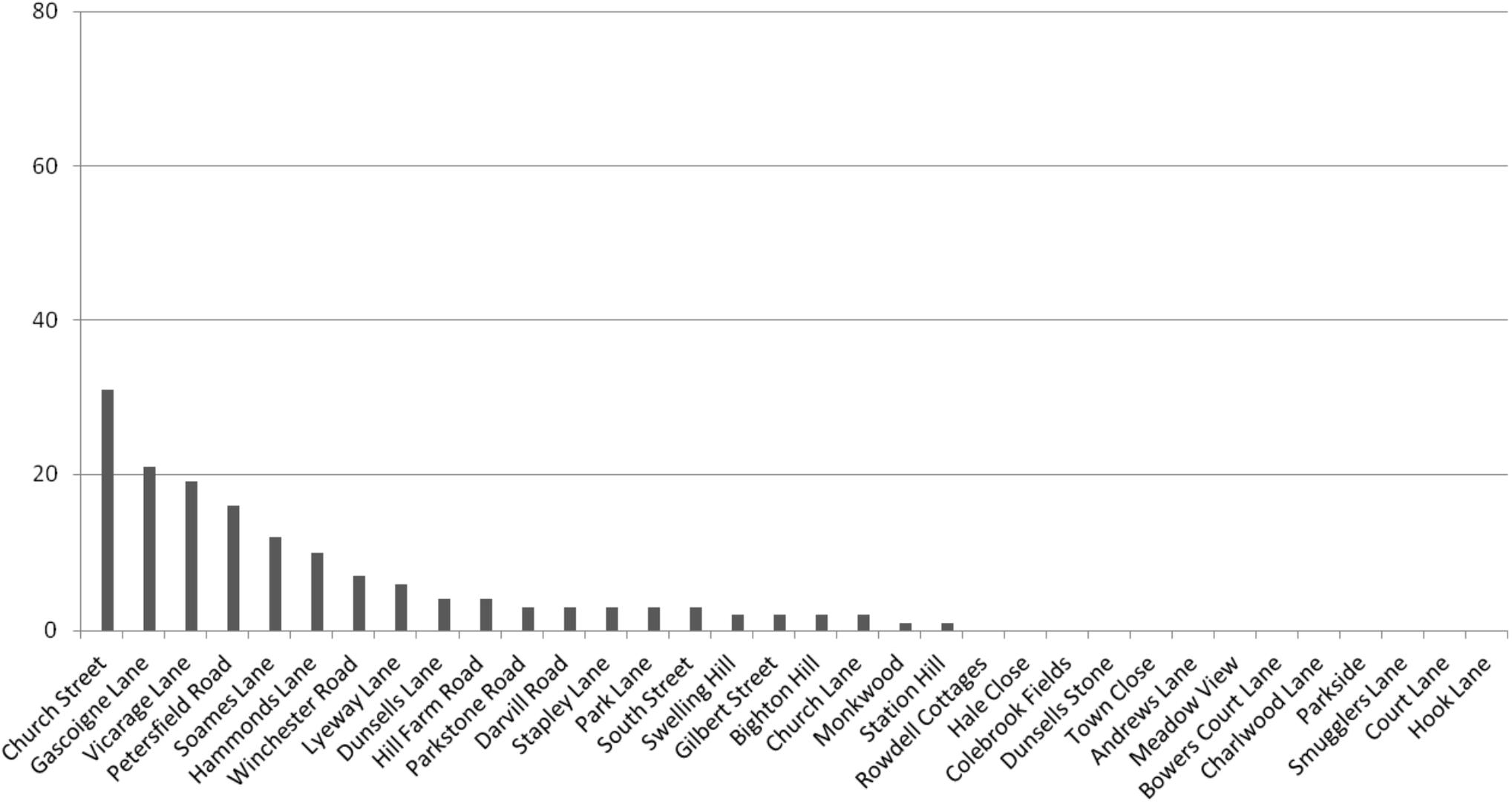
Scores



Support v Consensus Map



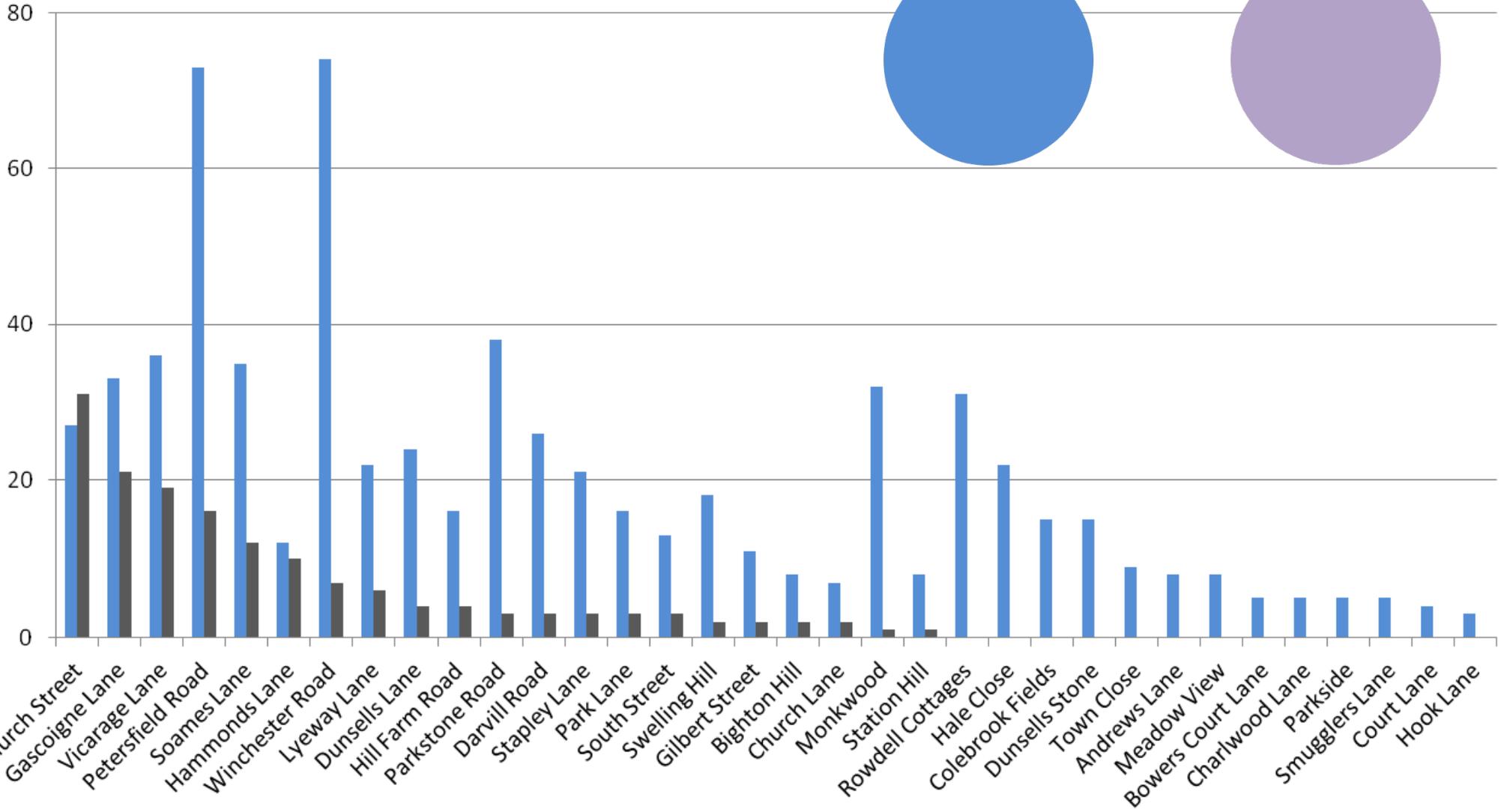
Village Response Distribution



Village Household Distribution

Households = 685

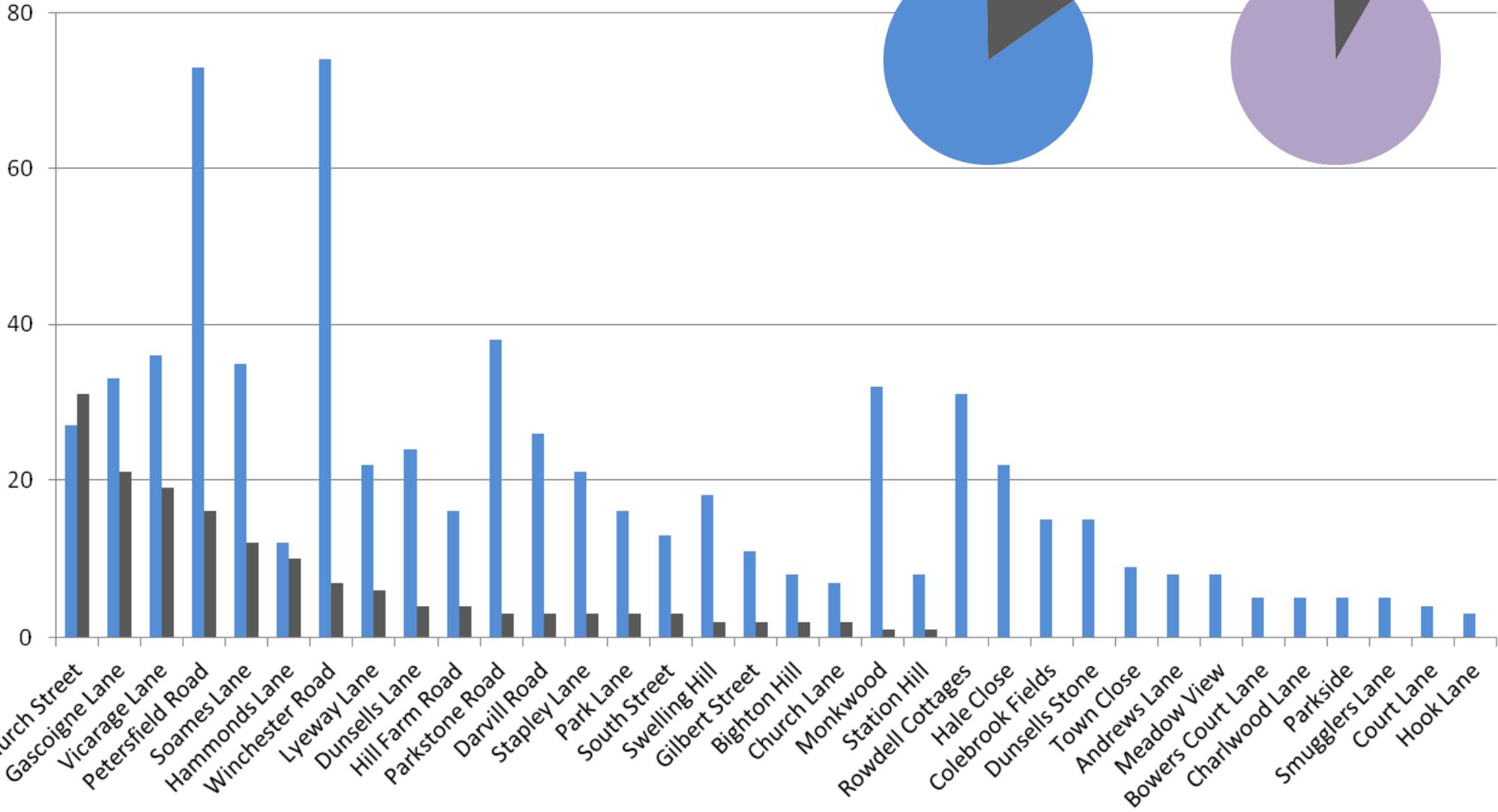
Census = 1611



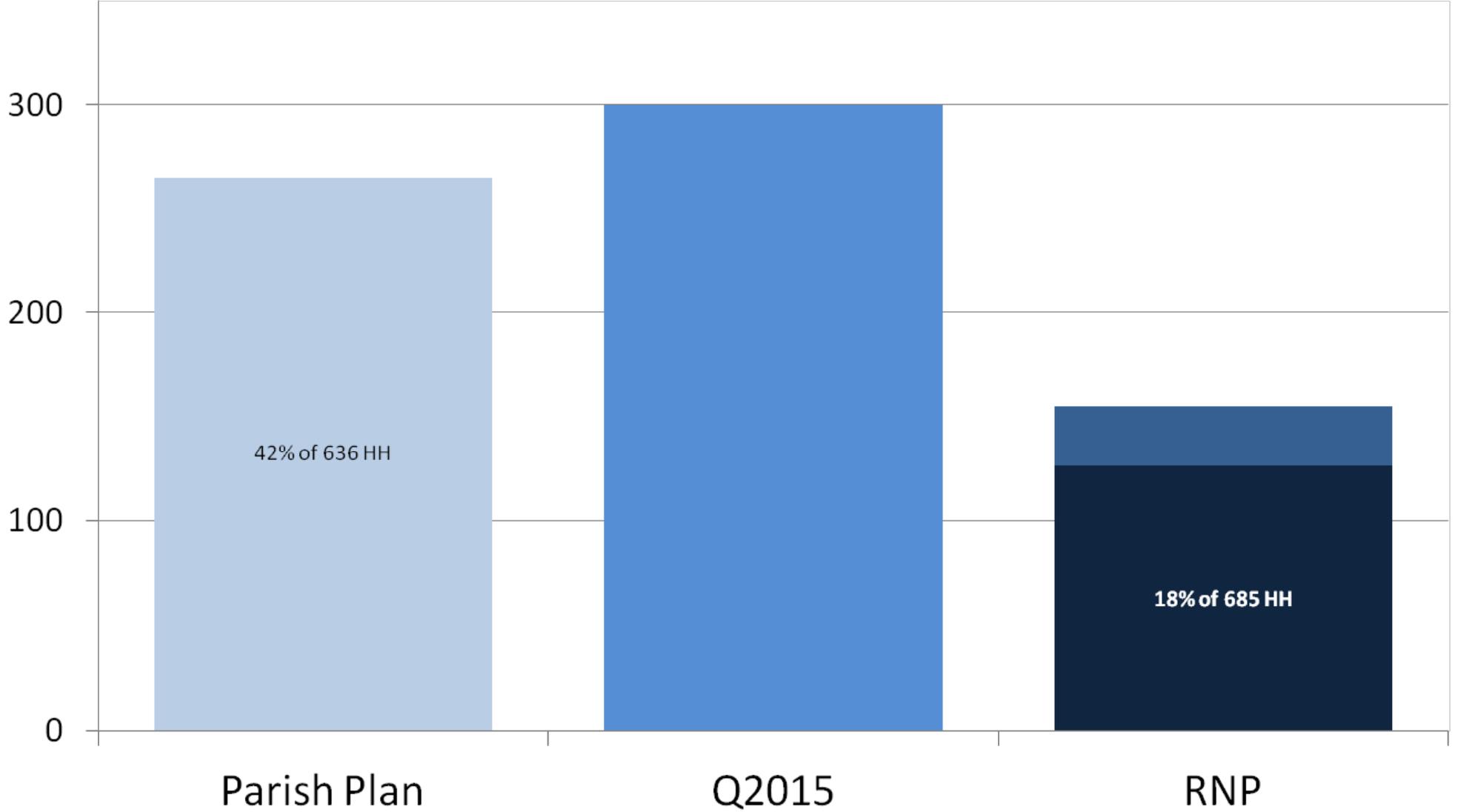
Village Household Distribution

Household Respondents = 18.4%

Village Respondents = 9.6%



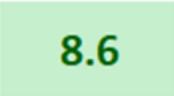
Household Responsiveness



Policy 1

Policy Settlement Gaps. Within these Gaps, development will only be allowed if it cannot be located elsewhere and it would not compromise the Gap's integrity.

Policy 1



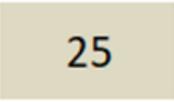
Policy Ranking



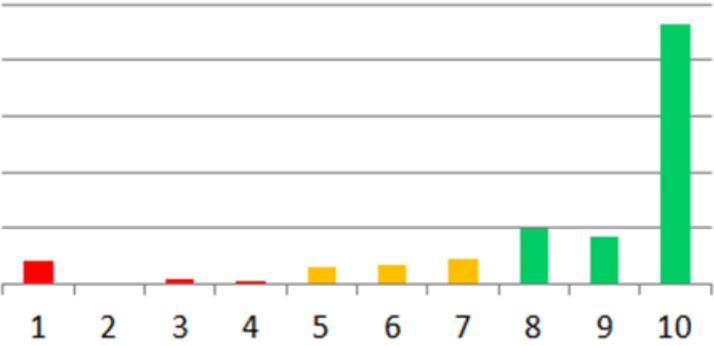
Policy Preference



Comment Count



Distribution



Policy 2

Settlement Policy Boundaries. Six Settlement Policy Boundaries are designated within Ropley. Development within these will be supported subject to compliance with Local and Neighbourhood policies. Development of residential garden land within the SPB will be refused unless it can be demonstrated it will not harm the local character of the area.

Policy 2

8.3

Policy Ranking

21

Policy Preference

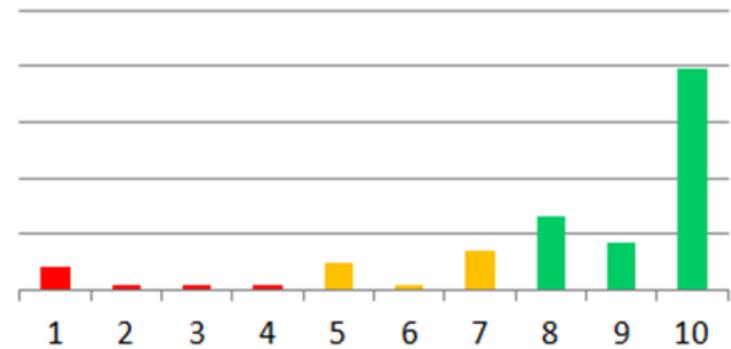
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Comment Count

27



Distribution



Policy 3

Vistas and visual prominence. New development will not be allowed within Key Vistas or Areas of Significant Visual Prominence unless it can be shown that it would have no adverse impact on the visual appearance or character of the landscape. In addition, key views to and from the South Downs National Park should be protected.

Policy 3

8.9

Policy Ranking

12

Policy Preference

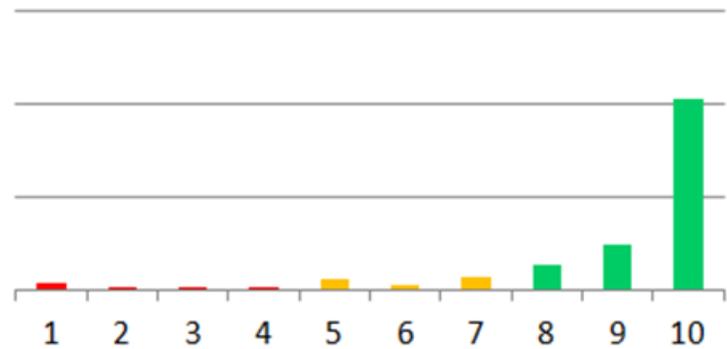
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Comment Count

37



Distribution



Policy 4

Trees, hedgerows, verges and banks. New development should retain existing mature trees, hedgerows and banks. New planting should be of indigenous species. New development should seek to protect and enhance ecological networks.

Policy 4

9.3

Policy Ranking

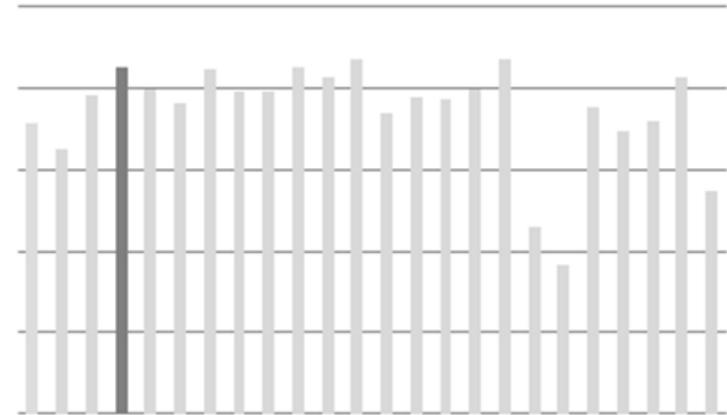
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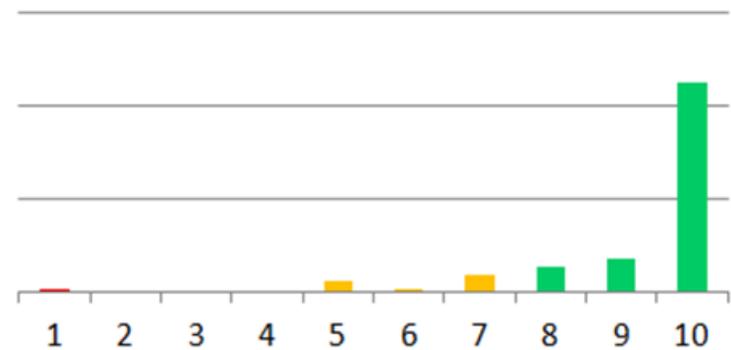
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Comment Count

30



Distribution



Policy 5

Narrow lanes. A new development of more than five dwellings will not generally be permitted with an access from a single-vehicle width road, if more than 250 metres from a double-width carriageway.

Policy 5

9.0

Policy Ranking

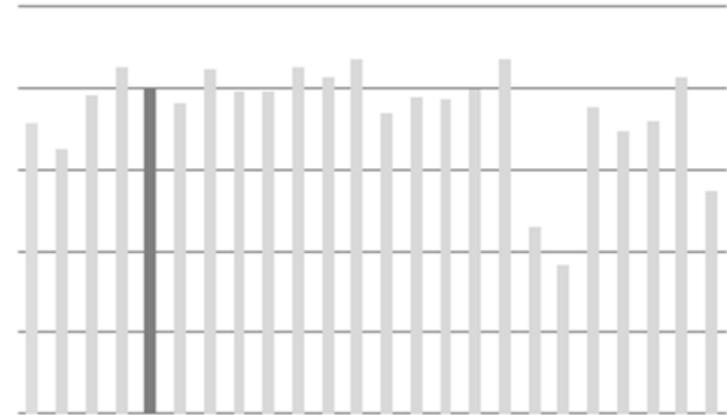
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Policy Preference

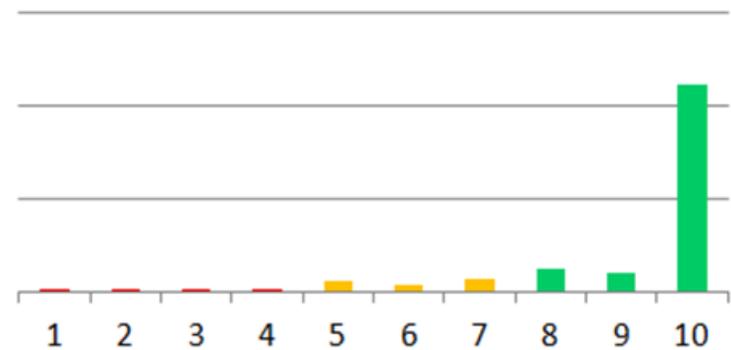
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Comment Count

48



Distribution



Policy 6

Sunken lanes. New accesses onto a sunken lane will not be permitted.

Policy 6

8.8

Policy Ranking

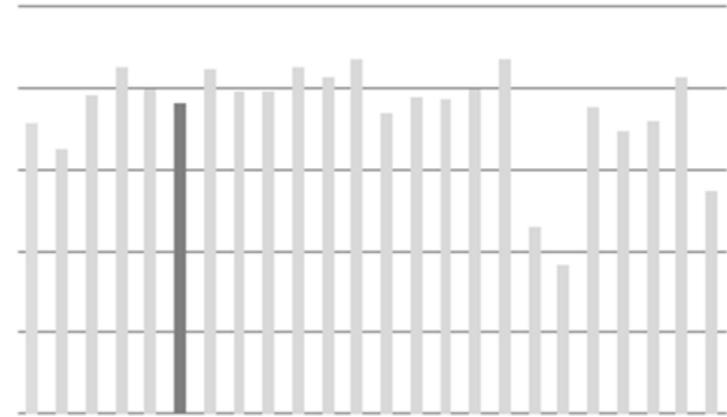
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Policy Preference

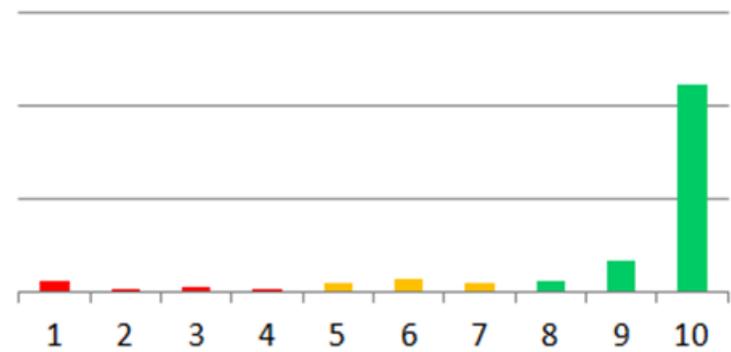
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Comment Count

29



Distribution



Policy 7

Construction traffic. A Construction Environment Management Plan will be required when construction traffic might use a narrow lane.

Policy 7

9.2

Policy Ranking

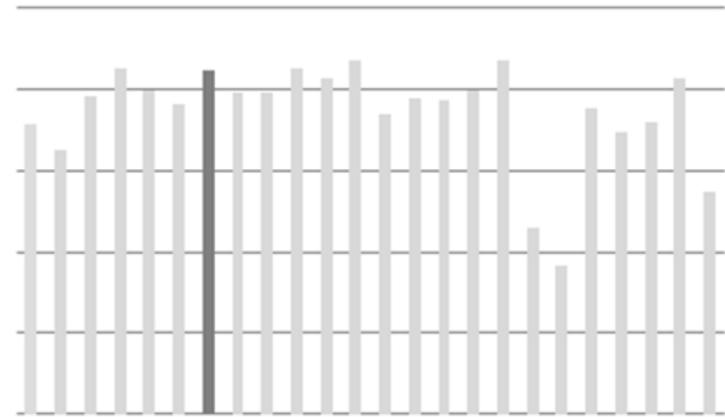
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Policy Preference

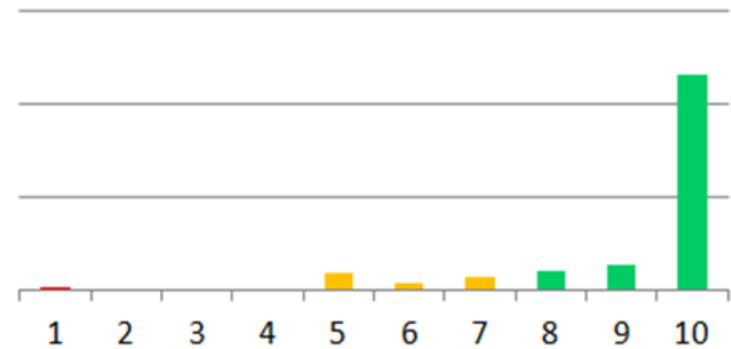
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Comment Count

29



Distribution



Policy 8

Local Green Spaces. Development will not generally be allowed in these designated Local Green Spaces: LGS1 the recreation ground, LGS2 the field behind Vicarage Lane between the recreation ground and Ropley House, LGS3 west of School Lane/Church Lane, LGS4 the village pond.

Policy 8

9.0

Policy Ranking

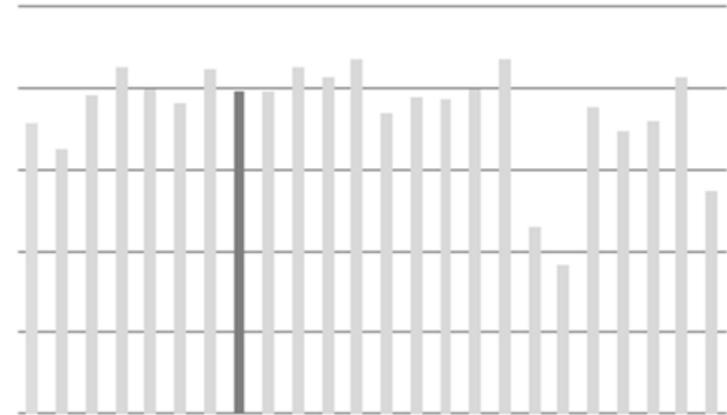
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Policy Preference

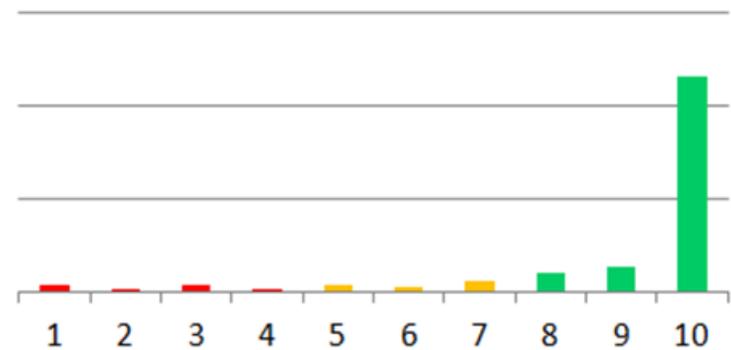
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Comment Count

49



Distribution



Policy 9

Built heritage. Twenty-eight buildings, structures and features are designated as locally important heritage assets. Their significance must be taken into account in any development proposals.

Policy 9

9.0

Policy Ranking

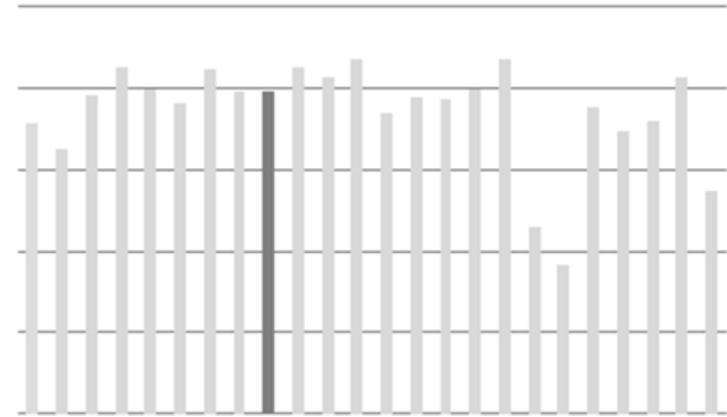
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Policy Preference

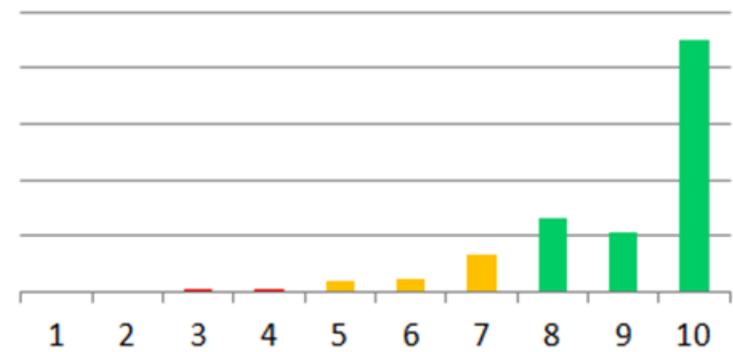
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Comment Count

18



Distribution



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.

Policy 10

9.3

Policy Ranking

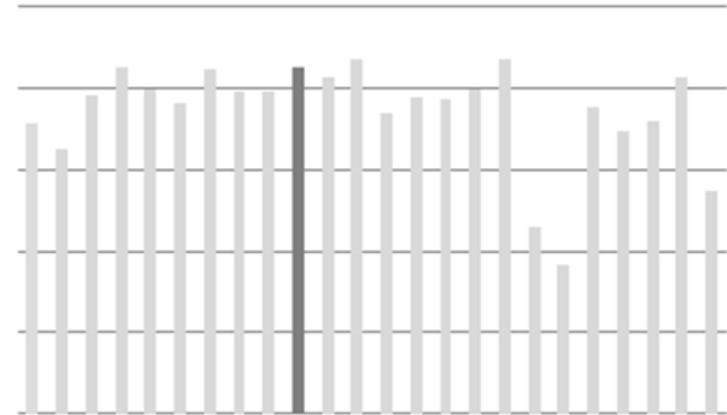
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Policy Preference

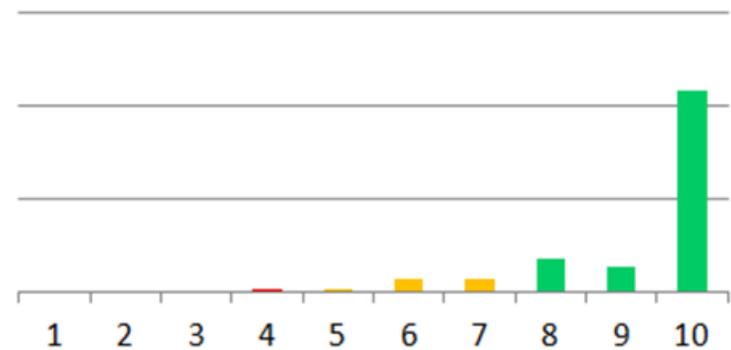
6%

Comment Count

9



Distribution



Policy 11

Rights of way. Development on land which has a right of way crossing/adjacent to it will be required 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 11

9.1

Policy Ranking

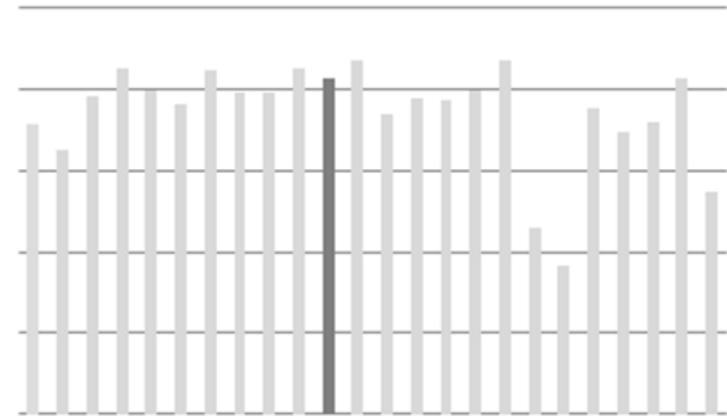
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Policy Preference

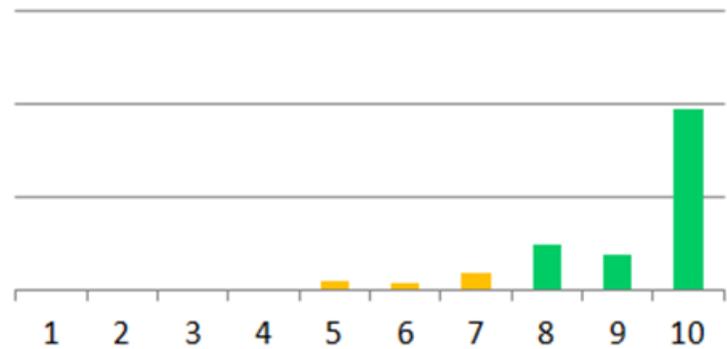
5%

Comment Count

13



Distribution



Policy 12

Impact of new development. New development must not significantly harm nearby properties' privacy, outlook, etc. The scale, density and design of new development must be appropriate to its context.

Policy 12

9.4

Policy Ranking

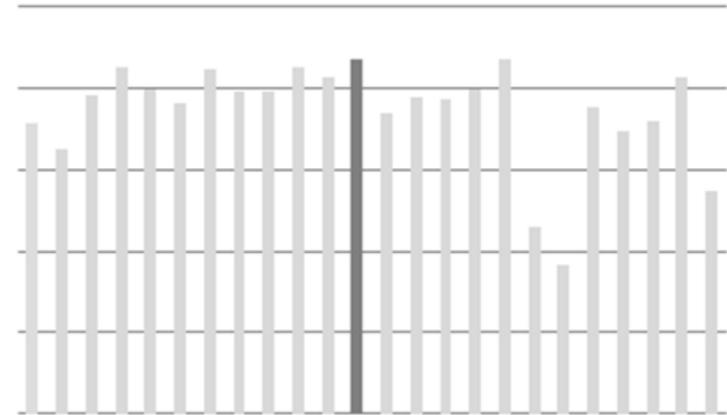
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Policy Preference

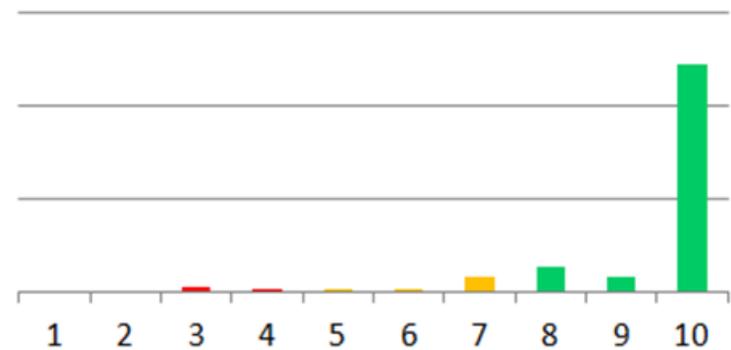
7%

Comment Count

22



Distribution



Policy 13

Design and height of new housing. In new developments, no more than two houses should look the same. New homes will not be allowed to have more than two storeys.

Policy 13

8.7

Policy Ranking

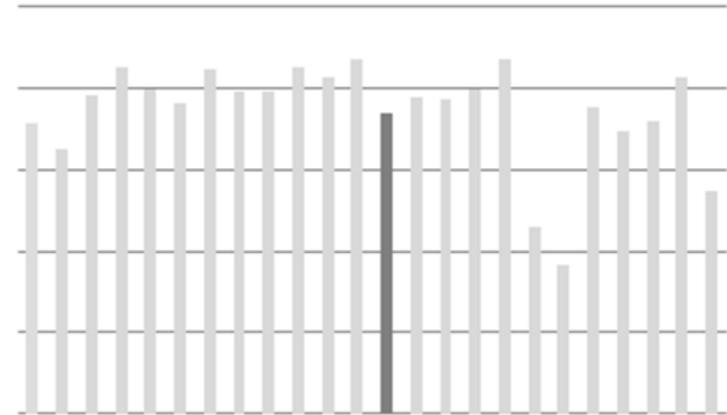
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Policy Preference

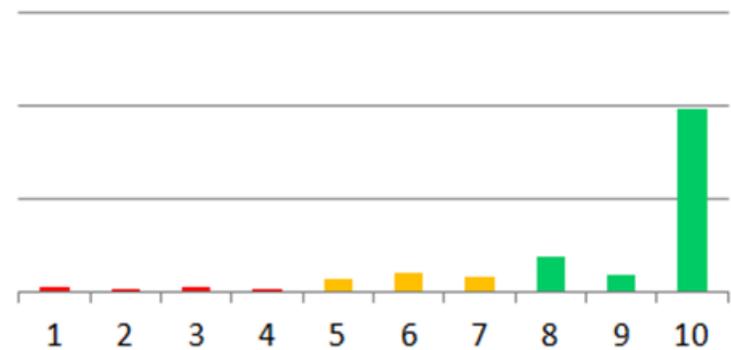
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Comment Count

19



Distribution



Policy 14

External 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.

Policy 14

8.9

Policy Ranking

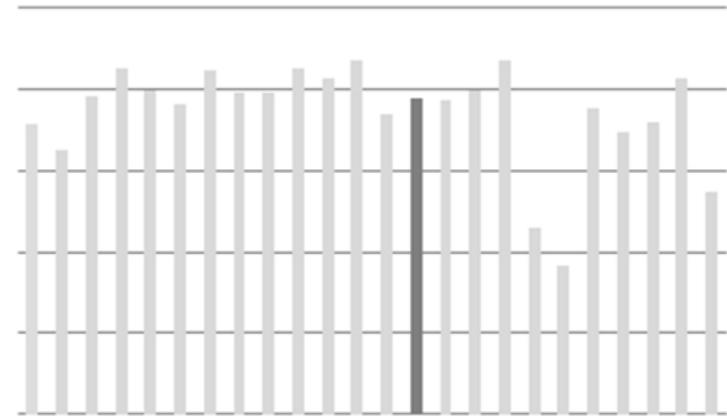
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Policy Preference

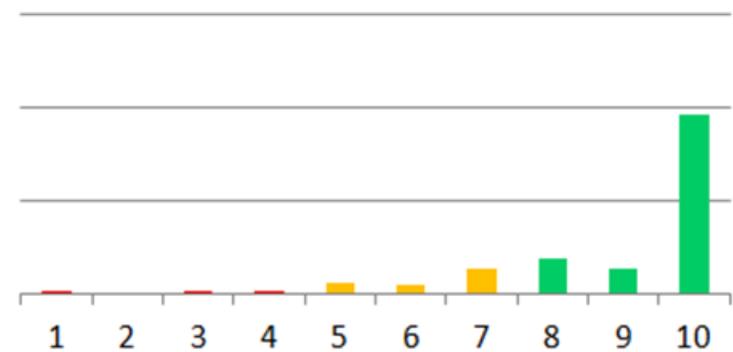
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Comment Count

16



Distribution



Policy 15

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

Policy 15

8.9

Policy Ranking

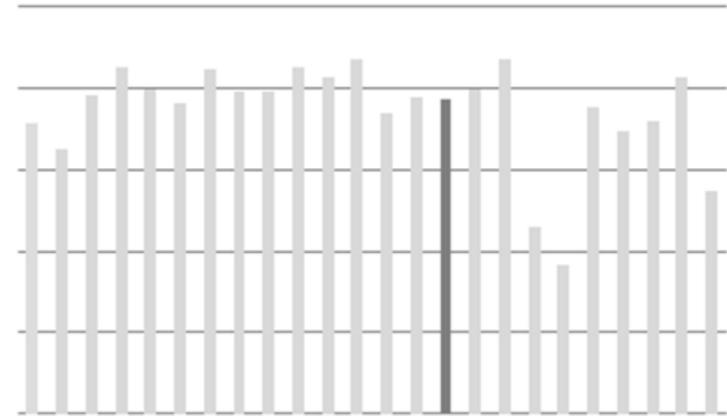
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Policy Preference

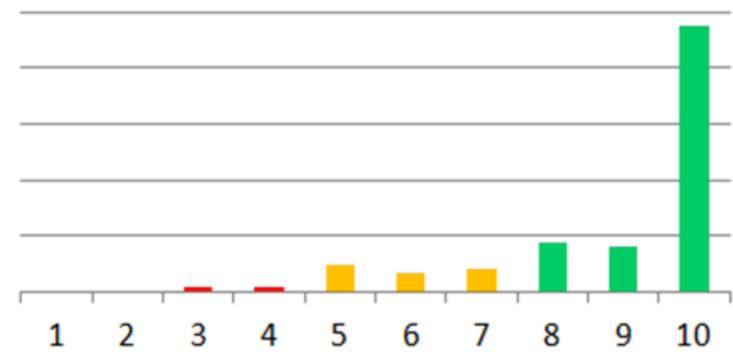
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Comment Count

11



Distribution



Policy 16

Extensions and new outbuildings. Extensions and new outbuildings including garages must: be of a size which is proportionate to the dwelling; not be visually intrusive; be to a design and use materials which are in keeping with the dwelling.

Policy 16

9.0

Policy Ranking

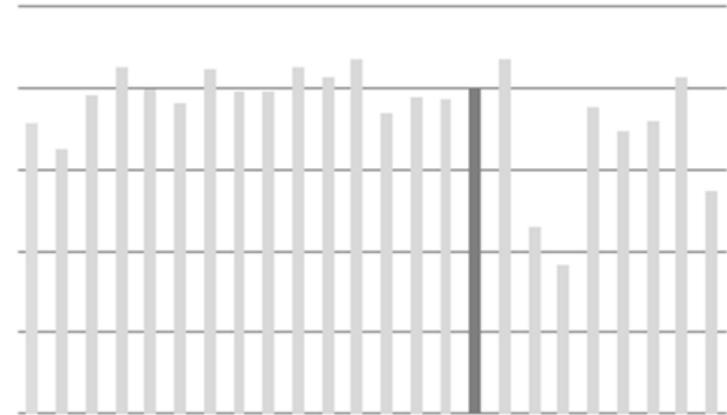
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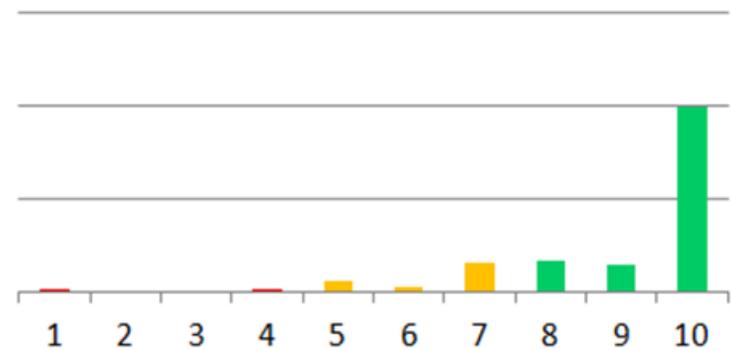
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Comment Count

8



Distribution



Policy 17

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 roof lights, conservatories and atriums should not result in significant light spillage. Lighting for outdoor sports/equestrian must be switched off between 10pm and 6am

Policy 17

9.4

Policy Ranking

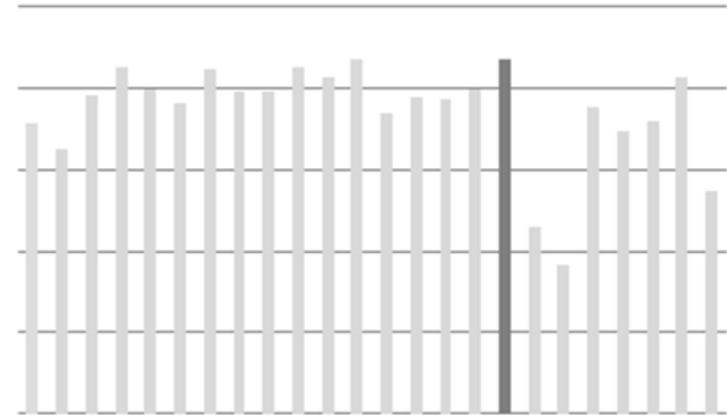
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Policy Preference

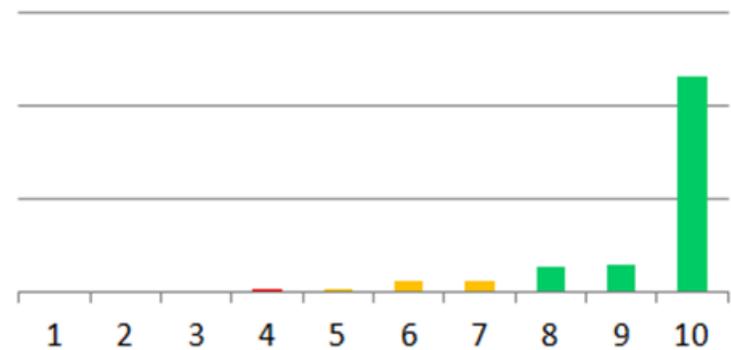
7%

Comment Count

22



Distribution



Policy 18

Amount of new housing. Provision is made for 73 new dwellings in Ropley Parish in the period 2016 to 2028 which will be delivered by: completion of existing permissions; the sites in Policies 19 and 21 below

Policy 18

7.3

Policy Ranking

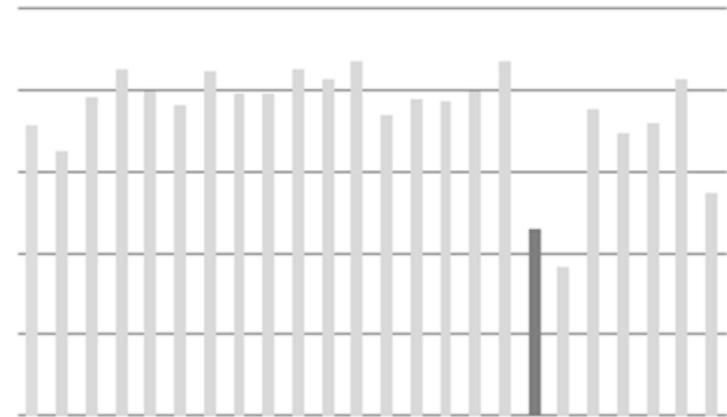
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Policy Preference

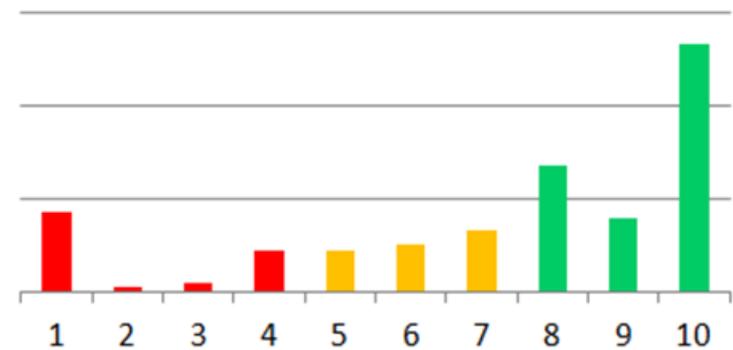
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Comment Count

36



Distribution



Policy 19

Proposed housing site off Hale Close. New housing is proposed on 0.6 hectares of land with access off Hale Close. There will be five at affordable rents, six for local people at a discount, three for open market. The development will provide land for community uses and a church car park. The scheme will need to be carefully designed to protect the Conservation Area and be screened from the existing houses on Church Street.

Policy 19

6.8

Policy Ranking

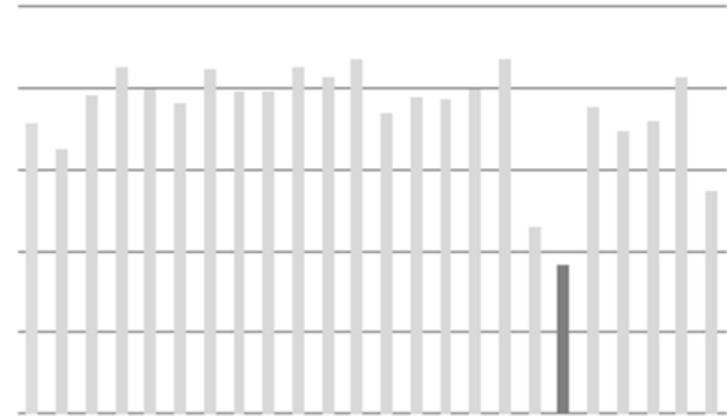
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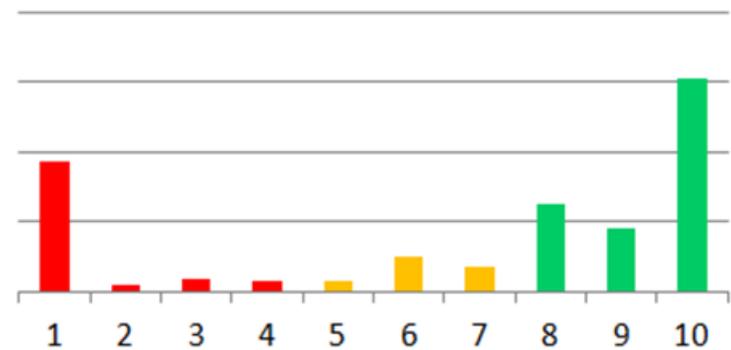
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Comment Count

56



Distribution



Policy 20

Proposed housing on the site for the former Chequers Inn. New housing consisting of nine high-quality 2 or 3 bed market houses is proposed. Access will be solely from Gascoigne Lane and will include a footpath allowing safe access to public transport on the Winchester road.

Policy 20

8.8

Policy Ranking

16

Policy Preference

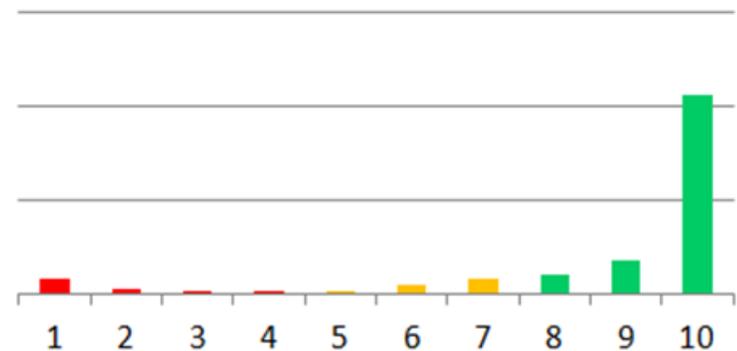
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Comment Count

49



Distribution



Policy 21

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

Policy 21

8.5

Policy Ranking

20

Policy Preference

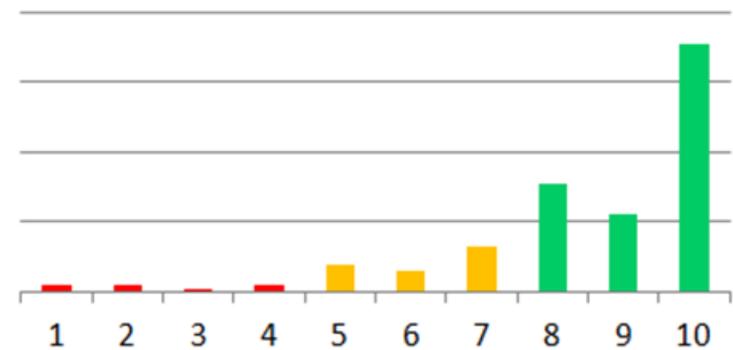
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Comment Count

19



Distribution



Policy 22

Occupancy restriction. Planning permission for the self-build plots in 21 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.

Policy 22

8.6

Policy Ranking

18

Policy Preference

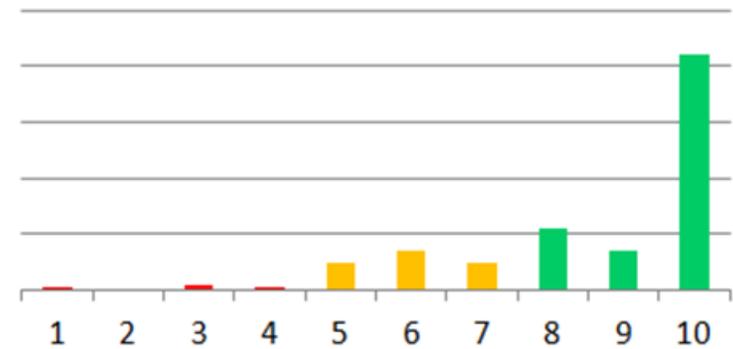
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Comment Count

14



Distribution



Policy 23

Protecting community facilities. Proposals for the change of use of the following social and community facilities will not be permitted unless they are no longer required for that use: Parish Hall; Sports Pavilion and adjoining recreation ground; Coffee Room; the Thai Lounge; Community Shop.

Policy 23

9.1

Policy Ranking

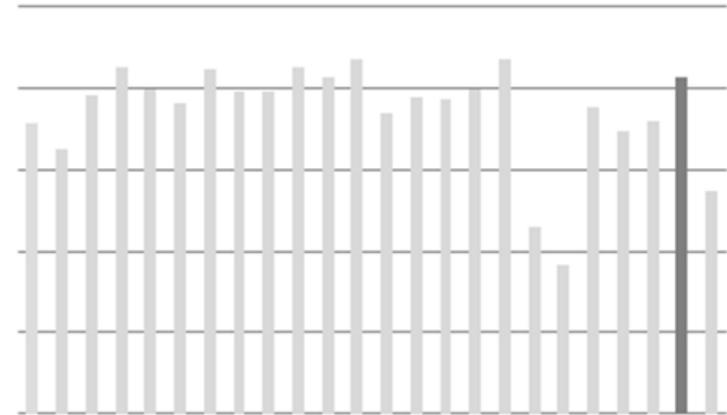
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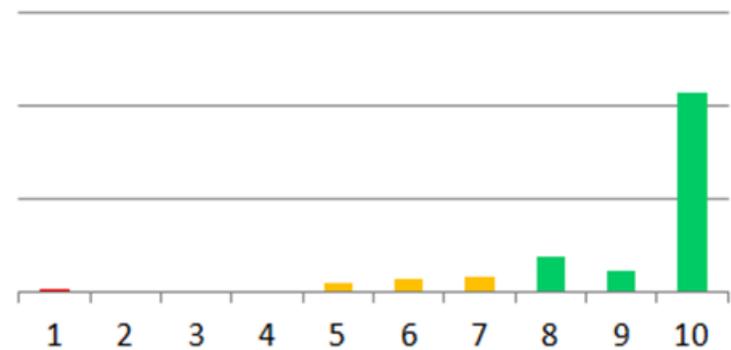
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Comment Count

26



Distribution



Policy 24

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

Policy 24

7.7

Policy Ranking

22

Policy Preference

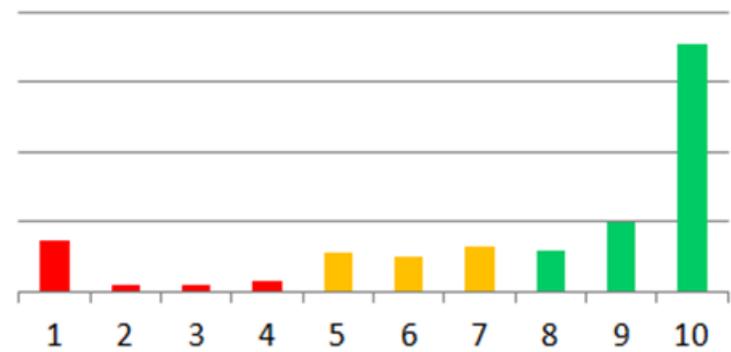
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Comment Count

45



Distribution



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Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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POLICY 1

1	1	John Brooks	Parish Resident	8	I broadly support the policy in intent but there is some issues with interpretation related to the rural land to the left of Station Hill proceeding upwards	Noted with thanks	No change proposed
1	2	Mike Howarth	Parish Resident	10	The description of AREA 6 is a bit misleading in this questionnaire. Here it is described as gap between Ropley Dean and Four Marks. In the actual plan document it is the gap between Ropley Dean and the Village (centre).	Noted with thanks and a revised description is proposed	Correct description to settlement gap between Ropley Dean and Ropley village
1	3	Drew Fielden	Parish Resident	10	It is vital for the integrity of the village community that these settlement gaps are adhered to	Noted with thanks.	No change proposed
1	4	Jane Hodgson	Parish Resident	9	Wondering why a chunk of Old Down Wood is not included	The settlement and coalescence gaps are required to be as small as necessary to satisfy their purpose and this explains why the rest of Old Down Wood is not proposed for inclusion. Otherwise, generally, gaps follow field boundaries	No change proposed
1	5	Richard Venn	Parish Resident	10	Essential to keep the character of Ropley.	Noted with thanks	No change proposed
1	6	John Happel	Resident Outside the Parish	4	Settlement gap 6 (between Ropley Dean and the village) seems to be unnecessarily attempting to separate one part of the village from the central part.	Thank you for your comment. EHDC recognises two settlements within the parish of Ropley, that of Ropley Village	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						and Ropley Dean and this policy conforms to the Joint Core Strategy.	
1	7	Geoffrey Gray	Parish Resident	1	This policy defines 6 areas between Ropley and surrounding villages supported by views expressed in the recent questionnaire. Why does this plan think there is a need to separate settlements from each other and on what basis was there evidence for this? Could this lead to “outer” settlements feeling that they are not part of the village? Why is there a settlement gap to the south of the “village centre” when there is no “settlement” to the south (or at all)? Apart from the defined settlements, other areas are dismissively mentioned as “just clusters of houses”. Either they are settlements and need boundaries or they are not. See next section.	EHDC recognises Ropley (village centre) and Ropley Dean as distinct settlements in the Joint Core Plan with which this plan is in conformity. The policy seeks to avoid coalescence between settlements and clusters of development and is appropriate because of the dispersed nature of the existing development around Ropley. This policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire. Amendment of gap 4 is proposed.	Proposed amendment of gap 4 to remove area adjacent to SDNPA where development is otherwise controlled.
1	8	Hugh Northey	Parish Resident	8	sub para a too subjective, provides a loop-hole to allow development. Should be deleted.	Thank you for your comment. It is felt that the policy intent is clear and the sub paragraph should remain.	No change proposed
1	9	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Noted with thanks	No change proposed
1	10	Alan Muggerridge	Parish Resident	10	Although I strongly support this policy I am disappointed that the settlement gap that	Noted with thanks. The gap to Bishops Sutton was removed on	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					neighbours Bishop Sutton was deleted during the planning process.	specific advice from both EHDC and our planning consultant based on a lack of development threat from the adjacent parish.	
1	11	Bill Mitchell	Parish Resident	10	protecting the areas around public footpaths should be a priority, since people's wellbeing through the countryside not only helps them on a personal level it means they stay healthy longer and saves the taxpayer spending on healthcare	Noted with thanks	No change proposed
1	12	H & L Spevock	Parish Resident	1	I think this settlement boundary has been randomly drawn without any consultation directly with land owners	Thanks you for your comment. The process for selecting the proposed settlement gaps took account of the views expressed in the 2015 survey and included both desk-based and outdoor research to consider the topography, viewpoints and development aspects to preserve the rural nature of the parish and protect attractive natural features and viewpoints . Attendance at steering group regular open meetings has also provided a forum for stakeholders to contribute to thinking and express views.	No change proposed
1	13	Frank Branagan	Parish Resident	3	a more ambitious approach would be to relax the settlement gaps within the village while	Thank you for your comment. The majority view is opposed to	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					introducing more robust delineation between the villages. this could provide the LPA, central government and local people an opportunity for many more housing units to the benefit of all. Considerably extending existing SPBs and adding some more would be a good start without endangering the village.	measures that might encourage rapid or un-controlled housing expansion beyond the identified needs of the parish and expansion of SPBs would likely contribute to this. It is considered the proposed development gaps are appropriate and would provide a measure of reasonable protection against development coalescence.	
1	14	Isabelle Tillen	Resident Outside the Parish	5	Some of the settlement gaps closer to the centre of the village would make good sites for future housing.	Thank you for your comment. Sites proposed for development have been screened and selected using criteria established from the 2015 survey that included a strong preference to prevent un-planned development sprawl and protect the rural nature and character of Ropley.	No change proposed
1	15	Rupert Pleydell-Bouverie	Parish Resident	10	Development of green spaces should be resisted at all cost	Noted with thanks	No change proposed
1	16	Tim & Claire Hughes	Parish Resident	6	not sure about consistency for Area 6 against SHLAA guidance on preferred development near existing transport links, proximity to bus routes etc, plus recent builds near Berry Hill either side of the A31?	Thank you for your comment. Area 6 provides protection against coalescence between Ropley Dean and the village which are the two distinct	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
1	17	Paul Prowting	Parish Resident	6	I am not clear why some green fields either side of Lyeway Lane (between areas 1 and 4) and North of Gilbert Street (adjacent to Old Down Wood) have not been proposed as settlement gap land. Suggest these areas need to be looked at again as I suggest the Ropley NP would want to protect these areas from development. I also suggest for consistency the proposed settlement gap for Area 3 (between the Village and Gilbert St/North St) should be adjusted to include all of potential allocation Site 11, as potential allocation site 6 has been included.	<p>settlements identified by EHDC in the Joint Core Strategy</p> <p>Thank you for your comment. The plan aims to strike an appropriate balance between the number and size of development gaps and the threat of coalescence. The gaps are required by legislation to be no larger than required and further expansion would risk the removal of the entire policy. Further to consultation comments we have proposed an amendment of gap 4 to remove the area adjacent to SDNPA where development is otherwise controlled, and an amendment to gap 1. We agree that potential site 11 should be included within the coalescence gaps and this adjustment is proposed.</p>	Proposed amendment of gap 4 to remove the area adjacent to SDNPA, and an amendment to gap 1 to remove area west of Webb Lane. Gap 3 is increased to include Site 11 and land to the south of Dunsell's Close, between Dunsell's Lane and the small sports field.
1	18	Sophie Plank	Parish Resident	10	Should be more of them	Noted with thanks. The plan aims to strike an appropriate balance as regards the number and size of development gaps to meet the policy objective of maintaining distinct settlements in conformity with the EHDC	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
1	19	Audrey Begent	Parish Resident	10	Also west towards Bishop Sutton should be included as a settlement gap to discourage intrusive business growth as well as further housing.	Local Plan. Thank you for your comment. The plan aims to strike an appropriate balance as regards the number and size of development gaps to meet the policy objective of maintaining distinct clusters/settlements in conformity with the EHDC Joint Core Strategy	No change proposed
1	20	Roger Wood	Parish Resident	1	I do not think there is a need for this policy. The amount of development proposed in Ropley will not lead to the different parts of the parish being joined up by new development, nor will it lead to the new development areas in Four Marks linking up with those in Ropley. I object to the proposed Gap Area 6, it is not required. There is no prospect in this Plan of the land between The Dene and the village centre being built on. I strongly object to the inclusion of my house and land (Applewood House, The Dene) in Gap Area 6; it should be removed from the boundary of the Gap. I object to Carpenters in Gilbert Street being included in Gap area 3. It is a very old building and does form part of a gap in development. It forms part of the cluster of houses in Gilbert Street and Court Lane.	Thank you for your comment. EHDC recognises Ropley (village centre) and Ropley Dean as distinct settlements in the Joint Core Strategy with which this plan is in conformity. The policy aims to prevent coalescence of settlements and clusters of development. Accordingly, we propose to amend the plan definitions to describe two distinct settlements of Ropley and Ropley Dean and other clusters of development where avoidance of coalescence is desirable. It is proposed to replace this policy with one entitled "Settlement and Coalescence Gaps" and to	Proposed amendment of gap 4 to remove the area adjacent to SDNPA.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						<p>identify development gaps which it is considered contribute to avoiding coalescence. We believe settlement Gaps 5 and 6 provide a role in avoiding coalescence and can confirm Applewood House is not contained within Gap Area 6. In a few cases, buildings do appear within settlement and coalescence gaps which tend to follow field boundaries to maintain the integrity of these gaps and Carpenters is one such example in Gap Area 3</p>	
1	21	Bernard Wynne	Parish Resident	6	The settlement gap policy shouldn't be to the detriment of the centre of the village, as people very clearly wanted to protect the character of the village centre.	<p>Thank you for your comment. The plan aims for this coalescence gap policy to provide longer term protection against spatial planning or development proposals that could result in settlement coalescence and should complement the policies as a whole that include a strong focus on protecting the character of the village.</p>	No change proposed
1	22	Ellis Williams	Parish Resident	7	Agree with the principle that settlement gaps preserve the identify and character of a village. Request that the Neighbourhood Planning	<p>Thank you for your comment. The plan has utilised the Local Green Space</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					Committee consider an additional settlement gap between central village settlement area and South Street conservation area in order to preserve the unique identity and character of different areas within the village centre.	framework to consider green areas in close proximity to the village centre with settlement/coalescence gaps being considered for the wider spaces between settlement concentrations	
1	23	Karen Williams	Parish Resident	7	Agree with the principle that settlement gaps preserve the identify and character of a village. Request that the Neighbourhood Planning Committee consider an additional settlement gap between central village settlement area and South Street conservation area in order to preserve the unique identity and character of different areas within the village centre.	Thank you for your comment. The plan has utilised the Local Green Space framework to consider green areas in close proximity to the village centre with settlement/coalescence gaps being considered for the wider spaces between settlement concentrations	No change proposed
1	24	Alison Wood	Parish Resident	1	<p>This policy is unnecessary. In view of the relatively limited amount of development planned for the village until 2028, there is no prospect of Ropley joining up with Four Marks. From the information about the review of the Joint Core Strategy given at the Ropley Society meeting on 27th March, it is unlikely that there will be a significant increase in the amount of housing to be provided in Ropley.</p> <p>Proposed Gap Areas 4 & 5 should be deleted. The Neighbourhood Plan shows 3 new sites for housing in the village up until 2028. These sites</p>	<p>Thank you for your comment. EHDC recognises Ropley (village centre) and Ropley Dean as distinct settlements in the Joint Core Strategy with which this plan is in conformity. The policy aims to prevent coalescence of settlements and clusters of development.</p> <p>In order to clarify this policy area we have reclassified gaps 1, 2, 3 and 4 as coalescence gaps and retained gaps 5 and 6 as</p>	Proposed amendment of gap 4 to remove the area adjacent to SDNPA, and an amendment to gap 1 to remove area west of Webb Lane. Gap 3 is increased to include Site 11 and land to the south of Dunsells Close, between Dunsells Lane and

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>have been chosen very carefully. There is no prospect, therefore, of the different parts of the village being joined together through new development. Gap areas 1, 2, 3 & 6 should be deleted. Ropley is a village spread out over a number of roads and lanes. These different housing areas all form part of Ropley. They are not different settlements. So, a Settlement Gap policy is totally inappropriate for the village. If the policy is retained, the proposed Gap Areas should be considerably reduced in size. They are far too large at present and include much more than the minimum amount of land needed.</p> <p>I object to the proposed Gap between The Dene and the centre of the village. I particularly object to the land to the S of The Dene and the W of Berry Hill being included in the Gap. I strongly object to Applewood House and its land being included in the proposed Gap Area 6. I object to Carpenters and the Telephone Exchange being included in Gap Area 3. There is no justification for including these buildings in the proposed Gap. Two large barns to the east of Manor Farm are included in proposed Gap Area 5. They do nothing to create a sense of a gap and should be excluded from the boundary.</p>	<p>settlement gaps between the parish and that of Four Marks. We agree gap 4 can be reduced in size.</p> <p>We believe gaps 1, 2, 3 and 4 provide protection against coalescence of clusters of development and should be retained. We are proposing a reduction in size of gap 1 and an increase in the size of gap 3.</p> <p>We believe the land to the South of the Dene and West of Berry Hill does provide a useful role in preventing coalescence. We can confirm Applewood House is not within Gap Area 6</p> <p>In a few cases, buildings do appear within settlement and coalescence gaps which tend to follow field boundaries to maintain the integrity of these gaps and Carpenters in Gap Area 3 and the barns to the east of manor Farm in gap area 5 are examples</p>	<p>the small sports field.</p>
1	25	Giles Stogdon	Parish Resident	3	<p>Policy 1 is fundamentally flawed. Settlement Gaps should be pitched at a strategic level to stop the coalescing of settlements within the Parish and with other Parishes. The Parish has</p>	<p>Thank you for your comments. EHDC recognises Ropley (village centre) and Ropley Dean as distinct settlements in the Joint</p>	<p>Proposed amendment of gap 4 to remove the area adjacent to SDNPA,</p>

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>two settlements, Ropley and Ropley Dene. Bishops Sutton offers no threat to the Ropley whereas Four Marks does. Policy 1 attempts to translate the purpose of Settlement Gaps from a macro level to a micro level. This 'slab' approach runs the risk of diminishing the importance of the former and is of little or no relevance to the life of the local plan (current or when reviewed), nor to the life of this Neighbourhood Plan. Ropley is developed in pockets but there are many existing planning policies which will prevent the coalescence of these pockets. Policy 1 seems to have taken the 94% of respondents wishing to keep Ropley separate from Four Marks etc as giving licence to apply the same criteria within the Parish. Ironically, the proposal to develop site 28 (land off Hale Close) is more likely to give rise to coalescence of pockets of development (Hale Close to Dunsell's Close) than any other site proposed or, indeed, coalescence with other settlements within or outside the Parish. The only Settlement Gaps which are justified are Area 6 (The Dene) and Area 5 (at the boundary of Four Marks. Area 6 should not include Applewood House. The other Settlement Gaps should be removed as they are superfluous. Notwithstanding the generality of the comments and recommendation above, there are other more specific factors to consider:- Using field boundaries to designate Settlement Gaps may be convenient but has more to do with agriculture's removal of</p>	<p>Core Strategy with which this plan is in conformity. The policy aims to prevent coalescence of settlements and clusters of development. In order to clarify this policy area we have reclassified gaps 1, 2, 3 and 4 as coalescence gaps and retained gaps 5 and 6 as settlement gaps between the parish and that of Four Marks.</p> <p>We believe gaps 1, 2, 3 and 4 provide protection against coalescence of clusters of development and should be retained. We are proposing a reduction in size of gaps 1 and 4, and an increase in the size of gap 3.</p> <p>EHDC have advised that field boundaries are the preferable method of delineating boundaries.</p> <p>In a few cases, buildings do appear within settlement and coalescence gaps which tend to follow field boundaries to maintain the integrity of these gaps. Carpenters in Gap Area 3 and the barns to the east of Manor Farm in gap area 5 are examples of this.</p>	<p>and an amendment to gap 1 to remove area west of Webb Lane. Gap 3 is increased to include Site 11 and land to the south of Dunsells Close, between Dunsells Lane and the small sports field.</p>

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					<p>hedgerows and fences in the latter half of the 20th century than it does to sound planning reasons such as topography. Study of old Ordnance Survey maps or interrogation of local people with knowledge of local history would identify old boundaries now not evident on the ground. However, many of these were in places which would have planning relevance to Settlement Gaps, if they should remain in the draft plan, and could easily be replicated using GPS or old maps. The criteria also state that “No more land will be included in the gap than is necessary to prevent the coalescence of settlements, consistent with delineation using field or land boundaries.” In relation to Settlement Gap 3, the purpose of this, inter alia, is to separate ‘the village’ from Gilbert Street. However, included in this gap are parts of Gilbert Street which are already developed namely the Telephone Exchange and Carpenters (including its garden, land and ancillary buildings) so the boundary of the gap is in the wrong place. Should Settlement Gap 3 remain in the plan then this area should be deleted as it attempts to prevent what has already happened. Reference to Map 3B shows the land to be excluded and is easily identified by distinct boundaries. Similarly, the field opposite Carpenters (on the south side of Gilbert Street) is included in Settlement Gap 3. This land has also been developed with planning consent and provides the drainage plant and drainage field</p>	<p>We are not aware that the field opposite Carpenters is “impossible to develop further” and believe that as the majority of the field is countryside land it is appropriate to include it within Gap Area 3. We confirm that Area 6 does not include Applewood House.</p>	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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for the Stone Corner. To include this developed land diminishes the integrity of the Settlement Gap and ignores the fact that the land is impossible to develop further. Should Settlement Gap 3 remain in the plan the this field should be deleted. Settlement Gap 6 includes Applewood House. Should Settlement Gap 6 remain in the plan then this area should be deleted as it attempts to prevent what has already happened.

POLICY 2

2	1	John Brooks	Parish Resident	10	The commentary related to vistas and visual prominence does not appear to be upheld in relation to the rural land to the left of Station Hill proceeding towards the Station. The ongoing development and commercial enterprise of the Watercress Line has encouraged the use of this land to be used for extensive car parking for Watercress Line events which does cause major visual and traffic blight for both residents and walkers alike.	Comments noted and are addressed by the responses to Policy 3. Any existing issues are beyond the remit of this exercise.	No change proposed.
2	2	Philippa Dransfield	Parish Resident	10	We need to strongly support this to prevent development near the village in light of the retention of Gypsy Site in Lyeway Lane	Thank you for your support.	No change proposed.
2	3	Beverly Whitaker	Parish Resident	10	I support the policy, but it has not been followed as there has already been building which is NOT affordable housing in the village. And now suggested in Policy 19!	Thank you for your comments. Policy 19 is proposed as a rural exception site and is policy compliant as it has in excess of	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
2	4	Liz Wheeler	Parish Resident	10	I think the statement 'unless it can be demonstrated it will not harm the local character of the area' leaves the door open to abuse	70% affordable units. Thank you for your comments. The proposed policy provides suitable flexibility for residential development proposals within the SPB where no harm would be caused to the local area.	No change proposed.
2	5	Guy Leffers-Smith	Parish Resident	10	The clarification is incorrect, you cannot support development in the boundary, and then resist development in the same ie in gardens	We have to work within national planning policy framework guidelines within which there is a presumption in favour of sustainable development within settlement policy boundaries. The objective is to tighten the rules to avoid development that may harm the local character.	No change proposed.
2	6	Richard Venn	Parish Resident	8	Map B, item 2.2 doesn't seem very consistent	Area to the north-east of SPB 2.2 has already been developed. SPB further south of this has been aligned to be 10 metres from the rear of the existing properties, where possible.	No change proposed
2	7	John Happel	Resident Outside the Parish	1	I strongly object to the boundary known as Rowdell Cottages. The boundary currently includes houses at the 'bottom' end of Dunsells Lane, and will include the more recent developments on both sides of Dunsells Lane. I strongly believe that the boundary should be extended to include the property known as	The SPB proposals are tightly aligned to existing developments as there is a presumption in favour of development within SPBs. Your suggestion would result in the coalescence of the Village	No change proposed

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					Highcliffe, which is also in Dunsells Lane. If this is done then all of the properties within Dunsells Lane are include within the settlement boundaries.	Centre and Rowdell Cottages SPBs to the detriment of the character of the parish. Additionally any development in this area would require access from Dunsells Lane, requiring breaches to the hedgerow and sunken lane which are protected in NP policies RNP4 and RNP6.	
2	8	Geoffrey Gray	Parish Resident	1	This is the local plan definition with already agreed additions. There is no attempt to review Ropley's settlement pattern as a whole. The diffuse nature of the village is accepted based on the village response with no review of past planning decisions and the changes that they have made (mostly on appeal where Planning Inspectors rejected local council views). Stapley Lane/Parkstone Road is a good example, where the councils still do not regard it as a residential settlement obdurately refusing all planning applications, which have then been overturned on appeal. It seems strange that this area is still not regarded as a settlement as it is large area with 50-60 houses (10% of the village housing roughly on plan figures) and yet is regarded as being countryside and not residential in spite of appeal inspectors views and guidance to the opposite. Can this plan not influence the EHDC Local Plan or is that the Ropley Parish Council do not wish to?	Thank you for your comment. The review carried out within the Neighbourhood Plan has proposed removal of some anomalies and restricted further backland development along Winchester Road. The intention is to manage new developments through calls for sites as part of the Neighbourhood and Local plans. New SPBs will be created around sites allocated within these plans.	No change proposed

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2	9	Hugh Brown	Parish Resident	8	St Peter's Church is to be re-built. Previously, it was difficult to finance the running of the Church - Quota etc. It will be just as difficult now and I would like to see more substantial houses built that would draw in a greater number of people who might potentially help the financing of the Church. The plan seems skewed more to Low Cost/Starter and Affordable Houses.	Thank you for your comment. The number and type of housing proposed within the plan reflects the outcome from the village questionnaire and housing needs assessment, which are referenced and discussed in policy 18.	No change proposed
2	10	Ian Ellis - Dean Farm Partnership	Agency	1	Comment: The settlement boundary shown on map A should be re-drawn to include Dean Cottage along with the 15 new houses as it makes no sense to exclude this single dwelling adjacent to the proposed settlement policy boundary now that it will be seen and read as being part of the built up area of Ropley Dene. The rationale for including Dean Cottage is that it will not now stand 'detached' and within agricultural land as it previously did but is being subsumed within the extension of the built form of Ropley Dene and cannot now be regarded as countryside. See plan below plan included in email sent separately to RopleyNP@outlook.com	EHDC advise that an agricultural tie is still active on this site and it would therefore be inappropriate to include this site into the adjacent SPB.	No change proposed
2	11	Daniel Benton	Parish Resident	10	Especially the extension around the Chequers pub site	Thank you for your comment.	No change proposed
2	12	Karl Moorhouse	Parish Resident	10	The development of any sites outside those designated should be opposed, whatever the type, whether development in back gardens or traveller sites.	Thank you for your comment. We hope that the Plan will prove to be robust.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
2	13	Bill Mitchell	Parish Resident	7	It's sad to spoil the village by allowing significant development. But the areas identified seem to be the least bad option.	Thank you for your comment.	No change proposed
2	14	H & L Spevock	Parish Resident	1	Wording is too vague,	Thank you for your comment.	No change proposed
2	15	Ian Ellis - Mr T Hough	Agency	2	The proposed settlement boundary changes are considered to be premature pending the resolution of the three issues identified under policy 18 described below. If, as could be highly likely, EHDC needs to make further provision for housing in its JCS review plan then the proposed settlement policy boundaries may need to be revised.	Thank you for your comment. SPB revisions as a result of housing allocation, for example those under LP2, have been made following development not prior to it. Should the Local Plan review allocate further housing to Ropley any successfully allocated sites will be considered for addition to the SPB at a subsequent Neighbourhood Plan review.	No change proposed
2	16	James Bevan	Resident Outside the Parish	7	Broadly support the principle of Policy 2 but hope that the settlement boundary can be extended in a logical manner along Hammonds Lane to accommodate new housing which would facilitate the creation of a new village field.	Thank you for your comment. SPB revisions as a result of housing allocation, for example those under LP2, have been made following development not prior to it. Should this site be allocated for housing in a future Local or Neighbourhood Plan review, it will be considered for addition to the SPB at a subsequent	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
2	17	Helen Hoult	Parish Resident	5	Infilling on some of these plots would fundamentally change the rural nature of the village to its detriment	Neighbourhood Plan review. Thank you for your comments. The proposed policy provides suitable flexibility for residential development proposals within the SPB where no harm would be caused to the local area.	No change proposed
2	18	Frank Branagan	Parish Resident	3	SPBs are already home to residential development. Extending, infilling and creatively developing this areas would provide an easy route to the much needed extra housing.	Thank you for your comments. The proposed policy provides suitable flexibility for residential development proposals within the SPB where no harm would be caused to the local area.	No change proposed
2	19	Isabelle Tillen	Resident Outside the Parish	2	the settlement areas are so small already	Thank you for your comment. Should further sites be allocated for housing in a future Local or Neighbourhood Plan review, they will be considered for addition to the SPB at a subsequent Neighbourhood Plan review.	No change proposed
2	20	Nick Raynham	Parish Resident	1	I'm against the redrawing of existing Settlement Policy Boundaries to prevent development on garden land particularly the Gascoigne Lane/Winchester Road SPB. The nature of planning and the housing shortage experienced at a local and national level means that will always be pressure for more development for	Thank you for your comment. The review carried out within the Neighbourhood Plan has proposed removal of some anomalies and restricted further backland development along Winchester Road. The intention	No change proposed

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					houses over and above those identified in this plan. I feel from a village perspective it is much better to allow development close to a main road and bus service to prevent additional traffic along narrow and sunken lanes as will be necessary for the Hale Close proposed development for example. (I'm assuming here that most people will need to work outside the village and will get to their work by car.) Please can you leave the SPB boundaries as they are?		
2	21	Joanne Jones	Business	5	Support the changes proposed but consider other amendments are necessary at Hammonds Lane - refer to separate hard copy Pegasus Group representations posted to the address provided.	Thank you for your comment. SPB revisions as a result of housing allocation, for example those under LP2, have been made following development not prior to it. Should a site on Hammonds Lane be allocated for housing in a future Local or Neighbourhood Plan review, it will be considered for addition to the SPB at a subsequent Neighbourhood Plan review.	No change proposed
2	22	Paul Prowting	Parish Resident	7	I am unclear why the housing at the end of Hale Close has not been added as a proposed variation to the Ropley Village Centre SPB whereas the new development on the site of the old allotments has been included. This seems inconsistent and does not conform with the first sentence in the first paragraph of the section entitled 'Settlement Policy Boundaries' within	Planning permission was granted for the second phase Hale Close development as a rural exception site on the basis that it provided affordable housing for the Ropley community in perpetuity. Incorporation of this site into	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					the draft Ropley NP.	the village centre SPB would reduce this level of protection. The most recent development on Hale Close was permitted as market housing as part of the Housing and Employment Allocations and was always intended to be incorporated within the SPB alongside the other LP2 allocation sites.	
2	23	Sophie Plank	Parish Resident	4	Why do you need to change it	Thank you for your comment. The review carried out within the Neighbourhood Plan has proposed removal of some anomalies and restricted further backland development along Winchester Road. The intention is to manage new developments through calls for sites as part of the Neighbourhood and Local plans. New SPBs will be created around sites allocated within these plans.	No change proposed
2	24	Clare Slemeck	Parish Resident	7	As long as this can be properly regulated.	Thank you for your comment. Once the Neighbourhood Plan is made it becomes part of the statutory planning regulations governing development within the parish and will be enforced by the planning authority.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
2	25	Bernard Wynne	Parish Resident	10	Should be strong presumption against backland development that impacts on visual amenity of existing housing and is against character of the village.	Thank you for your comments. We agree.	No change proposed
2	26	Alison Wood	Parish Resident	3	<p>I support the overall purpose of the policy, which is to show which parts of the village are suitable for further development. I object to last paragraph of the Policy, which states that development on garden land will not be allowed unless it can be demonstrated that the development will not harm the character of the local area.</p> <p>National planning policies expect new development to be located firstly within built up areas and then in areas allocated in Local and Neighbourhood Plans. The EHDLP JCS expects development to take place within settlement policy boundaries (SPBs). The draft Neighbourhood Plan appears to expect new housing to only take place on the sites which either already have planning permission or which are allocated for development in the Local plan and the Neighbourhood Plan. Although mention is made of windfall sites in the text following Policy 18, the opportunities for development on such sites has been greatly reduced. The removal of some long back gardens from the existing SPBs reduces the opportunities for single plot and very small housing developments to take place within the</p>	<p>In the EHDC JCS the presumption in favour of sustainable development within SPBs is understood. The objective of this policy is not to impede the development of windfall sites provided that these do not harm the character and quality of the village, while placing the burden of proof of lack of harm on the applicant rather than requiring impacted residents to prove harm.</p> <p>While development within SPBs is part of the EHDC JCS, all of the housing allocated in Ropley under LP2 is on SHLAA sites which were outside the SPB.</p> <p>The Local plan includes an allowance for windfall developments as part of the overall district housing allocation and sites such as these would fall under the</p>	Amend map to show southern boundary of SPB in Map E

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>existing built up areas of the village.</p> <p>I have the following comments to make on the detailed SPB maps A - E. MAP A I support the inclusion of the Colebrook Field development and the rear gardens of the dwellings to the South of The Dene. I object to the exclusion of Dene Cottage (the first bungalow up Bighton Hill beyond the Colebrook Field development) from the settlement boundary. The development of Colebrook Field means that Dene Cottage is surrounded on two sides by development. It now clearly forms part of the development at The Dene.</p> <p>I object to the removal of land to W of Aurea Norma from the SPB. It has been within the SPB for many years and offers the potential for a small housing development site. It should be retained in the Plan.</p> <p>MAP B I object to removal of the rear gardens of the houses fronting Winchester Road and Gascoigne Lane. These offer some limited opportunities for small scale residential development which, if designed appropriately, will not harm the character of Ropley.</p>	<p>windfall allowance.</p> <p>We can confirm that Dene Cottage has an agricultural tie and that it would not be appropriate to include it within the SPB as part of the Neighbourhood Plan.</p> <p>Map RNP2A does not show any changes around Aurea Norma. We consider that encouraging backland development behind the houses fronting Petersfield Road and Gascoigne Lane might harm the character of Ropley and that any further development should be justified as a rural exception.</p> <p>The proposed removal of the land at the corner of Dunsell's Lane and Gascoigne Lane from the SPB ensure that unsightly development does not extend down to the road at a junction</p>	

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment
				<p>MAP C I support the inclusion of the Stone Corner development in the SPB. I object to removal of the private land from the corner of Dunsells Lane and Gascoigne Lane. This has been within the SPB for many years and should be retained. It forms part of the garden of 5, Rowdell Cottages. I object to the removal of the narrow strip to the south of Meadow View from the SPB. It is not clear from the map whether the property immediately to the west of Rowdell Cottages (Briarside, owned by Mr and Mrs Rodgers) is totally within the SPB. From the map it looks as though the boundary cuts through the house. The boundary should be moved southwards to be in line with the Rowdell development.</p> <p>I propose that the SPB is extended south along Dunsells Lane to include Highcliffe. It is the only house on Dunsells Lane excluded from the SPB.</p> <p>MAP D I object to the exclusion of some of the houses in Hale Close from the SPB. These homes form part of the built-up area of the centre of Ropley and should be included in the SPB.</p>	<p>where visibility is important and this area does not form part of the garden of 5 Rowdell Cottages</p> <p>We do not agree that extension of the SPB south to include Highcliffe would be beneficial in order to prevent coalescence</p> <p>Planning permission was granted for the second phase Hale Close development as a rural exception site on the basis that it provided affordable housing for the Ropley community in perpetuity. Incorporation of this site into the village centre SPB would reduce this level of protection.</p> <p>Amend map to show boundary</p>	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					MAP E I support the inclusion of the Local Plan allocated site adjacent to Bullfinches in Park Lane. The whole site should be shown as being within the SPB. As currently shown, there appears to be no southern boundary to the SPB.		
2	27	Giles Stogdon	Parish Resident	5	<p>Winchester Road and Gascoigne Lane SPB The extension to the SPB (2.1) at The Chequers removes an anomaly which suggests that a disused carpark and the verge to the A31 are countryside. However, this policy has, in part, gone further than necessary. The general policy restriction “The development of residential garden land within any SPB will be refused, unless it can be demonstrated that such development would not harm the local character of the area” is adequate protection against inappropriate backland development. Ropley’s obsession with lauding linear development (historically pejoratively called ribbon development) does not necessarily make the best use of land. Each case should be judged on its own merits. There is nothing intrinsically wrong with backland development. Good examples already exist in Winchester Road and excluding this land from the SPB (Map B 2.2) does nothing to protect the countryside but has the longer term potential to put pressure</p>	<p>Thank you for your comments</p> <p>We consider that encouraging backland development behind the houses (for example fronting Petersfield Road and Gascoigne Lane) might harm the character of Ropley and that any further development should be justified as a rural exception site.</p>	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					elsewhere.		
					The deletion from the SPB of the backland at Map B 2.2 should not be implemented		
					Rowdell Cottages SPB (Map C 4.1) Removal of this corner seems unnecessary. It has the potential to provide one or two dwellings which would not be to the detriment of the countryside. The deletion from the SPB of the corner at Map C 4.1 should not be implemented	The proposed removal of the land at the corner of Dunsell's Lane and Gascoigne Lane from the SPB ensure that unsightly development does not extend down to the road at a junction where visibility is important.	
					Site SA6 should be added to the Rowdell Cottages SPB. This would constitute the re-use of previously developed and under-used land and building. (Please see further comments at the end of the consultation form) Site SA6 should be included in the SPB.	The designation of Site SA6 Land between Carpenters and Gilbert Street as undeveloped is in recognition that the site currently contains only a telephone exchange and stable buildings and any proposals for development should be justified as a rural exception.	
					Ropley Village Centre SPB (Map D) For consistency, the original two Hale Close developments should be included in the SPB. Although the two planning consents were granted as exception sites, they can no longer be classified as countryside warranting protection. It is inconceivable that redevelopment would not be permitted should regulations for Housing Associations change and a sound case in	Planning permission was granted for the second phase Hale Close development as a rural exception site on the basis that it provided affordable housing for the Ropley community in perpetuity. Incorporation of this site into the village centre SPB would	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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					planning terms is made. Hale Close should be included in the SPB	reduce this level of protection.	
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POLICY 3

3	1	John Brooks	Parish Resident	10	This is a significant issue with Station Hill. The map 3A marked B designates this as a Key Vista. However, there has been development of this area with Watercress Line guest lodges which does not appear compatible. This in turn has encouraged the use of the land opposite Station Hill to be used as an event car parking site with up to 1000 cars on occasions. This creates a visual blight and local pollution. Furthermore, the access via Station Hill to event parking is up a one track road with occasional passing places which is completely incompatible with the statements in the policy as Station Hill is sunken on the left hand side, contains mature overhanging trees, and does create a significant hazard for walkers in Station Hill.	Thank you for your comment. We believe that the view from Vista B across the historic parkland of Ropley House and beyond does meet the definition of Key Vista where the view is key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view.	No change proposed
3	2	Philippa Dransfield	Parish Resident	10	This will protect further development from any key vista from the village boundary	Noted with thanks	No change proposed
3	3	Beverly Whitaker	Parish Resident	10	Again, I totally agree, but this has already not been followed by buildings in Hale Close.	Noted with thanks	No change proposed
3	4	Miles Morris	Parish Resident	10	A further key vista should be added to the east/northeast where the FP11 meets Hale Close.	Thank you for your comment. We believe that this view would not meet the definition of Key Visa of key to the landscape	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
3	5	Kathryn Board	Parish Resident	10	I would like to see an additional vista added to the existing list. This would be the point where footpath 11 joins Hale Close.	<p>character and any development within the vista would obstruct or would have a detrimental impact on the view.</p> <p>Thank you for your comment. We believe that this view would not meet the definition of Key Visa of key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view.</p>	No change proposed
3	6	John Waterfield	Parish Resident	2	(1) This policy needs to also recognise vistas and impact for residents in Ropley. For many of us our decision to live in this beautiful village is also about our views from our properties. (2) Also views looking up from roads and Valleys in the village have not been included. (3) Any vistas need to be assessed at roof height (7 to 10 meters) rather than ground visibility. This would be the visual impact of building a traditional 2 story dwelling.	<p>Thank you for your comments. (1) and (2) Suggestions to consider views and vistas within the village are noted for consideration in the next update of the Ropley Neighbourhood plan, which is hoped will include an update of the Conservation Areas, but are considered to fall outside of this plan’s scope. (3) Noted but we believe that visibility for walkers is the appropriate measure for this policy</p>	Propose to add to the list of possible scoping areas for next iteration of the Ropley NP
3	7	Angela Waterfield	Parish Resident	10	Vista points from roads and valleys up into the centre of the Village have not been included and therefore need to be as it only takes one	<p>Thank you for your comments. Suggestions to consider views and vistas within the village are</p>	Propose to add to the list of possible scoping areas for

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					resident to fell all their trees/shrubs and any new development would be highly visible.	noted for consideration in the next update of the Ropley Neighbourhood plan, which is hoped will include an update of the Conservation Areas, but are considered to fall outside of this plan's scope.	next iteration of the Ropley NP
3	8	Kelly Whitaker	Parish Resident	4	One of the main vistas that should be protected are the vistas around the Conservation area, in particular to protect the rural setting of the soon to be refurbished Church.	Thank you for your comments. Suggestions to consider views and vistas within the village are noted for consideration in the next update of the Ropley Neighbourhood plan, which is hoped will include an update of the Conservation Areas, but are considered to fall outside of this plan's scope.	Propose to add to the list of possible scoping areas for next iteration of the Ropley NP
3	9	John Happel	Resident Outside the Parish	3	Whilst I agree in principle with the desire to protect the key vistas, I do not agree that on map 3A, at point C, there is a key vista. If this is included it will be a hindrance to the potential inclusion of land adjoining the recreation ground, in the centre of the village, in any future development. This site would appear to be an obvious and perfectly acceptable part of the village. It is currently behind the typical ribbon development along Vicarage Lane and will not particularly affect any significant vista or visual prominence.	Thank you for your comments. We believe that the viewpoint from C meets the definition of Key Vista of key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
3	10	Julia Morgan	Parish Resident	1	I support the key vistas identified in the RNP but I feel that an additional vista should be added which encompasses the heart of the village ie the field edged by Hale Close, the church and Dunsell's Lane. All three named points currently provide beautiful green field views. I am certain that this field, adjacent as it is to the ancient church, has served the village for hundreds of years as a place of festivity, celebration and recreation.	Thank you for your comment. We believe that this view would not meet the definition of Key Visa of key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view. Suggestions to consider views and vistas within the village are noted for consideration in the next update of the Ropley	Propose to add to the list of possible scoping areas for next iteration of the Ropley NP
3	11	Geoffrey Gray	Parish Resident	5	What is the difference for practical purposes between these and settlement gaps?	Thank you for your comment. Settlement and coalescence gaps are intended to prevent the coalescence of clusters of development whereas Key Vistas is a policy which seeks to restrain development that would be harmful to landscape character	No change proposed
3	12	Hugh Northey	Parish Resident	7	Good idea.	Noted with thanks	No change proposed
3	13	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Noted with thanks	No change proposed
3	14	Colin Richardson	Parish Resident	8	Unfortunately, the vista from the recreation ground looking south has been ignored.	Thank you for your comment. It is not thought appropriate at	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					Between the houses the view goes for miles with a mixture of trees, both near and far, changing colour with the seasons.	this stage to add this view as a Key Vista within the definition.	
3	15	Ian Ellis - Dean Farm Partnership	Agency	1	<p>Comment: This policy concerns two themes - vistas and visual prominence. The definition of key vistas is understood but the application of that definition is flawed in so far as Map 3A is concerned. The extract from Map 3A below shows the two vistas of a modest arable field that should be omitted for the reasons explained below plan included in email sent separately to RopleyNP@outlook.com The alleged vistas from a point west of the recreation ground are not of areas of significant visual prominence (the field is not identified as an area of significant visual prominence on Map 3B). They are simply views of an arable field of no special visual or landscape merit and those views are curtailed by the field boundary tree and hedge lines to the north and west. Although the RNP says that a comprehensive survey of the Parish has identified areas of significant visual prominence and the locations that are key vistas it has not been possible to review this survey if it has been included in the RNP evidence base because the web page for that doesn't work. The vistas identified to the north and west are more properly of the wider landscape and historic parkland at Ropley House. If an area is of significant visual prominence (which the field isn't) it must surely be more than just an</p>	<p>Thank you for your comments. It is considered that the viewpoints from B, C and D meet the definition of Key Vista of key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view. Vistas connect to areas of significant visual prominence. The field is not proposed as an area of Significant Visual Prominence in the plan. However, development in the field would obstruct and have a detrimental impact on the view.</p>	SDNP border wording to be amended

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>enclosed modest field and it must be visible in the landscape and from important viewpoints. That isn't the case with these two 'key vistas' and neither is the field of significant visual prominence.. Thus neither is the case with this individual field where, if it were to be developed, it would not be visible from a number of viewpoints; let alone important ones - where ever they may be. In the latter respect there is nothing in the RNP that identifies where this particular field would be visible from and thus how, if it were to be developed, it would have a negative visual impact on the landscape. The two vistas should be omitted from Map 3A and maps 4B, 8 and 9B. Importantly policy 4 should not be proceeded with without the full and proper disclosure of the alleged evidence on which it is based. As an aside, the claim that the parish is bordered on three sides by the South Downs National Park is false - the SDNP only borders 1.5 sides</p>		
3	16	Andrew Robson	Parish Resident	10	I support the maintenance of the splendid vistas in the village, particularly the vista across the field to the east of the school at the centre of the village.	Noted with thanks	No change proposed
3	17	Karl Moorhouse	Parish Resident	10	It is crucial that vistas are protected - that gives the village it's character. Building which compromises this should not be allowed. For example dwellings and a car park in the field between the school and Hammonds Lane should	Noted with thanks	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					be strongly opposed as it would impact this Key Vista		
3	18	Bill Mitchell	Parish Resident	10	There's not much beauty in our world, so for goodness sake let's try and protect what there is.	Noted with thanks	No change proposed
3	19	Maggie Charman	Parish Resident	10	Maintaining the rural views of the parish are essential to the character of the landscape	Noted with thanks	No change proposed
3	20	Bret Charman	Parish Resident	10	Ropley Lime Quarry should be included in the Area of Significant Prominence as any development on the top terrace of the quarry could be seen for many miles, particularly any lighting at night in the devopment	Thank you for your comment. We agree that the upper part of the Lime Quarry should be included within the purple Areas of Significant prominence	Include the upper part of the Lime Quarry as an area of Significant Visual Prominence in Map 3B
3	21	Ian Ellis - Mr T Hough	Agency	7	This policy as drafted is supported but the background evidence should be made available as it has not been possible to review this in the RNP evidence base because the web page for that doesn't work.	Noted with thanks. At the time you notified us of the issue we checked and confirmed to you that the evidence base was accessible and invited your review and any further comment.	No change proposed
3	22	Frank Branagan	Parish Resident	2	the lie of the land throughout the village is very defined and from any viewpoint it is not possible to see all the housing. This is what you would expect. we should not try to get to a situation where no housing can be seen from a few arbitrarily selected viewpoints by a passerby who will, obvioulsy, pass by. This misses the	Thank you for your comment here and at the end. Your site (SHLAA 2014 ROP012) of which part already has planning approval has been reviewed and removed from the Map 3B. Housing development site 9 (self	Remove site SHLAA ROP012 from Map 3B Areas of Significant Visual Prominence

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					opportunity to develop alongside SPBs that would hold the much needed new housing close together. As can be seen from my point at the end, there are also factual errors within this policy.	build) is not in fact shown as within the Areas of Significant Visual Prominence and no correction is required.	
3	23	Bernise Gosden	Parish Resident	10	This has recently been flouted with the granting of the one pitch gypsy Traveller site which in Lyeway Lane, it clearly can be seen from the St Swinthuns way walk.	Noted with thanks	No change proposed
3	24	Isabelle Tillen	Resident Outside the Parish	7	A good idea but highly subjective. Your site for self build lies in one of these areas therefore is against policy	Thank you for your comment. The self-build site 9 is not within the Map 3B Areas of Significant Visual Prominence	No change proposed
3	25	Joanne Jones	Business	8	Please refer to separate hard copy Pegasus Group representations posted to the address provided.	Noted with thanks	No change proposed
3	26	Ellen Rey de Castro	Parish Resident	10	I think it is important that the vista from the beginning of the footpath (No 11) at the top of Hale Close across the fields to the village church and graveyard is added to the Key Vistas in the village.	Thank you for your comment. It is not considered that this view would meet the definition of Key Visa of key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view.	No change proposed
3	27	Nicolas Rey de Castro	Parish Resident	10	A further key vista should be added across the fields to the east/northeast where the FP11 meets Hale Close.	Thank you for your comment. It is not considered that this view would meet the definition of	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						Key Visa of key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view.	
3	28	Rupert Pleydell-Bouverie	Parish Resident	10	There should be no development of SVP's under any circumstances	Noted with thanks	No change proposed
3	29	Guy Whitaker	Parish Resident	8	While agreeing with the Policy, the areas of visual prominence should specifically include those adjacent to the Conservation Area and in the surrounds of the Church Yard. In any case, the Neighbourhood Plan does not follow its own principles in then proposing Policy 19 to further develop Hale Close.	Thank you for your comment. We believe that those views would not meet the definition of Key Visa of key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view. Suggestions to consider views and vistas within the village are noted for consideration in the next update of the Ropley Neighbourhood plan, which is hoped will include an update of the Conservation Areas, but are considered to fall outside of this plan's scope.	Propose to add to the list of possible scoping areas for next iteration of the Ropley NP
3	30	Tim & Claire Hughes	Parish Resident	8	concerns over land west of Hammonds Lane creating ambience for the those using the Pilgrim's Way - we would like this protected	Thank you for your comment. Suggestions to consider views and vistas within the village are noted for consideration in the next update of the Ropley	Propose to add to the list of possible scoping areas for next iteration of the Ropley NP

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						Neighbourhood plan, which is hoped will include an update of the Conservation Areas, but are considered to fall outside of this plan's scope.	
3	31	Susan Leffers-Smith	Parish Resident	10	It is important to retain the open rural landscape within and around the village. It is disappointing that the village is not included within the South Downs National Park and I would support an extension of the boundary of the SDNP to include Ropley. Key vista G should also refer to the view from Hammonds Lane.	<p>Thank you for your comment, changes to the boundary of the SDNP are a matter for District Councils and the national Park authority.</p> <p>The policy highlights vistas that are considered to be "key" there are clearly many other view points around the parish</p>	No change proposed
3	32	Roger Wood	Parish Resident	1	I consider the proposed ASVPs are too large in extent. I object to the inclusion of the land to the south of The Dene and West of Berry Hill being included in an ASVP. I strongly object to my house (Applewood House, The Dene) and land being included in the ASVP to the south of The Dene.	<p>Thank you for your comment. The land south of The Dene and West of Berry Hill is part of a proposed development gap under Policy 2 and can be viewed from the viewpoint location marked on Map 3B. Applewood House is not within the ASVP</p>	No change proposed
3	33	Ellis Williams	Parish Resident	7	On Map 3B (Areas of Significant Visual Prominence), the Neighbourhood Planning Committee should consider adding a purple shaded area along the footpath that is south of Webb Lane. At the point that this footpath	<p>Thank you for your comment. This viewpoint has not been considered in this version of the plan.</p>	Propose to consider additional viewpoints for next iteration of the Ropley NP

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
3	34	Karen Williams	Parish Resident	7	intersects with stile and diagonal footpath across a field, there are views through to the village centre – particularly noticeable in winter. On Map 3B (Areas of Significant Visual Prominence), the Neighbourhood Planning Committee should consider adding a purple shaded area along the footpath that is south of Webb Lane. At the point that this footpath intersects with stile and diagonal footpath across a field, there are views through to the village centre – particularly noticeable in winter.	Thank you for your comment. This viewpoint has not been considered in this version of the plan.	Propose to consider additional viewpoints for next iteration of the Ropley NP
3	35	Alison Wood	Parish Resident	1	a) Areas of Significant Visual Prominence (ASVP) I support the overall purpose of the policy but I have concerns about the policy wording. It needs amending to say: ‘Development will not normally be allowed unless it can be shown that it would have no significant adverse impact on ...’ As currently worded, anyone objecting to a proposed development, however small, could argue that the development would have an adverse impact on the visual appearance or character of the landscape. The second paragraph, dealing with views to and from the National Park also needs rewording. The map (3B) does not indicate where these views are. They should be shown on the map. I object to the land on the S side of The Dene and west of Berry Hill being included in the ASVP. I strongly object to the land at Applewood House on The Dene being included in the ASVP. It should be	Thank you for your comments. The addition of a significance qualification is not thought appropriate given the wide potential interpretation of this term. The wording in relation to SDNP is proposed to be amended. The land south of The Dene and West of Berry Hill is part of a proposed development / coalescence gap under Policy 2 and can be viewed from the viewpoint location marked on Map 3B. Applewood House is not within the ASVP.	Proposed Policy wording change to say “Development proposals should seek to conserve and enhance views of key landmarks within the South Downs National Park.”

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					removed from the designation. b) KEY VISTAS It is not clear why only Key Vistas in the centre of the village are shown on Map 3A. Are these the only Key Vistas in the parish? At the moment, they appear to be being used as a way of preventing development in the centre of the village. A balance needs to be struck between protecting vistas and allowing some development in the future which would also bring community benefits to the village. The Plan, through the use of Settlement Gaps and ASVPs, is effectively preventing development along the A31 and many of the roads through the parish. If sites close to the centre of the village are also to be excluded, as Key Vistas, then where will future development in the parish take place? I object to the field to the west of the Recreation Ground being included in a Key Vista designation. The owner has previously proposed that this land could be used as an extension to the recreation ground together with some housing. Provided the scale and design of the development is appropriate, the long-term option of extending the Recreation Ground should be retained.		Propose to consider additional vistas for next iteration of the Ropley NP
3	36	Kirsty Black	Parish Resident	10	Policy 3 does not go far enough to protect the visual appearance or character of the landscape of Ropley. The key vistas are all taken from elevated viewpoints; however, the majority of traffic passing through Ropley uses the C18 Petersfield Road, which is the lowest highway	<p>The key Vistas policy was developed following the 2015 consultation which identified a particular focus from respondents on preservation of key views and vistas looking out from the village centre.</p> <p>The plan provides for housing sufficient to meet the forward needs assessment. It is considered that Vistas B, C and D meet the criteria as defined in the plan. This site is proposed as a Local green Space given its role in providing connection between the two settlements and avoiding coalescence. The plan horizon does not foresee a need for the Recreation Ground to be extended.</p>	Propose to consider additional vistas for next iteration of the Ropley NP

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					(hence the flooding!). At present, open fields line much of the Petersfield Road, and the village centre can be glimpsed across fields around the Maddocks Hill and Church Lane junctions. These vistas should also be protected, as they make a significant contribution to the perception of Ropley as a rural village.	hoped will include an update of the Conservation Areas, but are considered to fall outside of this plan's scope.	
3	37	D Warwick	Parish Resident	10	Escarpment & upper level of Ropley Lime Quarry needs to be included as a purple area on map 3B. This is a prominent feature from key vista F on map 3A. It is designated as a LNCN.	Thank you for your comment. We agree that the upper part of the Lime Quarry should be included within the purple Areas of Significant prominence	Include the upper part of the Lime Quarry as an area of Significant Visual Prominence in Map 3B
POLICY 4							
4	1	John Brooks	Parish Resident	10	Development of the Watercress Line and event parking off Station Hill is completely incompatible with this statement however. Station Hill is a) sunken, b) has mature overhanging trees, c) is mainly one lane, d) has visible damage caused by traffic accessing the field, e) is a danger to local residents and walkers, f) causes local pollution. The Parish Council and EHDC need to urgently review the approval of the use of the site for event parking and redirect to either Alton and Alresford who have the designated car parking facilities to cater for such large volume of traffic.	Thank you for your comments and points raised. We suggest that you raise these points with Hampshire County Council, Hampshire Police and the Mid-Hants Railway.	No change proposed
4	2	Philippa Dransfield	Parish Resident	7	In some instances it is not appropriate to retain mature trees, especially if they have been poorly	Thank you for your comment. The detailed policy wording in	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					managed over the years. These should be assessed on their own merits and if they are a viable specimen they should most definitely be retained	RNP4 states that “new development should retain healthy mature trees [...]” and does not state a blanket approach to retaining all mature trees regardless of their condition. We would expect the condition of mature trees to be assessed on a case by case basis.	
4	3	Beverly Whitaker	Parish Resident	10	Again, the new buildings on Hale Close show very little planting to disguise the hideous red brick and this has already been passed.	The policies in Ropley’s Neighbourhood Plan are designed to influence future developments and cannot be applied retrospectively.	No change proposed
4	4	Drew Fielden	Parish Resident	9	Over development and ever larger vehicles are liable to jeopardise our banks and hedgerows; they must be protected	Agreed this is exactly what the policy RNP4 is designed to do.	No change proposed
4	5	Liz Wheeler	Parish Resident	8	If part of the garden, or the road boundary I would not object to attractive trees/bushes - eg. Acers, Cherries	The proposed wording of RNP4 has now been amended on the basis of parishioner feedback to clarify that the planting it refers to is developer landscaping of hedgerows, verges and banks required as part of the planning permission conditions.	Amend policy wording, sentence 2, to read: In addition, new development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
							the amenity of the area.
4	6	Jane Hodgson	Parish Resident	5	Needs some pragmatism	The detailed policy wording in RNP4 states that “new development should retain healthy mature trees [...]” and does not state a blanket approach to retaining all mature trees regardless of their condition. We would expect the condition of mature trees to be assessed on a case by case basis.	No change proposed
4	7	Richard Venn	Parish Resident	10	Redundant "the" in 1st paragraph	Thank you for your comment and agreed.	Remove extraneous “the” from 1 st paragraph. The sentence will now read In addition, new development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
4	8	Julia Morgan	Parish Resident	5	I agree with this policy but only if the safety of all road users, pedestrians and drivers, is not compromised for the sake of a few yards of hedging.	The principle of the safety of all road users, drivers, pedestrians and other leisure road users is an important consideration in all the policies within the Neighbourhood Plan.	No change proposed
4	9	Hugh Northey	Parish Resident	9	Suggest add that "verges or banks should not be modified to accomodate parked vehicles."	Thank you for your comment and agreed.	Policy wording to be amended to read: In addition, verges or banks should not be modified to accommodate parked vehicles unless it can be shown that it would not have an adverse effect on the visual appearance of the bank or verge.
4	10	Sam Plumbe	Resident Outside the Parish	5	If specimens either trees or hedges are of poor quality I see no reason why they should be preserved. If there removal is necessary to make roads safer they should also be considered for removal. If removed measures should be taken to plant more in new locations.	Thank you for your comment. The detailed policy wording in RNP4 states that "new development should retain healthy mature trees [...]" and does not state a blanket approach to retaining all mature trees regardless of their condition. We would expect the condition of mature trees to be	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						assessed on a case by case basis.	
4	11	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Thank you for your comment and agreed	No change proposed
4	12	Colin Richardson	Parish Resident	9	Whilst supporting this policy, one needs to balance the needs of the community with the retaining of some natural elements. If health and safety is going to be compromised then one needs to look at, for example, the retention of part of a 'sunken lane'.	The principle of the safety of all road users, drivers, pedestrians and other leisure road users is an important consideration in all the policies within the Neighbourhood Plan.	No change proposed
4	13	Ian Ellis - Dean Farm Partnership	Agency	8	Comment: The wording of the first sentence of the policy is confusing and could be better expressed as: New development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area.	Agreed many thanks for your suggestion which clarifies the policy	Policy wording to be amended to read "In addition, new development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area.
4	14	Jackie Sansom	Parish Resident	10	I strongly agree with retaining hedgerows, but some hedgerows in Ropley have been let grow very tall this is not good for wildlife as the bottom of the hedge becomes hollow. Not good for nesting birds. They also cause visibility issues	Many thanks for your comment but responsibility for the maintenance of hedgerows rests with Highways and the relevant landowner and is not something	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
4	15	Ian Ellis - Mr T Hough	Agency	8	<p>and interfere with the power cables.</p> <p>The wording of the first sentence of the policy is confusing and could be better expressed as: New development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area.</p>	<p>that the Neighbourhood Plan is able to address.</p> <p>Agreed many thanks your suggestion clarifies the policy</p>	<p>Policy wording to be amended to read “In addition, new development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area.</p> <p>”</p>
4	16	Frank Branagan	Parish Resident	5	<p>I suggest that while we would all like to keep the mature trees etc, this could be better worded to encourage development and where necessary for highways issues etc, mature trees should be replaced with due regard for species of those felled.</p>	<p>Mature trees contribute significantly to the nature of the parish. We believe that with sympathetic planning, developments can be accommodated without the need to destroy mature trees.</p>	<p>No change proposed</p>
4	17	Nick Raynham	Parish Resident	7	<p>I think it is important to consider trees and hedgerows as part of any development. I do however see trees and hedgerows being a renewable resource that will require replacing/replanting, particularly if they are in the wrong place for a development.</p>	<p>Mature trees contribute significantly to the nature of the parish. We believe that with sympathetic planning, developments can be accommodated without the</p>	<p>No change proposed</p>

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						need to destroy mature trees.	
4	18	Ellen Rey de Castro	Parish Resident	7	While I do support this policy, I do not agree with putting ecological protection ahead of public safety on the narrow lanes of our village where pedestrians and other road users should have priority.	The principle of the safety of all road users, drivers, pedestrians and other leisure road users is an important consideration in all the policies within the Neighbourhood Plan.	No change proposed
4	19	Nicolas Rey de Castro	Parish Resident	7	Although I generally support this policy I believe there may be instances where, for example, highway safety should take precedence.	The principle of the safety of all road users, drivers, pedestrians and other leisure road users is an important consideration in all the policies within the Neighbourhood Plan.	No change proposed
4	20	Rupert Pleydell-Bouverie	Parish Resident	10	A number of verges throughout the parish are being steadily eroded by unsuitable traffic. Much of the Monkwood end of the Petersfield Road is a case in point.	Agreed. The Neighbourhood Plan policy RNP7 seeks to control development traffic during development, however non- development traffic is outside the scope of the plan and should be referred to HCC highways.	No change proposed
4	21	Guy Whitaker	Parish Resident	7	While supportive of maintaining mature trees, the blanket protection of all trees, hedgerows and banks needs to be considered in the context of the needs/benefit of an individual proposal. In many cases, re-planting and husbandry can compensate.	Mature trees contribute significantly to the nature of the parish. We believe that with sympathetic planning, developments can be accommodated without the need to destroy mature trees.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
4	22	Tim & Claire Hughes	Parish Resident	10	maintain character & heritage	Thank you for your comment and we agree.	No change proposed
4	23	Paul Prowting	Parish Resident	8	I would like to see this policy modified to ensure any new development which does result in the removal of any trees or hedgerows are replaced by the equal number of trees or equal length of hedgerow. Ideally, I'd like to see an enhancement such as say 10% more trees or 10% longer length of hedgerow.	Thank you for your interesting suggestion which has been noted.	No change proposed
4	24	Sophie Plank	Parish Resident	10	Any banks damaged by lorry's during development should be reinstated. Hedges should be looked after Dunsells lane is dangerous with all the overhanging trees.	Your first point regarding damage during development is, we believe covered by RNP 7 the requirement for sensitive sites to be covered by a Construction Environment Management Plan. Responsibility for the maintenance of hedgerows rests with Highways and the relevant landowner and is not something that the Neighbourhood Plan is able to address.	No change proposed
4	25	Ron & Ann Beal	Parish Resident	10	Should also apply to new accesses for existing premises	In general new accesses to existing premises are not allowed without planning permission.	No change proposed
4	26	Ellis Williams	Parish Resident	10	Policy RNP4 states: "New development should retain existing healthy mature trees which	Agreed. Many thanks for your suggestions which clarify the	Policy wording to be amended to read " In

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					contribute to the amenity of the area, hedgerows, verges and banks. Any new planting in association with the new development should be of indigenous species." It would be better worded as follows: "New development should fully retain hedgerows, verges and banks, and existing healthy mature trees which contribute to the amenity of the area. Any new planting in association with a new development should be of indigenous species." "Map No 4A – parish wide roads and lanes map, incl rights of way, priority footpaths & bridleways" identifies hedgerow to the northern end of Hammonds Lane but omits hedgerow to the southern section of Hammonds Lane – this should be corrected in the documentation.	policy.	addition, new development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area".
4	27	Karen Williams	Parish Resident	10	Policy RNP4 states: "New development should retain existing healthy mature trees which contribute to the amenity of the area, hedgerows, verges and banks. Any new planting in association with the new development should be of indigenous species." It would be better worded as follows: "New development should fully retain hedgerows, verges and banks, and existing healthy mature trees which contribute to the amenity of the area. Any new planting in association with a new development should be of indigenous species." "Map No 4A – parish wide roads and lanes map, incl rights of way, priority footpaths & bridleways" identifies hedgerow to the northern end of Hammonds	Agreed. Many thanks for your suggestions which clarify the policy.	Map 4A to be amended. Policy wording to be amended to read "New development should retain existing healthy mature trees hedgerows, verges and banks, which contribute to the amenity of the area" Map 4A to be amended

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					Lane but omits hedgerow to the southern section of Hammonds Lane – this should be corrected in the documentation.		
4	28	Alison Wood	Parish Resident	5	<p>I support the overall intention of the policy. However, I am not clear about how the policy will be operated. In the first paragraph it says that ‘any new planting in association with the new development will be of indigenous species’. Is this all planting within the development or just in the hedgerows, verges and banks? Some non-indigenous species may be appropriate within a development, especially in gardens and formal landscaped areas.</p> <p>In the second paragraph, it says that new development should seek to protect and enhance the area’s ecological networks. How is this to be achieved?</p>	<p>The proposed wording of RNP4 has now been amended on the basis of parishioner feedback to clarify that the planting it refers to is developer landscaping of hedgerows, verges and banks required as part of the planning permission conditions.</p> <p>Thank you for your comment, we have consulted the County Ecologist who has shared the Local Nature Partnership draft policy wording. We now propose to amend the wording in RNP10 Local Nature Conservation Networks policy to align with the Local Nature Partnership draft policy wording as shown.</p>	<p>Amend policy wording, sentence 2, to read:</p> <p>“In addition, new development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area.</p> <p>Amend RNP10 wording to read as follows</p> <div style="border: 1px solid black; padding: 5px;"> <p>Development proposals within the boundaries of a LNCN which could have an adverse effect on a LNCN will not be permitted</p> </div>

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
							<p>unless the need for, and benefits of, the development outweigh the harm. If harm cannot be avoided measures which mitigate or compensate that harm will be required.</p> <p>Applications for development within the boundaries of a LNCN or adjacent to a LNCN should include adequate information to enable a proper assessment of the implications for the LNCN. They should also be supported by mitigation plans or compensation plans informed by the assessment of harm.</p>

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					The developer is able to achieve this on the development site but he/she has no control over what happens elsewhere in the area. Some further explanation needs to be included in the Plan, or the policy wording amended, to make clear how the area's ecological networks are to be protected and enhanced.		Development proposals within, or those outside which could adversely affect a LNCN, will not be permitted unless they are necessary for biodiversity management work or can demonstrate no significant adverse impact to the biodiversity.
4	29	Andy Sampson	Parish Resident	10	As an addition, is there the ability to make it a condition that building renovations / extensions etc that remove trees to facilitate the development, have to "make good" or demonstrate some form of replanting?	The Neighbourhood Plan does not have the ability to enforce such a condition. However any planning applications for renovation or extensions falling outside permitted development could be conditioned by EHDC to require replacement through the public consultation process.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
4	30	Kirsty Black	Parish Resident	10	Perhaps an 'ecological statement' or at least a list of indigenous species should be added to the Village Design Statement?	EHDC arboricultural officer can provide a list of suitable indigenous species for use on request.	No change proposed

POLICY 5

5	1	John Brooks	Parish Resident	10	See comments in relation to Policy 4. Again development appears to have been allowed in relation to the Guest Lodges at the Watercress Line Ropley Station which does not meet the stated distance criteria in the Policy?. The integrity of Station Hill is being compromised by the volume of traffic using it. There needs to be an urgent review of the use of this rural land for event parking.	<p>Thank you for your comments. This plan and its policies deals with future development and it is likely historic development may not conform.</p> <p>We suggest that you raise these points with Hampshire County Council, Hampshire Police and the Mid-Hants Railway.</p>	No change proposed
5	2	Roger Langridge	Parish Resident	10	How can this policy hold water when the NP proposes 15 buildings off Hale Close.	We do not see a conflict between this policy and the proposed development off Hale Close as Hale Close is not considered to be a single vehicle width road, see map 4B	No change proposed
5	3	Philippa Dransfield	Parish Resident	8	This will certainly put undue pressure on the highway with the service traffic that it will generate.	This is recognised but it is hoped that limiting the numbers of dwelling to 5 will minimise such pressure whilst allowing the limited development supported by both the Housing Needs Assessment and the wishes of the parish.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
5	4	Beverly Whitaker	Parish Resident	10	But yet again, this has and is again being proposed for the single track Hale Close which exits opposite a Primary School!	We do not see a conflict between this policy and the proposed development off Hale Close as Hale Close is not considered to be a single vehicle width road, see map 4B	Np change proposed
5	5	Rachel Whitaker	Parish Resident	10	Has this been applied to your own Policy 19? It does not seem so.	We do not see a conflict between this policy and the proposed development off Hale Close as Hale Close is not considered to be a single vehicle width road, see map 4B	No change proposed
5	6	Nigel Clarke	Parish Resident	10	I fully support this however believe that Gascoigne Lane is only partly designated as a narrow lane, specifically only sections of the lower part from Ley House to the A31, appear to be shown as narrow. The entire lane from Ley House to the A31 should be designated as narrow, it has small lengths on which two cars may pass with care but only on the eroded land and driveways of the residents. Further the lane floods badly and is at times barely passable by one vehicle.	<p>Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide</p> <p>Gascoigne Lane has been re-assessed and does not fit this definition along much of its length.</p>	<p>RNP 5 policy wording to be updated to say road of single vehicle width changes to say a narrow lane which is defined in the glossary</p> <p>Maps 4A & 4B to be amended</p>
5	7	Patricia Langridge	Parish Resident	10	Gascoigne Lane is shown on the NP to be a narrow lane in several places. As it leads to Gilbert Street and Dunsells Lane which are entirely designated a narrow lane, Gascoigne Lane can only accommodate single file traffic	<p>Agreed, this type of inconsiderate driving can cause damage to verges.</p> <p>Unfortunately, this is not something that any planning</p>	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
				onto Gilbert Street and Dunsell Lane. Privately owned grass verges on Gascoigne Lane are being used as a public highway by two-way passing traffic. The decimation is unacceptable and unsightly.	document can address.		
5	8	Suzan Yianni	Parish Resident	8	Drainage and potential flooding to be seriously considered with new builds and the potential effect on existing residences	Thank you for your comments – agreed, drainage is considered as part of any detailed planning application and conditions would be imposed where the drainage is considered to be inadequate.	No change proposed
5	9	Drew Fielden	Parish Resident	10	Too many of our lanes and village roads are being damaged by heavy traffic. This policy will hopefully minimise further future damage.	Thank you for your comment	No change proposed
5	10	Jonathan Flory	Parish Resident	10	extra housing will stress narrow roads that are already poorly maintained	Thank you for your comment	No change proposed
5	11	Liz Wheeler	Parish Resident	7	Mostly agree but Hale Close is an example where it was thought that there would be conjestion but this hasn't happened (I know it is just 2-way). In practice people move at different times and so in some cases a single track & passing place may be acceptable.	Thank you for your balanced comment	No change proposed
5	12	Jane Hodgson	Parish Resident	5	Not sure what constitutes single vehicle width road - same as narrow road?	Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
5	13	Miles Morris	Parish Resident	10	I propose that Church Street from Ropley Primary School to the Parish Hall car park (incorrectly notated as Vicarage Lane on the plans) is designated a narrow lane and that all the appropriate plans in the Neighbourhood Plan are amended accordingly. Church Street is already very narrow in both directions from the junction with Hale Close, and its narrowness is further acerbated by the safe walking route along Church Street from Ropley Primary School to Ropley Parish Hall car park. The walking route is designated in the road by means of a red painted pathway with a solid white line along the traffic side and steep banks on the other side and it renders this length of road a narrow single lane carriageway.	<p>than 4.1 meters wide</p> <p>Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide. We will correct the labelling of Vicarage Lane on map 4B</p> <p>The top of church Street between Bell Cottage and Exeter House is designated as a narrow lane and the map will be amended to show this</p> <p>However the majority of Church Street between Hammonds Lane and the entry to Hale Close does not fit the definition of a narrow lane.</p>	Need to correct the naming of this on the map if we have it noted as Vicarage Lane Map 4B to be amended
5	14	Kathryn Board	Parish Resident	10	While I support the policy, I believe that a further road in the village should be given 'narrow lane' status. I propose that the road between Ropley Primary School and Ropley Parish Hall (incorrectly shown as Vicarage Lane but in fact, Church Street) should be designated a narrow lane and noted as such in all Neighbourhood Plan documents. This narrow stretch of road is rendered a single lane highway by the existence of the pedestrian walkway	<p>Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide. We will correct the labelling of Vicarage Lane on map 4B</p> <p>The top of church Street between Bell Cottage and Exeter</p>	Need to correct the naming of this on the map if we have it noted as Vicarage Lane

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					(marked in red and bounded by a solid white line on the traffic side) which is used on a daily basis particularly by children, parents and pedestrians accessing the primary school and other village amenities such as the village shop, the Parish Hall, the car park and the recreation ground. The other side of the red coloured walkway is bounded by high banks which do not allow pedestrian users of the walkway to step further away from any vehicles using the road.	House is designated as a narrow lane and the map will be amended to show this However the majority of Church Street between Hammonds Lane and the entry to Hale Close does not fit the definition of a narrow lane.	
5	15	John Waterfield	Parish Resident	2	250 meters would allow access to many sites. Addition provision needs to protect turning onto a single track lane. Access must be at 90 degrees to the lane for example. Also additional traffic anticipated of 10+ cars or larger vehicles, vans or light commercials would be unacceptable. Further restriction are needed.	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read "A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road	Amend policy wording accordingly
5	16	Angela Waterfield	Parish Resident	4	250 meters is an extremely long distance on a single-vehicle width road where an extra 10 - 12 vehicles could be generated by new development. This distance need to be revised.	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read "A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road	Amend policy wording accordingly

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
5	17	Brian Lambert	Parish Resident	3	i put the limit to 2	The aim of the Neighbourhood Plan and its policies is to limit large scale development in this rural parish whilst at the same time recognising that some additional development is needed to meet the housing needs of the parish.	No change proposed
5	18	Richard Venn	Parish Resident	10	Policy is perhaps confused here as labelled as "narrow" lanes but concerns "single-vehicle width". Are they the same? If so why use the term "narrow" lanes?	Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide	Amend policy wording
5	19	Julia Morgan	Parish Resident	8	It is surprising that Church Street and Vicarage Lane are not considered narrow lanes too. If the red marked designated walkway on the road is taken into account, Church Street becomes a single lane road. In my view, Hale Close should also be designated a narrow lane since it is rendered single lane by traffic calming devices and disabled parking spaces. From a driver's point of view the stretch of road between the school junction and the Parish Hall always necessitates single road use.	<p>Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide.</p> <p>The top of church Street between Bell Cottage and Exeter House is designated as a narrow lane and the map will be amended to show this</p> <p>However the majority of Church Street between Hammonds Lane and the entry to Hale Close does not fit the definition of a</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						narrow lane.	
						We do not see a conflict between this policy and the proposed development off Hale Close as Hale Close is not considered to be a single vehicle width road	
5	20	Geoffrey Gray	Parish Resident	5	See next section	See response in next section.	No change proposed
5	21	Sam Plumbe	Resident Outside the Parish	5	Only if it's unfeasible to install passing places does this make sense. It should be reviewed on a site by site basis.	<p>The aim of the Neighbourhood Plan and its policies is to limit large scale development in this rural parish whilst at the same time recognising that some additional development is needed to meet the housing needs of the parish.</p> <p>The Neighbourhood Plan also aims to protect the rural nature of the network of narrow and sunken lanes, verges and banks within the parish which in many instances would invalidate the installation of formal passing places.</p> <p>Any development of any size along a narrow lane will, with</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						the adoption of the Neighbourhood Plan require a Construction Management Plan see RNP7.	
5	22	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Thank you for your comment	No change proposed
5	23	Hugh Brown	Parish Resident	8	If 4 or less houses are planned - will this automatically be considered?	To clarify – yes a proposed development of less than 5 dwellings more than the amended distance of 125 metres from a 2 vehicle width road would be considered.	No change proposed
5	24	Colin Richardson	Parish Resident	1	This policy is not tight enough as it allows traffic onto what might be a double width road that then goes to a single width road. Vicarage Lane is just wide enough for two large cars, but cars have to give way to large lorries at various points. The road also narrows at times to a single width road. Lorries go up onto banks causing damage and flattening plants. New developments should only be allowed where access from the main roads around the village is by a double width road all the way to the development. The continued building on land in Hale Close is causing huge traffic and health and safety problems. Traffic can leave Hale Close, cross a double width road and go straight onto a single width road! This policy needs total review.	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read “A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road Any development of any size along a narrow lane will, with the adoption of the Neighbourhood Plan require a Construction Management Plan	Amend policy wording accordingly

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment
					- see RNP7, this would impose specific restrictions on the movement and routing of construction traffic.	
5	25 Karl Moorhouse	Parish Resident	10	The village becomes congested at peak times, the addition of more traffic on single track and small lanes could cause significant delays and increase the risk of accident, as drivers become agitated by delays	Thank you for your comments	No change proposed
5	26 H & L Spevock	Parish Resident	10	Obviously makes no difference to EHDC as the development in Dunsells/Gilbert Street prove.	Thank you for your comment	No change proposed
5	27 Gavin Hutcheson	Parish Resident	9	I believe Gascoigne lane should be classified as a narrow lane, vehicles can only pass by, by driving beyond the edge of the road surface in many places	Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide Gascoigne Lane has been re-assessed and does not fit this definition along much of its length.	No change proposed
5	28 James Bevan	Resident Outside the Parish	3	In principle, this is a good idea, but I believe the policy should be amended due to confusion and ambiguity caused by having two very similar policies (5 & 6). The preclusion of developments along narrow lanes seems arbitrary, and feel there should be some flexibility as long as proper assessments are undertaken.	The aim of the Neighbourhood Plan and its policies is to limit large scale development in this rural parish whilst at the same time recognising that some additional development is needed to meet the housing	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						needs of the parish.	
						The Neighbourhood Plan also aims to protect the rural nature of the network of narrow and sunken lanes, verges and banks within the parish, recognising that whilst sunken lanes are almost all narrow not all narrow lanes are sunken.	
5	29	Lydia Hutcheson	Parish Resident	8	Map 4A shows Gascoigne Lane as being only partially narrow. If it is reduced width in several places, as it is, it should all be classed as narrow.	<p>Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide</p> <p>Gascoigne Lane has been re-assessed and does not fit this definition along much of its length.</p>	No change proposed
5	30	Steven Brudenell	Parish Resident	1	There should be NO development on single track lanes. Access would be dangerous plus such development would alter the nature of the village and there are other sites better suited for development.	<p>Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read "A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road .</p>	Amend policy wording accordingly

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
					The aim of the Neighbourhood Plan and its policies is to limit large scale development in this rural parish whilst at the same time recognising that some additional development is needed to meet the housing needs of the parish.		
5	31	Joanne Jones	Business	6	Amendments to the policy wording suggested - please refer to separate hard copy Pegasus Group representations posted to the address provided.	We have separately responded to the Pegasus representations below and do not consider that the changes proposed are appropriate	No change proposed
5	32	Ellen Rey de Castro	Parish Resident	10	The maps of the village in the Neighbourhood Plan do not show Church Street as a narrow lane and I think this is a mistake and should be changed. Church Street (and Vicarage Lane) is a narrow lane with several blind bends and many points where two cars cannot pass each other. Church Street is made more narrow by the red marked path for pedestrians walking between the parish hall and the school. This lane is already the busiest access road into the village and cannot support further traffic use that would be caused by the building of additional dwellings and the additional cars which come with this.	<p>Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide.</p> <p>The top of Church Street between Bell Cottage and Exeter House is designated as a narrow lane and the map will be amended to show this</p> <p>However the majority of Church Street between Hammonds Lane and the entry to Hale Close does not fit the definition of a</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						narrow lane.	
5	33	Nicolas Rey de Castro	Parish Resident	10	In my opinion Church Street from Ropley Primary School to the Parish Hall car park (incorrectly notated as Vicarage Lane on the plans) should be designated a narrow lane and all the appropriate drawings in the Neighbourhood Plan should be amended accordingly. Church Street is already very narrow in both directions from the junction with Hale Close, and its narrowness is further highlighted by the safe walking route along Church Street from Ropley Primary School to Ropley Parish Hall car park. The walking route is designated in the road by means of a red painted pathway with a solid white line along the traffic side and steep banks on the other side and it makes this length of road a narrow single lane carriageway. This part of Church Street is already one of the busiest roads in the village centre and cannot sustain any more traffic.	<p>Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide.</p> <p>The top of Church Street between Bell Cottage and Exeter House is designated as a narrow lane and the map will be amended to show this</p> <p>However the majority of Church Street between Hammonds Lane and the entry to Hale Close does not fit the definition of a narrow lane.</p> <p>We will correct the labelling of Vicarage Lane on map 4B</p>	Map 4A to be amended
5	34	Rupert Pleydell-Bouverie	Parish Resident	10	Much of the Monkwood end of the Petersfield Road (C18) is less than 2 lanes as evidenced by damage to the verges between Smugglers Lane and Charlewood Lane	Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width with passing places and less than 4.1 meters wide	No change proposed
5	35	Guy Whitaker	Parish Resident	10	Vicarage Lane and Church Street should be added to the list of designated narrow roads - with blind bends, hazardous intersections at the	Thank you for your comments, the definition of a narrow lane is that it is of single vehicle width	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>playing fields, Village Hall, the walkway to/from the Primary School and up to the Village Shop and Church. The Neighbourhood Plan contradicts Policy 5 with its own proposal for Policy 19. Hale Close itself is a single lane road, where traffic must also negotiate the parking bays for our disabled citizens.</p>	<p>with passing places and less than 4.1 meters wide.</p> <p>The top of church Street between Bell Cottage and Exeter House is designated as a narrow lane and the map will be amended to show this</p> <p>However the majority of Church Street between Hammonds Lane and the entry to Hale Close does not fit the definition of a narrow lane.</p> <p>We do not see a conflict between this policy and the proposed development off Hale Close as Hale Close is not considered to be a single vehicle width road</p>	
5	36	Tim & Claire Hughes	Parish Resident	10	maintain character & heritage - may build, but not	Thank you for your comment	No change proposed
5	37	Alexa Richardson	Parish Resident	10	This contradicts policy 19 Hale Close is a single-vehicle width road with disabled parking for the school.	We do not see a conflict between this policy and the proposed development off Hale Close as Hale Close is not considered to be a single vehicle width road, see map 4B	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
5	38	Susan Leffers-Smith	Parish Resident	10	Historic routes such as St Swithuns way should be signposted.	Thank you for your comment	No change proposed
5	39	Sally Brooks	Parish Resident	10	Even 4 new houses with access to a single track lane could cause traffic problems	The aim of the Neighbourhood Plan and its policies is to limit large scale development in this rural parish whilst at the same time recognising that some additional development is needed to meet the housing needs of the parish.	No change proposed
5	40	Bernard Wynne	Parish Resident	8	250m seems quite long as if no passing places within that distance a long way to reverse. Also should take into account whether within that distance need to turn sharp corners or join another lane to get to two way road.	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read "A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road.	Amend policy wording accordingly
5	41	Ellis Williams	Parish Resident	10	Policy RNP5 states: "A new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road." Whilst policy RNP5 seeks to limit the number of dwellings along a single track, the Neighbourhood Planning Committee should consider how a risk of cumulative development would be mitigated as	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read "A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment
				a result of multiple planning applications being submitted over time and/or on different sites that require access from the same single track. For example, if a development is approved for five dwellings and a subsequent planning application is submitted for five dwellings on same or nearby site, how would the policy address this loophole? Policy RNP5 should be reworded as follows: "A cumulative development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road."	vehicle width road.	
5	42 Karen Williams	Parish Resident	10	Policy RNP5 states: "A new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road." Whilst policy RNP5 seeks to limit the number of dwellings along a single track, the Neighbourhood Planning Committee should consider how a risk of cumulative development would be mitigated as a result of multiple planning applications being submitted over time and/or on different sites that require access from the same single track. For example, if a development is approved for five dwellings and a subsequent planning application is submitted for five dwellings on same or nearby site, how would the policy address this loophole? Policy RNP5 could be reworded as follows: "A cumulative development	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read "A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road.”		
5	43	Martine Louisson	Parish Resident	7	Feel 250 metres may be too far if there are no passing places.	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read “A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road.	Amend policy wording accordingly
5	44	Alison Wood	Parish Resident	5	I support the overall objective of the policy to protect the narrow lanes in the village. This policy makes the case that development along single width roads should be of no more than 5 dwellings. It therefore follows that developments of more than 5 houses should be located alongside double-width roads (ie, the A31 and the C18 Petersfield Road). However, the Settlement Gap and ASVP policies and designations effectively prevent development along much of the A31 and the C18. Further thought needs to be given as to where future development will take place in the parish if the most suitable areas, in highway terms, are excluded from development by other land designations.	Thank you for your helpful comments, during the Neighbourhood Plan “call for sites” some 31 sites were submitted and assessed for their suitability for development. Only a very limited number of these were rejected as not complying with proposed policies. This still leaves us with a healthy list of possible suitable sites for future development in the parish.	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
5	45	Frances Dearn	Parish Resident	10	I think this should be tightened by removing the 'not generally' as the lanes already have existing properties and in some cases just 5 would be too many.	Thank you for your comment, the policy wording does not include the word generally	No change proposed
5	46	John Pakenham-Walsh	Parish Resident	8	Believe 250 yds is too far from a double width carriage way.	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read "A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road.	Amend policy wording accordingly
5	47	Andy Sampson	Parish Resident	7	The policy should be based upon a different criteria. 5 x four bed dwellings could end up with 20 cars between them which seems to be the issue. Perhaps a criteria based upon the number of total rooms within the development? Perhaps a maximum of 12 bedrooms?	The aim of the Neighbourhood Plan and its policies is to limit large scale development in this rural parish whilst at the same time recognising that some additional development is needed to meet the housing needs of the parish.	No change proposed
5	48	Carol Moorhouse	Parish Resident	2	250 metres is still a long way for additional traffic to travel. Eg if this was on Hammonds Lane it would have a significant impact on residents and walkers. The cutting of an access into a sunken lane would remain undesirable regardless of it being less than 250 metres from	Thank you for your comments, a number of consultees made similar points, it is now being proposed that the policy be strengthened. The wording within the policy will now read	Amend policy wording accordingly

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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a two lane road.

“A new development of more than 5 dwellings [.....] unless it is within 125 metres of a two-vehicle width road .
Your point on new accesses on sunken lanes is agreed and should be covered by RNP6

POLICY 6

6	1	John Brooks	Parish Resident	10	It is understood that the policy is related to new access and related development. However as a consequence of the permitted previous development at Ropley Station there has been an increase in the use of commercial heavy traffic and vans as well as visitor traffic to events. See comment on Policy 5.	Thank you for your comments. This plan and its policies deals with future development and it is likely historic development may not conform.	No change proposed
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We suggest that you raise these points with Hampshire County Council, Hampshire Police and the Mid-Hants Railway.

6	2	Philippa Dransfield	Parish Resident	9	Development will mean service traffic which will destroy the structure of the lane	Thank you for your comment. This policy will prevent development in inappropriate locations and limit development to areas that can support service traffic.	No change proposed
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Ropley’s Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						allocate sites along any sunken lanes.	
6	3	Drew Fielden	Parish Resident	9	As for Policy 5	See response for RNP5	No change proposed
6	4	John Waterfield	Parish Resident	5	Need to strengthen this policy to say that existing dwellings with access onto sunken lanes cannot be knocked down to establish access via an existing driveway.	Existing dwellings can be demolished unless they are protected by e.g. listed status or Conservation Area considerations. Any new development would be subject to local and neighbourhood plan policies in place at the time.	No change proposed
6	5	Angela Waterfield	Parish Resident	10	Ropley's sunken lanes are of significant importance and should definitely be protected and preserved for future generations to enjoy as we all do today.	Agreed and this is what policy RNP6 is there to do.	No change proposed
6	6	John Happel	Resident Outside the Parish	1	I fully support the general desire to protect the existing sunken lanes. However the current policy is worded too negatively. There will be occasional need to create a new access onto a sunken lane. The overall integrity of the lane should be considered, but provided that is adequately done, these occasional new entrances should be allowed. For example, if the currently proposed temporary access from Hale Close to the rear of the church is refused, the only alternative access will be from Dunsells Lane (at a int covered by RNP 6) Proposed	The Neighbourhood Plan aims to protect the rural nature of the network of narrow and sunken lanes, verges and banks within the parish, this was strongly supported by the 2015 village questionnaire responses. Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					change to the plan RNP 6: Development which would involve the creation of a new access on to a sunken lane will not normally be permitted. In exceptional case, a new access may be allowed, or an existing one enlarged, if it is shown to be the only possible access to a site. Any such new access should be of the minimum width necessary to achieve safe access and egress to the site, without harming the overall character and appearance of the sunken lane.	allocate sites along any sunken lanes.	
6	7	Julia Morgan	Parish Resident	8	I agree with the principle of this policy but feel that every case should be considered on its merits and all factors taken into account including those which ensure the safety of road users. If a sunken lane needs to be removed to provide temporary access, it should be fully restored at the end of the project.	<p>The Neighbourhood Plan aims to protect the rural nature of the network of narrow and sunken lanes, verges and banks within the parish, this was strongly supported by the 2015 village questionnaire responses.</p> <p>Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites along any sunken lanes</p>	No change proposed
6	8	Geoffrey Gray	Parish Resident	5	Where does safety supersede past heritage? Retaining the lanes counteracts the JCS policy of walking, riding cycling etc. as most of the lanes have become eroded at the edges due partly to weather but mostly due to water run off which makes implementing this policy difficult. To	The Neighbourhood Plan aims to protect the rural nature of the network of narrow and sunken lanes, verges and banks within the parish, this was strongly supported by the 2015	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					retain these lanes and their character requires a commitment to maintenance which at the moment seems to have sunk to the bottom of the appropriate authorities schedules and ability due to finance constraints.	village questionnaire responses. Concern over condition and maintenance issues should be referred in the first instance to Ropley PC	
6	9	Sam Plumbe	Resident Outside the Parish	2	It depends on circumstances. Again it should not be a blanket ban but revised on the circumstances of any given proposal.	We disagree. Retaining Ropley's historic sunken Lanes is an important part of the protection of the rural and historic setting of the village that the Neighbourhood Plan seeks to achieve. In addition Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites along any sunken lanes.	No change proposed
6	10	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Agreed	No change proposed
6	11	Colin Richardson	Parish Resident	8	Whilst generally agreeing with this policy, the needs of the community plus health and safety considerations may result in the need for a section of sunken lane to be removed after due consideration to the plants and wildlife identified in the that section of lane.	The Neighbourhood Plan aims to protect the rural nature of the network of narrow and sunken lanes, verges and banks within the parish, this was strongly supported by the 2015	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						village questionnaire responses.	
						It would be very hard to retain the character of what are often ancient lanes if parts of them were to be removed.	
6	12	Ian Ellis - Dean Farm Partnership	Agency	9	Comment: But many accesses may not require planning permission being permitted development to un-classified roads. You may also wish to consider including alterations to existing accesses	Thank you for your comment. Permitted development rights in respect of access to unclassified roads may allow creation of a new access for agricultural/forestry purposes or the creation of a new access /widening of an access linked to an existing property	No change proposed
6	13	Ian Ellis - Mr T Hough	Agency	3	As drafted this policy is too negative bearing in mind that many accesses may not require planning permission being permitted development to un-classified roads and a new access to a sunken lane may be required in association with an appropriate development acceptable in another planning policy context.. It is suggested that the policy be re-worded to: Development which would involve the creation of a new access onto a sunken lane will not be permitted unless it is necessary to serve an appropriate development or is permitted development	Thank you for your comment. Permitted development rights in respect of access to unclassified roads may allow creation of a new access for agricultural/forestry purposes or the creation of a new access /widening of an access linked to an existing property	No change proposed
6	14	James Bevan	Resident Outside the	2	Again, this overlaps with policy 5. In principle, a logical approach, but its application is	NP defines both Church Lane and School Lane as both narrow	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
			Parish		ambiguous and does not allow enough flexibility. Many lanes in the village have some overgrown sections, or are quite sunken but would still be appropriate locations for an access between hedgerows. School Lane for instance is designated as sunken but has very sparse hedgerows, with large gaps between trees in parts and doesn't feel particularly sunken as compared to the nearby Church Lane.	and sunken lanes, recognising that whilst sunken lanes are almost all narrow not all narrow lanes are sunken. The Neighbourhood Plan aims to protect the rural nature of the network of narrow and sunken lanes, verges and banks within the parish, this was strongly supported by the 2015 village questionnaire responses.	
6	15	Stella Kenny	Parish Resident	10	There has been significant damage to the banks in sunken lanes in recent years. It would be good to see the damage repaired.	Many thanks and agreed, maintenance of the banks in sunken lanes should be, reported to the PC in the first instance	No change proposed
6	16	Frank Branagan	Parish Resident	3	this is far too simplistic. Again, more appropriate wording to support development while minimising impact would be better.	We disagree. Retaining Ropley's historic sunken Lanes is an important part of the protection of the rural and historic setting of the village that the Neighbourhood Plan seeks to achieve. In addition Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						along any sunken lanes.	
6	17	Isabelle Tillen	Resident Outside the Parish	6	you then restrict assess for example the developement in Hale close needs two entrances or you will end up with a jam	Hale Close is not a sunken Lane but traffic flow will need to be addressed as part of the detail of any planning application for further development on Hale Close	No change proposed
6	18	Joanne Jones	Business	1	Suggest policy be deleted - please refer to separate hard copy Pegasus Group representations posted to the address provided.	We have separately responded to the Pegasus representations below and do not consider that the changes proposed are appropriate	No change proposed
6	19	Ellen Rey de Castro	Parish Resident	1	While I am committed to our protecting our historic sunken lanes, I do not believe that historic or ecological value should be more important than the safety of pedestrians and other non-car road users. Access should be distributed across the village more evenly rather than loaded onto one narrow lane used by residents accessing village amenities as well as cars and lorries.	Policy RNP6 addresses the question of creating new accesses from sunken lanes to facilitate new development. This version of Ropley's Neighbourhood Plan does not seek to address traffic management / traffic flow issues. Highway safety is considered as part of any detailed planning application.	No change proposed
6	20	Nicolas Rey de Castro	Parish Resident	1	I believe there may be instances where highway safety should take precedence over sunken lanes.	Policy RNP6 addresses the question of creating new accesses from sunken lanes to	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						<p>facilitate new development. This version of Ropley's Neighbourhood Plan does not seek to address traffic management / traffic flow issues.</p> <p>Highway safety is considered as part of any detailed planning application.</p>	
6	21	Guy Whitaker	Parish Resident	4	Sunken lanes are an interesting feature of our Village, but not so interesting that they outweigh other considerations. Development that is significant to the Village, worthwhile and sensitive should not be prevented just to preserve a sunken lane.	<p>We disagree. Retaining Ropley's historic sunken Lanes is an important part of the protection of the rural and historic setting of the village that the Neighbourhood Plan seeks to achieve and was strongly supported by the responses to the 2015 village questionnaire</p> <p>In addition Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites along any sunken lanes.</p>	No change proposed
	22	Tim & Claire Hughes	Parish Resident	10	maintain character & heritage, in conjunction with Policy 5	Thanks for your comment – we agree	No change proposed
6	23	Susan Leffers-	Parish	10	The rural and historic character of the village	Thanks for your comments, you	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Smith	Resident		should be preserved. Further development along such lanes will increase traffic to the detriment of the village and risk the safety of residents. Speed restrictions should be increased and pedestrian safety paramount.	point regarding speed restrictions should, in the first instance, be addressed to Ropley Parish Council and speed restrictions will generally create more street furniture which is contrary to the preservation of the rural nature of many of the village roads and lanes	
6	24	Ron & Ann Beal	Parish Resident	10	Should also not permit significant widening of existing accesses - e.g. creation of large visibility splays	Thank you for your comment. Permitted development rights in respect of access to unclassified roads may allow creation of a new access for agricultural/forestry purposes or the creation of a new access /widening of an access linked to an existing property	No change proposed
6	25	Alison Wood	Parish Resident	3	I agree with the overall objective of the policy, to protect sunken lanes. However, I object to the blanket ban on new access points along sunken lanes. In some parts of the parish, a small new accessway could be constructed at the beginning / end of a sunken lane without harming the overall integrity of the sunken lane. I propose that the wording of the policy is amended to say 'will not normally be permitted'. I object to Hook Lane being designated a sunken lane – it is a narrow lane. There is only a very small section with raised banks, most of the Lane is lower with wide verges and, at the western end, houses and	We disagree. Retaining Ropley's historic sunken Lanes is an important part of the protection of the rural and historic setting of the village that the Neighbourhood Plan seeks to achieve. In addition Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites	Change maps 4 A and 4B

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					driveways. The designation of Hook Lane on Map 4A should be changed to a narrow lane.	along any sunken lanes. Your point regarding the incorrect designation of Hook Lane as a sunken lane is agreed. Hook Lane has been re-designated as a narrow lane for the next version of the Neighbourhood Plan document	
6	26	Frances Dearn	Parish Resident	10	This should be stronger to ensure that any existing exit is not widen during any development work including an extension to a property.	Thank you for your comment. Permitted development rights in respect of access to unclassified roads may allow creation of a new access for agricultural/forestry purposes or the creation of a new access /widening of an access linked to an existing property	No change proposed
6	27	Amanda Jordan	Parish Resident	1	This policy means that any better access from Dunsells lane will not be permitted forcing all traffic for all of the new housing and construction for the build of it and the Church via the already busy village centre where there is no traffic calming, blind bends, water logged roads due to the camber. Losing a small piece of sunken lane is a small price to pay to reduce the flow of increased traffic along vicarage lane	We disagree. Retaining Ropley's historic sunken Lanes is an important part of the protection of the rural and historic setting of the village that the Neighbourhood Plan seeks to achieve. In addition Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						along any sunken lanes.	
6	28	Mark Jordan	Parish Resident	1	This is making Dunsells lane off of limits for traffic for new developments, constructions traffic and the church re build forcing traffic to an already conjested 5 way junction outside of the school where vehicles frequently have problems manouvering	We disagree. Retaining Ropley's historic sunken Lanes is an important part of the protection of the rural and historic setting of the village that the Neighbourhood Plan seeks to achieve. In addition Ropley's Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites along any sunken lanes.	No change proposed
6	29	Carol Moorhouse	Parish Resident	10	As per comment on Policy 5. The integrity of sunken lanes must remain intact to preserve special featues of the village.	Thank you for your comment, we agree	No change proposed
POLICY 7							
7	1	John Brooks	Parish Resident	10	See comments on Policy 1-6.	Please see our responses to your comments for policies 1 to 6.	No change proposed
7	2	Roger Langridge	Parish Resident	10	There needs to be a inspection of site and surrounds during and after construction work is completed.	Thank you for your comment. This could be included in the terms of any Construction Management Plan that would form part of the planning	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						permission. Compliance with the plan would be enforced by EHDC enforcement team.	
7	3	Philippa Dransfield	Parish Resident	10	Construction in the village has been in some instances has been of a poor standard. I think we need to get constructors to take far more consideration of the local community, environment and long term impact	Thank you for your comment and the Neighbourhood Plan team agree. The aim of the Construction Management Plan Policy is to achieve this.	No change proposed
7	4	Nigel Clarke	Parish Resident	10	Gascoigne Lane was significantly widened and damaged by the construction work at Dunsells Stone. Whether such a plan was in place I am uncertain but developers and contractors must be held to such plans and ensuring reinstatement work is key so as damage to lanes and private land is put right.	Thanks for your comments. It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	No change proposed
7	5	Patricia Langridge	Parish Resident	10	Will this stop litter, including drink cans?	Thank you for your comment.	No change proposed
7	6	Drew Fielden	Parish Resident	10	And the management plan strictly enforced.	Thank you for your comments. It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
					the parish. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.		
7	7	Liz Wheeler	Parish Resident	7	Agree, but as this is a temporary problem, it should not overrule other considerations. A CENP could be required, but not preclude all development.	We agree, the aim of the Construction Management Plan is to manage the disturbance to local residents during the construction process only	No change proposed
7	8	Jane Hodgson	Parish Resident	6	Pragmatism required	Thank you for your comment.	No change proposed
7	9	Angela Waterfield	Parish Resident	10	Ropley is such a widely spread Village that I would hope that any future development could be sited so this situation does not arise.	Thank you for your comments. Policy RNP 7 is proposed for inclusion in the Neighbourhood Plan because of the amount of concern raised by local residents following construction in recent years which has had a significant adverse impact on their environment and some of the narrow and sunken lanes within the parish.	No change proposed
7	10	John Francis	Parish Resident	10	Particularly in Church St and Dunsells Lane	Thank you for your comments. It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
7	11	Richard Venn	Parish Resident	10	How will this policy have enough power to ensure "reparation of any damage to road verges, banks etc" ?	<p>the parish.</p> <p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.</p>	No change proposed
7	12	Geoffrey Gray	Parish Resident	7	Probably easily circumvented based on Four Marks experience.	<p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.</p>	No change proposed
7	13	Hugh Northey	Parish Resident	10	On lane parking not only disrupts access but also destroys verges & banks.	<p>Agreed and, depending on the location, this could be one of the conditions included in a Construction Management Plan</p>	No change proposed
7	14	Sam Plumbe	Resident	5	Don't see how this will be of any benefit. A	<p>Thank you for your comments.</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
			Outside the Parish		construction delivery management should be required for any development with in the village not just single lanes.	It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	
7	15	Colin Richardson	Parish Resident	6	This policy needs to also include the allowable speed of vehicles as well as the possible placement of traffic lights at sections where the road narrows to single width. The policy should not just relate to lorries but contractors vehicles generally. Again, these should not be allowed to enter the site during the times of school traffic.	Thank you for your comments. It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
7	16	Karl Moorhouse	Parish Resident	8	Construction traffic should be carefully managed, so as not to obstruct the flow of traffic - this extends to the parking of construction workers private vehicles	<p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.</p>	No change proposed
7	17	H & L Spevock	Parish Resident	5	Who decides? As there are conflicting views with the planned access for the church reconstruction	<p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						conditions would sit with the EHDC enforcement team.	
7	18	Nigel Plowright	Parish Resident	10	For the avoidance of doubt, add: 'or might use a sunken lane'.	Thanks for your comment – we agree this amendment adds clarification and we are proposing that the policy wording will be adjusted.	New wording to read: A development which could potentially result in site construction traffic using narrow or sunken lane(s) will only be permitted subject to the imposition of a planning condition which requires the developer to prepare and submit for the approval of the Local Planning Authority, and then implement, a Construction Environment Management Plan.
7	19	Helen Sandell	Parish Resident	10	This is particularly relevant in the centre of the village where there is a primary school and shop, and people are regularly walking along the lanes.	Thank you for your comments. It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						<p>Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.</p>	
7	20	Guy Whitaker	Parish Resident	10	<p>The 'Construction Environment Management Plan' should also include a specific risk assessment for the safety of pedestrians, school children and the disabled and detail provision for insurance in the event of an accident.</p>	<p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.</p>	No change proposed
7	21	Alexa Richardson	Parish Resident	10	<p>This needs to be monitored by the Neighbourhood plan officers, particularly at school drop off and collection times.</p>	<p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	
7	22	Martin Lloyd	Parish Resident	10	Should stipulate that any damage or excess wear caused will be `repaired.	Thank you for your comments.	No change proposed
						It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	
7	23	Paul Prowting	Parish Resident	7	Suggest the words 'or sunken' are added after narrow.	Thanks for your comment – we agree this amendment adds clarification and we are proposing that the policy	New wording to read: A development which could potentially result in

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						wording will be adjusted.	site construction traffic using narrow or sunken lane(s) will only be permitted subject to the imposition of a planning condition which requires the developer to prepare and submit for the approval of the Local Planning Authority, and then implement, a Construction Environment Management Plan.
7	24	Susan Leffers-Smith	Parish Resident	10	School hours should also be considered	Thank you for your comments. It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
7	25	Sophie Plank	Parish Resident	10	They should be made to use the wider lanes where possible.	EHDC enforcement team. Agreed and, depending on the location, this could be one of the conditions included in a Construction Management Plan would be the routing of construction traffic. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	No change proposed
7	26	Martine Louisson	Parish Resident	10	This policy needs to be strongly enforced if it is to be effective and needs Parish Council involvement during formulation so that planners understand the village constraints.	Thank you for your comments. It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	No change proposed
7	27	Amanda Jordan	Parish Resident	10	There is just one house currently being built in Church Street and the debris from there build,	Thank you for your comments.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					stones mud etc goes from half way down vicarage lane past the school.	It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.	
7	28	Ben De Halpert	Parish Resident	10	I have personal concern as I live on the tricky junction of Church and Church Street - it seems larger and larger vehicles use Church Lane as a route up from the Petersfield road causing significant damage to my hedges and fencing. I would like construction traffic to be aware that this road is very narrow at the junction and not at all suitable for large construction lorries. Two lorries have already got completely stuck on the junction this year alone causing a lot of damage to my and Exeter House's boundary.	<p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions, including approved access routes, for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
7	29	Carol Moorhouse	Parish Resident	10	Impact of this is undesirable	<p>Thank you for your comments.</p> <p>It is envisaged that in future the requirement for a Construction Management Plan would be a condition for developments affecting narrow lanes within the parish. The Parish Council Planning sub-committee should suggest appropriate conditions for any Construction Management Plan at the time of the application. Responsibility for the enforcement of such conditions would sit with the EHDC enforcement team.</p>	No change proposed

POLICY 8

8	1	Philippa Dransfield	Parish Resident	10	I am glad to see that finally the village pond is being considered and effort has been made to improve this as a community asset. The Parish Council needs to establish ownership of the pond in order to move forward with this.	Noted with thanks	No change proposed
8	2	Beverly Whitaker	Parish Resident	5	There should be more designated green spaces or Ropley will turn into Four Marks, losing its 'Village' feel and attraction.	Noted with thanks	No change proposed
8	3	Patricia Langridge	Parish Resident	10	I'm not sure why these sites were chosen in preference to other sites? There should be more	<p>Thank you for your comment.</p> <p>The sites chosen for review</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					sites included within the village centre.	were selected based on the NPPF criteria and then assessed using the assessment framework set out in detail in the Evidence Base. In response to consultation feedback, we have added one further site.	
8	4	Drew Fielden	Parish Resident	10	We don't want to become an urban sprawl (e.g. Four Marks) and maintaining these LGS will server to ensure that and protect vital village assets.	Noted with thanks	No change proposed
8	5	Miles Morris	Parish Resident	10	I strongly support local green spaces and propose that another LGS is added covering the fields behind Ashdown House, Milkwood, The Old Parsonage, Parsonage Tithe Barn and St Peter's Church all the way to Dunsells Lane to protect the rural aspect of the north side of the village centre and to avoid development creeping towards Gascoigne Lane.	<p>Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
8	6	Kathryn Board	Parish Resident	10	I am strongly in favour the existence of local green spaces in the village. I propose that a further Local Green Space is added to the existing four, namely the area comprising the fields behind Ashdown House, Milkwood, the Old Parsonage, Tithe Barn and St Peter's Church – as far as Dunsell's Lane. This would ensure that the rural nature of the north of the village is protected, prevent development creep towards the existing housing at the corner of Gascoigne Lane and Dunsell's Lane and maintain the rural aspect and vistas surrounding St Peter's church.	<p>the Gascoigne Lane and the centre of the village.</p> <p>Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the centre of the village.</p>	No change proposed
8	7	John Waterfield	Parish Resident	4	Description is unclear. Green spaces only considered for Agricultural class 1 or 2 however Ropley village land is predominantly grazing. This should be included as a primary attribute.	Thank you for comment. We have used the definition of Local Green Space as set out in the National Planning Policy Framework	No change proposed
8	8	Janet Glover	Parish	9	Supported, but needs to be looked at again if	Noted with thanks	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
			Resident		development is suggested.		
8	9	Robin De Pree	Parish Resident	9	However 'generally' is too weak a condition	Thank you for your comment. The wording "generally" is not actually used within the policy wording.	No change proposed
8	10	Angela Waterfield	Parish Resident	10	Whilst strongly supporting the above sites I also wish to propose the inclusion of the field between Vicarage Lane and Hammonds Lane as originally published to the Village by the Neighbourhood Plan Steering Committee. This has been demonstrated to be of huge significance to Ropley residents, both those surrounding the field and those from all areas of the Village. It meets all the criteria set down by the NPPF, it sits alongside the Conservation Area and runs parallel to the Pilgrims Way which is walked by hikers all year round. It is visible from Petersfield Road and is frequented annually by hundreds of Mistle Thrushes and Fieldfares in March which are species on the RSPB's Red Endangered List. It supports breeding barn owls, deer and brings grazing sheep into the heart of the Village. As 2 of the previously proposed sites have now been deleted then it is now possible for this land to be included without affecting the Neighbourhood Plan. When the original survey of the Village was taken one fact that emerged loud and clear, was that everyone supported protecting the Village centre and this is now the opportunity to fulfil that directive.	Thank you for your comments. A significant number of respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the amended plan.	Add field between Vicarage Lane and Hammonds Lane as RLGS 5

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
8	11	John Happel	Resident Outside the Parish	2	I strongly oppose the inclusion of the field, described in LGS 2, that is a large space immediately adjoining both the recreation ground and the neighbouring development on Vicarage Lane. I understand the wish to maintain the existence of footpaths etc which I support. However, any future development of the village, especially affordable housing etc would be ideally situated in the land immediately adjoining the recreation ground.	Thank you for your comments. This field has footpaths, and key vistas, its recreational value make it special to the local community and hence it fulfils the criteria for inclusion as a RLGS.	No change proposed
8	12	Julia Morgan	Parish Resident	8	I agree with the overall policy but I think it is a pity that only the new houses in the west of the village benefit from the proposed green spaces. In my view the current green field overlooked by the church should be given the same consideration. This would protect the shape of the historic heart of the village and avoid any risk of development creep between Church Street and Gascoigne Lane.	<p>Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
8	13	Hugh Northey	Parish Resident	10	Exercise/activity areas essential to Gov't Policy to encourage fitness. Definition/indication of 'very special circumstances' would be helpful.	<p>centre of the village</p> <p>Thank you for your comment. The designation of LGS would mean that a development proposal would need to meet a significantly higher test than for non designated land and offers a good measure of protection to preserving green spaces which are demonstrably special to the local community.</p> <p>Further to comments received we are proposing to describe the "very special circumstances" in which development might occur.</p>	Insert policy wording to describe very special circumstances as a) change of statute, b) physical condition or c) community feedback * Further wording development required
8	14	Sam Plumbe	Resident Outside the Parish	3	I would agree with LGS1 and LGS2 and LGS4 but not LGS3. I see no reason why some of this field can't be developed where it is a sensible infill for new houses. Whilst utilising this as an opportunity to get a developer to gift the remaining space to the village and provide better parking facilities for school drop-off and pick-up.	Thank you for your comment. We can confirm that the Neighbourhood plan does not propose any development on the land west of School Lane/Church Lane which has been designated as local green space as it fulfils the criteria and is demonstrably special to the local community.	No change proposed
8	15	Angela Henderson	Parish Resident	10	It is a shame that the field behind Vicarage Lane and Hammonds Lane could not be a local green	Thank you for your comments. A significant number of	Add field between Vicarage Lane and

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					space.	respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the amended plan.	Hammonds Lane as RLGS 5
8	16	Hugh Brown	Parish Resident	2	The area - LGS3 is an area that could be developed sensibly to provide a mixture of local amenity value and housing such that it could be of benefit to the wider community. At present, it serves NO real purpose. This area should be re-considered for some development.	Thank you for your comment. We can confirm that the Neighbourhood plan does not propose any development on the land west of School Lane/Church Lane which has been designated as local green space as it fulfils the criteria and is demonstrably special to the local community.	No change proposed
8	17	Colin Richardson	Parish Resident	7	I believe a couple of areas have been left off this list that have claims to be local green spaces. One being the field between Hammonds Lane and Maddocks Hill and the other being the field behind the Church. These are both areas at the heart of the village and contribute to the character of the village.	Thank you for your comment. We can confirm that the Neighbourhood plan does not propose any development on the field between Vicarage Lane/Maddocks Hill and Hammonds Lane which has been designated as local green space as it fulfils the criteria and is demonstrably special to the local community.	Add field between Vicarage Lane and Hammonds Lane as RLGS 5

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						The plan proposes development of the field north of St. Peter's Church under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.	
8	18	Ian Ellis - Dean Farm Partnership	Agency	1	<p>Comment: Local green space LGS2 is an arable field with public rights of way on its southern and western boundary and crossing diagonally. The users of the rights of way do so in the context that they have no other rights to use the arable field as this is not access land. The RNP does not show it to be an area of particular visual significance. The Framework provides for communities to "identify for special protection green areas of particular importance to them". There is no evidence to show what the 'particular importance' of walking the margins of or across an arable field are. Moreover the Framework at paragraph 77 cautions that LGS designation will not be appropriate for most green areas or open space and, inter alia, should only be used:</p> <ul style="list-style-type: none"> • where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, 	<p>Thank you for your comments, however we disagree. This field has footpaths, and key vistas, its recreational value makes it special to the local community and hence it fulfils the criteria for inclusion as a RLGS. The methodology used to assess this field for inclusion as a RLGS can be found in the relevant Evidence Base document</p>	No change proposed

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					<p>recreational value (including as a playing field), tranquillity or richness of its wildlife. The explanation for proposed designation on page 30 of the RNP simply does not provide a case that the land is demonstrably special to the community. It is also extremely doubtful that school children living in Ropley use the footpath and cross the field to reach school buses on the A31 except perhaps in good weather in the summer term. It is submitted that in this case, seeking an LGS designation for site LGS2 has nothing to do with demonstrable special qualities and particular local significance but is simply a device to sterilise the site from being considered for development in the future and this is the driver behind designation. This is not the correct approach. There must first be special qualities and particular significance to warrant an LGS designation - if there isn't then an LGS designation is uncalled for. The problem with LGS2 is that it has been given a vista and visual prominence significance for which there is no published justification and the significance of views of and from the field have been exaggerated. It is only when leaving the field at its south west and north west corners is there any view of the wider landscape and the historic landscape of Ropley House. The explanation in the RNP that the LGS2 site has views across the adjacent parkland and these are an important part of the historic setting and landscape context for Ropley House misapplies what is</p>		

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					actually the case. Yes the views of the parkland are important but those views do not apply within the proposed LGS designation. As a result, the justification for the LGS designation is misplaced and unreasonable There simply is nothing about being able to walk across or on the boundaries of the filed that makes it special to the local community especially as that enjoyment would continue without an LGS designation. LGS2 should be omitted from the RNP.		
8	19	Daniel Benton	Parish Resident	10	Essential to keeping the existing character	Noted with thanks	No change proposed
8	20	Karl Moorhouse	Parish Resident	10	It is crucial that vistas are protected - that gives the village it's character. Building which compromises this should not be allowed.	Noted with thanks	No change proposed
8	21	Bill Mitchell	Parish Resident	10	This is vital for the wellbeing of our village.	Noted with thanks	No change proposed
8	22	Maggie Charman	Parish Resident	8	The land west of School Lane is not really a green space that the parishioners can access and enjoy, although it should be maintained as pasture and not developed	To be designated as a LGS land does not have to be publicly accessible but needs to fulfil the criteria of being demonstrably special.	No change proposed
8	23	Scott Anderson	Parish Resident	10	Ropley will risk losing their unique rural character if these local green spaces are not protected from the on-going pressures of development. Please also see further comments	Noted with thanks	No change proposed

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8	24	Lucinda Kelly	Parish Resident	10	below. Given government housing quotas and the pressure from developers generally there is a very real risk that villages like Ropley could find themselves over-developed and lose their rural character. These local green spaces go some way to preventing that from happening. For this reason it is imperative that these local green spaces are protected and preserved in the village to preserve its unique and valued rural nature. For this reason I strongly support the protection of these designated local green spaces. Please also see further comments (below).	Noted with thanks	No change proposed
8	25	Jackie Sansom	Parish Resident	10	I saw a flyer about building in the field by the school I do not think there should be any development there.	Thank you for your comment. We can confirm that the Neighbourhood plan does not propose any development on the land west of School Lane/Church Lane which has been designated as local green space as it fulfils the criteria and is demonstrably special to the local community.	No change proposed
8	26	James Bevan	Resident Outside the Parish	1	There are several problems with this policy in relation to LGS3. Again, in principle, this is an excellent idea, but according to the government policy framework, the land west of School Lane doesn't fulfil the requirements: - it does not	Thank you for your comments. We do consider this site is of great importance to the village's character and setting and is demonstrably special to the	Error correction: Amend LGS3 boundary on Map No 8 to extend the LG3 to Hammonds Lane

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					<p>have historical significance - it does not have any special ecology - it does not have any recreational value (parking here for village events is only possible because the landowner and farmer allow it - if used for a different type of agriculture in the future this would not be possible) There are some important views over the field, but these look down the hill, and therefore if LGS3 is retained in the plan (and there are plans afoot to go further and gift the land to the community) then the boundary of the designation should exclude the part of the land along Hammonds Lane (Site 12).</p>	<p>local community as evidenced by the support for the policy within the draft Plan.</p> <p>We note that you are one of the landowners of this site and have separately proposed a plan to gift a major part of this site to the community as part of a proposed housing development</p> <p>Please note that the Map No 8 incorrectly shows a gap between the boundary of Hammonds Lane and this site and it is proposed that the whole area is designated as LGS3.</p>	
8	27	Frank Branagan	Parish Resident	3	<p>is this policy necessary? a long term plan to provide future development of the school might be sensible here and might want to identify this land. Ropley is surrounded by and interlaced with countryside spaces. i do not think it is necessary to suggest that the field next to the Recreation Ground should be preserved - why is this more special than Wellworth field behind the tennis club, etc etc?</p>	<p>Thank you for your comments. We consider this policy is important in providing long term protection to green spaces that reach into the heart of the village and can be preserved for the future helping to protect the rural character of the village. The Evidence Base includes a description of the process followed to review potential LGS sites and to ensure that those proposed fit within the NPPF</p>	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
					criteria. This policy has received 162 responses mostly strongly supportive and ranked 11 th in preference out of the 24 policies for overall support.		
8	28	Isabelle Tillen	Resident Outside the Parish	5	do the land owners agree??? Have they been consulted fairly.	The consultation is designed to highlight the views of all residents. Landowners of the proposed LGS were notified prior to public consultation and the consultation includes responses from the landowners and their agents	No change proposed
8	29	Helen Sandell	Parish Resident	10	I also believe that the small field bound by Hammonds Lane and Vicarage Lane should be included in the local green spaces, firstly because it is bound by St Swithun's Way. Secondly, it is demonstrably special to the village being the most central agricultural field which is still grazed. Without this rural characteristic being retained, the centre of the village would lose its rural feel.	Thank you for your comments. A significant number of respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the amended plan.	Add field between Vicarage Lane and Hammonds Lane as RLGS 5
8	30	Joanne Jones	Business	1	Recommend that LGS3 is removed from the policy as LGS designation is not appropriate - please refer to separate hard copy Pegasus Group representations posted to the address provided.	Thank you for your comments. We do consider this site is of great importance to the village's character and setting and is demonstrably special to the	Error correction: Amend LGS3 boundary on Map No 8 to extend the LG3 to Hammonds Lane

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						<p>local community as evidenced by the support for the policy within the draft Plan.</p> <p>We note that the landowners of this site have separately proposed a plan to gift a major part of this site to the community as part of a proposed housing development</p> <p>Please note that the Map No 8 incorrectly shows a gap between the boundary of Hammonds Lane and this site and it is proposed that the whole area is designated as LGS3.</p>	
8	31	Ellen Rey de Castro	Parish Resident	10	<p>I agree with this policy but don't think it goes far enough. The fields between the top of Hale Close and the back of the graveyard at the church should also be a designated green space to ensure that the north side of the village retains its rural nature. If this area is not added to the designated green spaces of our village, it will very likely be developed in the next ten - 20 years creating a housing mass between Gascoigne Lane and Church Street.</p>	<p>Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the centre of the village	
8	32	Nicolas Rey de Castro	Parish Resident	10	I strongly support local green spaces and propose that another LGS is added covering the fields behind Ashdown House, Milkwood, The Old Parsonage, Parsonage Tithe Barn and St Peter's Church all the way to Dunsells Lane to protect the rural aspect of the north side of the village centre and to avoid development creeping towards Gascoigne Lane.	<p>Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the centre of the village</p>	No change proposed
8	33	Guy Whitaker	Parish	9	Areas have been protected to the West and	Thank you for your comments.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
			Resident		South of the Village centre, yet why are the significant local green spaces directly adjacent to Ropley's Conservation Area and 12th century church not also designated green spaces? They should be included.	<p>The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the centre of the village</p>	
8	34	Tim & Claire Hughes	Parish Resident	6	policy ambiguous re 'generally', appears subjective as certain landowners with a 'green space' were open to development and vice versa!	Thank you for your comment. The wording "generally" is not actually used within the policy wording.	No change proposed
8	35	Martin Lloyd	Parish Resident	10	Remaining land around the Hale Close development should be included to prevent this development creeping onward as the road access is being stretched to the limit with the current proposals.	Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided	No change proposed

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						<p>on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the centre of the village</p>	
8	36	Paul Prowting	Parish Resident	6	The whole of LGS3 (aka Church Street Farm site) – referred to as potential sites, 12,13 and 14 - should not be allocated as a Local Green Space which could prevent or hinder development around the edges of this site (as proposed in flyer referred to above). I do broadly support allocation of LGS2 or part of this field next to recreation ground however some limited development adjacent to the existing housing that front Vicarage Lane may be suitable which does not impact on the footpaths or vista from viewpoint C.	<p>Thank you for your comments. The proposed area of LGS3 does not include that part of the site bordering the Petersfield Road But please note that the Map No 8 incorrectly shows a gap between the boundary of Hammonds Lane and this site and it is proposed that the whole area is designated as LGS3.</p>	Error correction: Amend LGS3 boundary on Map No 8 to extend the LG3 to Hammonds Lane
8	37	Susan Leffers-Smith	Parish Resident	10	Additional green spaces should be considered to preserve the historic/ agricultural centre of the village. The fields which reach into the centre of	Noted with thanks	No change proposed

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					the village and provide a haven for wildlife and are used for local farming benefit the wellbeing of residents and school children.		
8	38	Ken Ingle	Parish Resident	10	The field behind Church Street and the church should also be included on this list	<p>Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the centre of the village</p>	No change proposed
8	39	Sophie Plank	Parish Resident	10	Should be more. The field next to the school should not be built on it can be used for the school and community without building on it.	<p>Thank you for your comment. We can confirm that the Neighbourhood plan does not propose any development on the land west of School Lane/Church Lane which has</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						been designated as local green space as it fulfils the criteria and is demonstrably special to the local community.	
8	40	Nick Cambrook	Parish Resident	10	This policy should be strongly supported because it reinforces policy RNP 1.	Noted with thanks	No change proposed
8	41	Angela Ingle	Parish Resident	10	Other green spaces should include the field to the north of Church Street and the church	<p>Thank you for your comments. The plan proposes development of this field(s) under RNP19 due to the mix of affordable and social housing for parish residents that can be provided on a site that has close access to the shop, school, church, recreation ground and parish hall contributing to sustainability.</p> <p>Following consultation it is proposed to strengthen the settlement & coalescence gaps policy RNP1 by creating a coalescence gap to the north of the RNP19 development to prevent coalescence between the Gascoigne Lane and the centre of the village</p>	No change proposed
8	42	Bernard Wynne	Parish Resident	3	The field between Vicarage Lane and Hammonds Lane is viewed as important to the village, as	Thank you for your comments. A significant number of	Add field between Vicarage Lane and

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment	
					demonstrated by the petition signed by over 100 people, most of which did not live by the field. Like the field opposite the school, it is bounded by sunken and narrow lanes and also by a key historical walking route, St Swithuns Way. The intrinsic character of the sunken lane is the view through the hedgerow across the field. It is also a wildlife corridor and provides visual amenity to those walking but also those living around the field. This is an entirely legitimate criteria under the policy guidance on green spaces but seems to have been given little weight in the scoring criteria for this plan, despite this field having a much higher amenity value to a larger number of local residents than other proposed spaces. This is at odds with the views canvassed in the village survey. We would therefore like this field included as a green space in the village plan.		respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the amended plan.	Hammonds Lane as RLGS 5
8	43	Ellis Williams	Parish Resident	10	In accordance with the Neighbourhood Development Plan for Ropley parish and the criteria outlined in the National Planning Policy Framework (NPPF para 76-77), it is proposed that the land to the west of Hammonds Lane (or "Hammonds Lane Field") is included as a designated green space. The justification is outlined below: Hammonds Lane Field enables sustainable farming (sheep grazing) to take place within the heart of the village, not just on the outskirts of the village - a unique characteristic of the village. The eastern boundary of Hammonds Lane Field is adjacent to the Pilgrims'	Thank you for your comments. A significant number of respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the amended plan.	Add field between Vicarage Lane and Hammonds Lane as RLGS 5	

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					Way, which feature that adds to the character of the village, and provides recreational walkers and the local community with a landscape of unique beauty, comprising farming (regular sheep grazing), sunken lane boundary and ancient hedgerow. Hammonds Lane Field provides development separation between the village centre settlement area and South Street's historical conservation area. A "gap between clusters of development" was highlighted by 82% of neighbourhood plan survey (2015) respondents as an important characteristic to be protected. Hammonds Lane Field provides a protective wildlife environment and wildlife corridor between South Street conservation and village centre settlement areas. In the neighbourhood plan survey (2015), 31 respondents commented that "open space and fields in the village centre" and "views between housing and different settlements (wildlife corridors)" should be protected.		
8	44	Karen Williams	Parish Resident	10	In accordance with the Neighbourhood Development Plan for Ropley parish and the criteria outlined in the National Planning Policy Framework (NPPF para 76-77), it is proposed that the land to the west of Hammonds Lane (or "Hammonds Lane Field") is included as a designated green space. The justification is outlined below: Hammonds Lane Field enables sustainable farming (sheep grazing) to take place within the heart of the village, not just on the	Thank you for your comments. A significant number of respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the	Add field between Vicarage Lane and Hammonds Lane as RLGS 5

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>outskirts of the village - a unique characteristic of the village. The eastern boundary of Hammonds Lane Field is adjacent to the Pilgrims' Way, which feature that adds to the character of the village, and provides recreational walkers and the local community with a landscape of unique beauty, comprising farming (regular sheep grazing), sunken lane boundary and ancient hedgerow. Hammonds Lane Field provides development separation between the village centre settlement area and South Street's historical conservation area. A "gap between clusters of development" was highlighted by 82% of neighbourhood plan survey (2015) respondents as an important characteristic to be protected. Hammonds Lane Field provides a protective wildlife environment and wildlife corridor between South Street conservation and village centre settlement areas. In the neighbourhood plan survey (2015), 31 respondents commented that "open space and fields in the village centre" and "views between housing and different settlements (wildlife corridors)" should be protected.</p>	amended plan.	
8	45	Alison Wood	Parish Resident	3	<p>I agree that the Recreation Ground and the area around the pond form important green spaces. LGS2 I object to the inclusion of the land to the west of the Recreation Ground (LGS2) being included as a Local Green Space. The footpaths across and around the field are statutory footpaths and should be able to be protected</p>	<p>Thank you for your comments. This field(LGS2) has footpaths, key vistas and recreational value which make it demonstrably special to the local community and hence it is included as a proposed LGS</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					through the footpath legislation. There is no public access to the rest of the field. The owner has previously proposed that an extension to the Recreation Ground could take place on part of this field, along with some housing development. Provided that the amount of development proposed, its design and its location are appropriate and the footpaths are retained, then I believe this is an option which the parish should consider in the future. It makes sense to expand the Recreation Ground in this location, should there be a need for more recreation space in the future. LGS 3 I am not convinced that the land to the west of School Lane / Church Lane is a Local Green Space. There are no rights of way across it and there is no public access to it. The use of the field on a few rare occasions for informal parking for village events is not enough to warrant its designation as a Local Green Space. This has only been able to take place through the kind permission of the owners in the past. There is no certainty that this use will be allowed in the future. The site is shown as having Key Vistas from Church Street / School Lane (Map 3A) but it is not included as an Area of Significant Visual Prominence. If the key reason for designating this area as a Local Green Space is because of the views out of the village, then the correct policy to use is the Key Vistas Policy (Policy 3).	Thank you for your comments. We do consider this site is of great importance to the village's rural character and setting and is demonstrably special to the local community as evidenced by the support for the policy within the draft Plan	
8	46	John	Parish	7	I believe the land bounded by Petersfield Road,	Thank you for your comments. A	Add field between

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Pakenham-Walsh	Resident		Maddocks Hill, Vicarage Road and South St should be included as a local green space.	significant number of respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the amended plan.	Vicarage Lane and Hammonds Lane as RLGS 5
8	47	Norma Day	Parish Resident	5	Why was the field behind Vicarage Lane between Ropley House and the Recreation Ground included in this as it has no special significance?	Thank you for your comments. This field (LGS2) has footpaths, key vistas and recreational value which make it demonstrably special to the local community and hence it is included as a proposed LGS	No change proposed
8	48	Kirsty Black	Parish Resident	10	The field between Hammonds Lane and Maddocks Hill should also be designated a Local Green Space. As well as the obvious ecological richness (made more significant by its proximity to the village centre and the number of houses bordering it), it plays a significant role in the rural character of Ropley due to its prominence in the landscape viewed from the only classified road in the parish, the C18/Petersfield Road, and the fact that it shields the developed areas due to its incline. Moreover, it provides the setting for the nationally important Pilgrims' Way/St Swithin's Way as it traverses the village centre;	Thank you for your comments. A significant number of respondents supported the inclusion of this field within the plan as a Local Green Space. The Steering Group has re-reviewed this site and concluded that it justifies designation as a Local Green Space and consequently it is proposed to include it in the amended plan.	Add field between Vicarage Lane and Hammonds Lane as RLGS 5

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					for many tourists to/through Ropley, this field (and the setting it creates) provides a lasting impression of the village and contributes to the historical nature of the long-distance footpath itself.		
8	49	Carol Moorhouse	Parish Resident	10	The proposal made recently by Bevan is totally unacceptable. The addition of a car park is unnecessary and inappropriate plus it will ruin the view from that part of the field. A green space should be left intact. The village already has a perfectly adequate Rec. Further house building and the cutting of a sunken lane in Hammonds Lane is also unacceptable for the same reason.	Thank you for your comment. We can confirm that the Neighbourhood plan does not propose any development on the land west of School Lane/church Lane which has been designated as local green space as it fulfils the criteria and is demonstrably special to the local community.	No change proposed
POLICY 9							
9	1	Elaine Constable	Parish Resident	8	Hopefully other houses such as Archbishops Cottage are already on the list	Thank you for your comment. Archbishops Cottage already has national listed status, so it already enjoys a greater level of protection.	No change proposed
9	2	David Beales	Parish Resident	8	AS WE LIVE IN A PROPOSED LOCALLY IMPORTANT HERITAGE ASSET WE WOULD LIKE TO BE CONSULTED	A letter was hand delivered to all proposed non-designated heritage assets prior to consultation launch. The purpose of the proposed policy is to afford a greater level of protection to buildings that has	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						not been nationally listed. If you would like to discuss this further please contact RopleyNP@outlook.com	
9	3	Roger Langridge	Parish Resident	8	Parish Council need to sign off designs submitted as well as EHDC Planning.	Thank you for your comments. The Parish Council can comment as a consultee but decision making rests with EHDC as the LPA.	No change proposed
9	4	Philippa Dransfield	Parish Resident	8	We need to protect these assets for future generations	Agreed. There appears to be broad support for this policy.	No change proposed
9	5	Angela Waterfield	Parish Resident	9	Hammonds Lane should be included as a Heritage Asset given that it forms part of the Pilgrims Way.	Thank you for this comment. Further research has shown that Hammond's Lane is an ancient road, possibly dating back to even Roman times. Unfortunately EHDC have advised that we are unable to include a highway as a Heritage Asset in the amended plan.	No change proposed
9	6	Simon Perkins	Parish Resident	9	The Conservation Areas have not been reviewed in 40 years.. Historic England have been critical on the lack of an updated review; please action EHDC to update within this Plan Period	Agreed. In the Implementation section of the revised plan, EHDC have been requested to review the conservation areas.	No change proposed
9	7	Geoffrey Gray	Parish Resident	9	Do the owners support this policy?	Thank you for your comment. A letter was hand delivered to all proposed non-designated	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						heritage assets prior to consultation launch notifying them and inviting comment. It would appear from the feedback that has been received that there is broad support for this policy.	
9	8	Sam Plumbe	Resident Outside the Parish	8	By all means protect the heritage but again don't just slap an out right ban on development just because of the heritage properties. Review the pros and cons.	Thank you for your comments. All planning applications are decided on their merits and the purpose of this policy is to increase the statutory protection for interesting but unlisted buildings. It is not a blanket ban on development.	No change proposed
9	9	Isabelle Tillen	Resident Outside the Parish	8	How will the development in Hale close affect the setting and tranquility of the church.	Thank you for your comment. The church is a listed building and enjoys National protection. The Strategic Environmental Assessment specifically addressed the proposed development at Hale Close and any potential impact on the Church and its setting.	No change proposed
9	10	Helen Sandell	Parish Resident	10	There may be additional building which could be included.	Thank you for your comment. The purpose of the consultation was to invite people to put forward additional suggestions, some of which have been	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						received, reviewed and added to the revised plan.	
9	11	Guy Whitaker	Parish Resident	9	St Peter's Church should be added to this list.	Thank you for your comment. The church is a listed building and enjoys National protection.	No change proposed
9	12	Jennifer Barron	Parish Resident	9	Why is my cottage not included in this I am the flint cottage the same as and attached to Jasmine cottage. You did give me the letter which I returned agreeing to you. Please let me know why I can find no other way to contact you!	Thank you for your observations. We are including your property in the list of heritage assets to be submitted with the revised plan.	Add 3 Church Cottages to the list of Heritage Assets under Policy RNP9
9	12	Jennifer Barron	Parish Resident		<p>Add 3 Church Cottages, Church Street Ropley – J Barron’s comments below submitted by email and agreed by the working group</p> <p>No 3 church cottages is attached to no. 2 Church Cottage, (which is on the proposed list of heritage assets), both built exactly the same time , and we believe probably could have been one dwelling in the past. They are both built of flint with some brick, also we share a window at the back of the cottage and we think also a window at the front that looks as if it has been filled in at some time. We also believe that these Cottages did at one time stand alone with no other buildings either side.</p> <p>I handed my signed agreement to my property being added to the list to one of the Steering</p>		

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment
				Group at one of the Neighbourhood plan drop in sessions.		
9	13 Susan Leffers-Smith	Parish Resident	10	Once heritage assets and listed buildings are gone they will be lost for future generations. It is important for them to be protected.	Thank you for your comments. The intention of this policy is to strengthen the protection for Heritage Assets and hopefully ensure that they will be able to be enjoyed by future generations.	No change proposed
9	14 Ellis Williams	Parish Resident	7	The Neighbourhood Planning Committee should consider including the Pilgrims' Way route, which runs through the village, as a feature that adds to the character of the village.	Thank you for this comment. Further research has shown that Hammond's Lane is an ancient road, possibly dating back to even Roman times. Unfortunately, EHDC have advised that we are unable to include a highway as a Heritage Asset in the amended plan.	No change proposed
9	15 Karen Williams	Parish Resident	7	The Neighbourhood Planning Committee should consider including the Pilgrims' Way route, which runs through the village, as a feature that adds to the character of the village.	Thank you for this comment. Further research has shown that Hammond's Lane is an ancient road, possibly dating back to even Roman times. Unfortunately, EHDC have advised that we are unable to include a highway as a Heritage Asset in the amended plan.	No change proposed
9	16 Frances Dearn	Parish	10	In list of buildings include Jasmine Cottage,	Thank you for your	Add 3 Church

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
			Resident		however Jasmine is half of a frontage of an old building, with the other half being 3 Church Cottages which is not included.	observations. We are including 3 Church Cottages in the list of heritage assets to be submitted with the revised plan.	Cottages to the list of Heritage Assets under Policy RNP9
9	17	Norma Day	Parish Resident	5	Some of the choices seem quite random, for instance why Dragonfly Cottage and not 3 Church Cottages, the former being a Victorian build while the latter is much older. I feel this section should be revisited and other areas and buildings of significance considered.	Thank you for your observations. Other areas and buildings of significance have been considered when proposed. We are including 3 Church Cottages in the list of heritage assets to be submitted with the revised plan.	Add 3 Church Cottages to the list of Heritage Assets under Policy RNP9
9	18	Kirsty Black	Parish Resident	10	I would also propose Cowgrove Farm House, if that is the name of the thatched house behind Dairy Cottage at Cowgrove Farm, to be considered for inclusion as a locally important heritage asset, on account of age and historical function in the rural landscape.	Thank you for your comment. Cowgrove Farm House will be included in the list of Heritage Assets and Dairy Cottage removed.	Cowgrove Farm House to be included in the list of Heritage Assets and Dairy Cottage removed.

POLICY 10

10	1	Philippa Dransfield	Parish Resident	10	We need to protect our conservation networks to provide green spaces for future generations	Noted with thanks.	No change proposed.
10	2	Robin De Pree	Parish Resident	9	Again 'generally' is a weak word. Any application must be rigourasly questioned.	Thank you for your comment. CP21 does not use the term "generally" so this will be removed from the supporting text to RNP10.	Remove the word "generally" from RNP10 supporting text.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
10	3	Angela Waterfield	Parish Resident	9	This is highly important for future generations living in Ropley.	Noted with thanks.	No change proposed.
10	4	Brian Lambert	Parish Resident	5	the unimproved grassland off soames lane stapley lane is not included	Noted with thanks.	No change proposed.
10	5	Sam Plumbe	Resident Outside the Parish	7	An out right ban seems excessive if a new development or one near by could be utilised to raise funds or designed to help enhance one of these areas.	This is not an outright ban. It requires any potential developer to have an Ecological Impact Assessment made and development will only be allowed if there is no adverse impact within the LNCN.	No change proposed.
10	6	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Noted with thanks.	No change proposed.
10	7	Maggie Charman	Parish Resident	10	The Ropley Line Quarry is an important wildlife enclave and should possibly merit a designation on its own	We agree and a future iteration of the Neighbourhood Plan may consider this.	Add to the list of potential items for consideration in future versions of the plan.
10	8	Jackie Sansom	Parish Resident	10	Why is old down wood not included.	Old Down Wood is included within the Ropley Ridgeline LNCN.	No change proposed.
10	9	Isabelle Tillen	Resident Outside the Parish	4	The policy is not clear about the developments outside these areas. Could or will adversely affect them By development are you refering to residential, commercial or farming?	Thank you for your comment. "Could" refers to the pre-determination status where an impact is assessed as possible,	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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requiring an EIA. Where the EIA determines that an adverse impact will occur then development will not be permitted. The type of development could be any of these, if they have an ecological impact.

POLICY 11

11	1	Chris Burton	Parish Resident	10	how can we ensure that rights of way are 'maintained'	Thank you for your comment. Responsibility for maintenance of Rights of way resides with statutory bodies, such as the Parish Council, HCC and local landowners.	No change proposed.
11	2	Philippa Dransfield	Parish Resident	8	This has certainly been addressed over the last 10 years and footpath has improved. We have a number of walkers drawn to the village on St Swithun's Way etc. We need to make our countryside more accessible to encourage people from the wider community as well as for the local population.	Thank you for your comments. The purpose of the proposed policy is to assist in improving accessibility, we all benefit from greater use of and awareness of our footpath network.	No change proposed.
11	3	Liz Wheeler	Parish Resident	8	Re 'Provide a suitable surface treatment on the right of way with a minimum width of 1.2 meters'. If agricultural this cannot apply on the surface - but a crop can be sprayed out for the agreed 1.2m	Thank you for your comments.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
11	4	Sam Plumbe	Resident Outside the Parish	8	Where practicable but again don't go overboard!	Thank you for your comments.	No change proposed
11	5	Hugh Brown	Parish Resident	7	What kind of gate specification. We do not want wide gates springing up necessarily and so detract from the agricultural nature of the surrounding countryside.	We agree with your comments. Wider gates could lead to unwelcome access, ie motor vehicles. The specification for gates will be agreed with HCC Countryside Service.	No change proposed
11	6	Daniel Benton	Parish Resident	10	Need to be careful of visibility at the end of narrow lanes - e.g. coming out of Park Lane onto Petersfield Road is already dangerous - more traffic may make this worse.	Thank you for your comments.	No change proposed
11	7	Bill Mitchell	Parish Resident	6	The minimum width should be 2.5 meters. Otherwise there is the danger the footpaths will be bordered by barbed wire fences or high fences right next to where people are trying to walk.	Thank you. The width specified, 1.2 metres, is a local norm and we do not wish to deviate from that.	No change proposed
11	8	Stella Kenny	Parish Resident	10	I think it would be a very good idea to replace stiles with gates. There have been some new stiles installed which have a very high first step and so they are difficult for smaller people, elderly people, and the less able to use. This restricts the access to public footpath and limits our enjoyment of the countryside.	Thank you for your comments, with which we agree.	No change proposed
11	9	Isabelle Tillen	Resident Outside the Parish	7	Good idea but who is going to maintain it after the development complete	Thank you for your comment. Responsibility for maintenance of Rights of way resides with	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						statutory bodies, such as the Parish Council, HCC and local landowners.	
11	10	Rupert Pleydell-Bouverie	Parish Resident	10	State of BOAT between Petersfield Road and Charlewood Lane is an utter disgrace. Damage from oversize farm vehicles and four wheel drives have rendered what used to be a pleasant green lane into a quagmire in places	Thank you for your comment, which is noted. This has been drawn to the attention of the Parish Council.	No change proposed
11	11	Tim & Claire Hughes	Parish Resident	10	gates need to be accessible for wheelchair users, & not 'kissing gates'	Thank you for your comment. This is one of the objectives set out in the policy, and all new gates are wheelchair accessible.	No change proposed
11	12	Alison Wood	Parish Resident	8	Points of information: The first paragraph of this section on P36 refers to the location of the bus stops. There is also a bus stop on both sides of the A31 at North Street. Mention could usefully be made of the community minibus service on Saturday mornings from Ropley to Petersfield and back. I think there may also be one weekday bus service to Petersfield - possibly on a Wednesday. (There used to be one.) Mention could also be made of the train service provided by the Watercress Line to Alresford and Alton throughout much of the year. Although mainly a tourism service, it does provide a useful link to the two towns, and then on to London from Alton on the mainline service. The 4th paragraph on P37 refers to the housing site assessment criteria including	Thank you for your comments. There are indeed bus stops at North Street and these will be added. The service to Petersfield is an ad-hoc community service so is not included here. The Mid Hants Railway does vary its timetable throughout the year to fulfil the tourist demand, does not run regularly all year and cannot be relied on at all times.	Add bus stop locations at North Street to third sentence of first paragraph on Page 36.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					proximity to a bus service. Nearly all the bus stops, and the most reliable, regular bus services, are on the A31, yet some of the other policies of the Plan effectively prevent development along much of the A31. The last paragraph on P37 refers to the Ropley priority Paths being shown on the Proposals Map. I couldn't see the Proposals Map in the Plan. Is this to be added at the next stage?		
11	13	Norma Day	Parish Resident	9	Although I agree with this policy it is not the lack of suitable footpaths that prevents residents from walking it is a preference for using the car no matter how short the distance.	Thank you for your comment with which we agree. Hopefully some proactive footpath development will encourage more activity.	No change proposed
POLICY 12							
12	1	Chris Burton	Parish Resident	10	a general observation that the centre of the village is now quite heavily built with site 28 14 units. We shouldn't allow more in the centre as Ropley will become to concentrated in the middle.	<p>Thank you for your comment. The plan seeks to protect the character and setting of the village centre via a number of policies eg RNP8(Local Green Spaces) which would limit development on land which is special and appreciated by residents.</p> <p>Site 28, though close to the village centre, would provide social and affordable housing with pedestrian access to the</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						school and village amenities. Overall, the village centre has development of moderate density.	
12	2	Barbara Burton	Parish Resident	10	agree with the proposed new housing sites- feel the village centre should not have any further development so that the character remains	Thank you for your comment. The plan seeks to protect the character and setting of the village centre via a number of policies eg RNP8(Local Green Spaces) which would limit development on land which is special and appreciated by residents.	No change proposed
						Site 28, though close to the village centre, would provide social and affordable housing with pedestrian access to the school and village amenities. Overall, the village centre has development of moderate density.	
12	3	Roger Langridge	Parish Resident	8	This is another policy that should include approval of Parish Council as well as EHDC at time of planning application.	Thank you for your comment. The Parish Council is a statutory consultee for planning applications to EHDC but has no powers to require applications to have Parish Council approval.	No change proposed
12	4	Philippa	Parish	10	We do not want a repeat of the permission given	Noted with thanks.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Dransfield	Resident		for the Gypsy Sits on Lyeway Lane		
12	5	Beverly Whitaker	Parish Resident	10	So why is such an out of character over development being planned for the heart of the village adjoining the conservation area. You are considering the ruination of this village.	<p>Thank you for your comment. The plan seeks to protect the character and setting of the village centre via a number of policies eg RNP8(Local Green Spaces) which would limit development on land which is special and appreciated by residents.</p> <p>Site 28, though close to the village centre, would provide social and affordable housing with pedestrian access to the school and village amenities. Overall, the village centre has development of moderate density.</p> <p>A Strategic Environmental Assessment (SEA) was conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns.</p>	No change proposed
12	6	Rachel Whitaker	Parish Resident	10	Conservation areas in particular. And avoid over development in a small number of sites.	Noted with thanks. The Ropley Conservation Areas were last	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						reviewed over 40 years ago. The Parish Council will ask EDHC to carry out an update.	
12	7	Nigel Clarke	Parish Resident	10	Lanes throughout almost all of Ropley comprise of housing to just one side. I believe this should be maintained and be written into the plan to ensure that lanes are protected and do not lose their character.	Thank you for your comment. We agree that preservation of Ropley character is important and policies such as RNP5(Narrow Lanes) and RNP6(Sunken Lanes) seek to limit development where access or traffic movements would harm the character or safety of residents. However, we do not agree that a policy of limiting housing to one side of a lane would be appropriate.	No change proposed
12	8	Patricia Langridge	Parish Resident	10	The vast majority of past developments in the Parish have been of a linear nature, allowing people to enjoy vistas from wherever they live. This established right should be maintained when considering new developments.	Thank you for your comment. Policy RNP3 (Key Vistas and Visual Prominence) seeks to identify and preserve vistas and prevent development that would harm the visual appearance or character of the landscape.	No change proposed
12	9	John Waterfield	Parish Resident	5	Need to add detail about complying with locality style and density. If ribbon development is the only style in a locality that mess prevail. Where density in greater as in Hale close then greater depth is allowed	Thank you for your comment. Polices RNP 13 and 14 seek to cover design and appropriateness of external materials in addition to this	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
12	10	Geoffrey Gray	Parish Resident	6	Difficult to quantify what constitutes harm.	<p>policy that stresses design and scale appropriate to the nearby buildings</p> <p>Thank you for your comment. The policy seeks to establish the principles of contributing positively and avoiding harm with complementary policies for RNP 13-16</p>	No change proposed
12	11	Sam Plumbe	Resident Outside the Parish	8	The country is desperate for housing. In principal I agree but if everyone said no to new development our children are not going to have a chance of affording their own home. So in some instances a minority might have to be significantly affected.	Thank you for your comments. We agree that establishing the intent and principles of the policy is important to provide a framework for individual planning decisions.	No change proposed
12	12	Colin Richardson	Parish Resident	9	The scale and density of proposals for developments off Hale Close is not appropriate of its context and will have a detrimental impact on the heart of the village.	<p>Thank you for your comment. The plan seeks to protect the character and setting of the village centre via a number of policies eg RNP8(Local Green Spaces) which would limit development on land which is special and appreciated by residents.</p> <p>Site 28, though close to the village centre, would provide social and affordable housing with pedestrian access to the</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						<p>school and village amenities. Overall, the village centre has development of moderate density.</p> <p>A Strategic Environmental Assessment (SEA) was conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns.</p>	
12	13	Alan Muggeridge	Parish Resident	10	As well as housing, I believe that this policy should also apply to any proposed business / tourist development with a statement made within the Plan to reflect this.	The scope of this neighbourhood plan is limited to housing and its associated infrastructure. Consideration of proposed business / tourist development will need to be picked up within the scope of the next iteration of the neighbourhood plan	Add to the list of potential items for next iteration of the plan
12	14	Nigel Plowright	Parish Resident	3	It is subjective to describe harm as 'significant'. Outlook may be affected by new development, but this may be appropriate and necessary.	Thank you for your comments. We agree that establishing the intent and principles of the policy is important to provide a framework for individual planning decisions.	No change proposed
12	15	Frank	Parish	3	This is already covered by the LPA. Again,	Thank you for your comment.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Branagan	Resident		individual design is being curtailed unnecessarily.	We consider it is helpful to establish policies that are specific to Ropley and reflect the existing neighbourhood development styles. This ensures new development contributes to the sense of place and does not cause harm or is inappropriate to the nearby buildings.	
12	16	Guy Whitaker	Parish Resident	10	This is a good policy...but the Neighbourhood Plan's own Policy 19 contradicts it, with over development and dense housing, adjacent to the Ropley Conservation area.	<p>Thank you for your comment. The plan seeks to protect the character and setting of the village centre via a number of policies eg RNP8(Local Green Spaces) which would limit development on land which is special and appreciated by residents.</p> <p>Site 28, though close to the village centre, would provide social and affordable housing with pedestrian access to the school and village amenities. Overall, the village centre has development of moderate density.</p> <p>A Strategic Environmental Assessment (SEA) was</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns.	
12	17	Alexa Richardson	Parish Resident	10	New development should prioritise affordable housing and local people's right to buy lower cost houses	Thank you for your comment. The plan provides affordable and local social housing through the proposed development adjacent to Hale Close which is covered by policy 19	No change proposed
12	18	Paul Prowting	Parish Resident	8	Suggest the word 'etc' in a policy is inappropriate and needs to be clarified.	Thank you for your comment. The policy wording itself does not include the use of "etc".	No change proposed
12	19	Audrey Begent	Parish Resident	10	I would request that "new development" encompasses business and tourist development as well as housing	The scope of this neighbourhood plan is limited to housing and its associated infrastructure. Consideration of proposed business / tourist development will need to be picked up within the scope of the next iteration of the neighbourhood plan	Add to the list of potential items for next iteration of the plan
12	20	Bernard Wynne	Parish Resident	10	There should be an assumption against backland development as this inevitably has a disproportionate impact on the amenity of adjacent properties and is also not in keeping	Thank you for your comment. The proposed revision of settlement boundaries contained within policy RNP 2 is	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					with the village's character, where housing is spread out along village lanes interspersed with fields.	intended to prevent inappropriate backland development since land within settlement boundaries is presumed to be capable of further development	
12	21	Frances Dearn	Parish Resident	8	Whilst I agree in principle however I would wish new developments to be able to push to the limits modern design and to be able to use new materials, especially sustainable products, not just local materials.	Thank you for your comments. The policy seeks to emphasise the need for external design elements of development that impact neighbours to be appropriate in their setting and would support and allow the use of modern and sustainable materials, whether sourced locally or further afield.	No change proposed
12	22	Sue Grace	Parish Resident	10	This must NOT be allowed to happen again. The houses that are currently being built that back onto Hale close are SIGNIFICANTLY HARMING the Hale Close properties privacy and outlook. They have clearly not been allocated sufficient on site parking as all the builders park along the Hale Close entrance road & delivery lorries block residence entrance & exit to their homes.	Thank you for your comments. The plan seeks to ensure that the impact of new development in neighbouring properties is carefully considered and that developments proposed are designed to contribute to the sense of place and avoid harm. This policy is complemented by policies RNP 13-16. The need for careful construction traffic management is dealt with in policy RNP7	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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POLICY 13

13	1	Chris Burton	Parish Resident	10	This should not disallow 'modern' architecture	Thank you for your comment. This policy deals with design and height and does not disallow modern architecture	No change proposed
13	2	Roger Langridge	Parish Resident	3	I live in a 3 storey house which does not adversely alter the visual appeal. It depends on the design.	Thank you for your comment. We agree good design is important. The policy seeks to influence the design and height of new housing, limiting height to two storeys below the eaves (allowing a third floor within the roof space) as a means to help new properties blend in with existing.	No change proposed
13	3	Philippa Dransfield	Parish Resident	9	I think the Bargate Site in Dunsells Stone sits well in the community. Colebrook site in Bighton Lane does not sit well in the surrounding countryside	Noted with thanks	No change proposed
13	4	Beverly Whitaker	Parish Resident	10	So why have the new houses in Hale Close got such huge roof heights which are clearly designed to allow loft conversions?	Thank you for your comment. The development to which you refer was granted permission prior to the completion of the Neighbourhood Plan. The policy seeks to influence the design and height of new housing, limiting height to two storeys below the eaves (allowing a	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						third floor within the roof space) as a means to help new properties blend in with existing.	
13	5	Nigel Clarke	Parish Resident	10	In addition roof lines should be in keeping with those surrounding them. I cite the roof lines of the new houses along Winchester Roads as prime examples of two-storey roof lines looking terribly out of keeping with other properties and visually undesirable from many view points around the area, including two vistas on the plan.	Thank you for your comments. Policy RNP12 covers how new developments should be appropriate to the context of nearby buildings and contribute positively to a sense of place. Policy RNP 14 covers choice of materials including roof coverings. EHDC have issued a Supplementary Planning Document that covers roof lines.	No change proposed
13	6	Patricia Langridge	Parish Resident	10	The height measurement of two storeys is inadequate. The roof lines of the new housing along Winchester Road, built on higher land to those existing buildings, can be viewed from several of your key vista points whereas the existing roof lines are not visible.	Thank you for your comment. The development to which you refer was granted permission prior to the completion of the Neighbourhood Plan which would likely have prevented such development. EHDC have issued a Supplementary Planning Document that covers roof lines.	No change proposed
13	7	Liz Wheeler	Parish Resident	7	Could have a 3rd room in the roof	Thank you for your comment. We agree. The policy seeks to influence the design and height of new housing, limiting height	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						to two storeys below the eaves (allowing a third floor within the roof space) as a means to help new properties blend in with existing	
13	8	Jane Hodgson	Parish Resident	7	First part should be more flexible. Second part 2 storeys - definitely	Thank you for your comment. We feel that having more than two identical properties together would be likely to be detrimental and that greater flexibility to the policy is not beneficial.	No change proposed.
13	9	Simon Tye	Parish Resident	2	A limitation of 2 stories is an inappropriate restriction, in that: * the combination of the other policies addresses inappropriately tall and invasive building and * it could prevent well designed & located accommodation, especially of smaller dwellings	Thank you for your comment. The policy seeks to influence the design and height of new housing, limiting height to two storeys below the eaves (allowing a third floor within the roof space) as a means to help new properties blend in with existing.	No change proposed.
13	10	Angela Waterfield	Parish Resident	10	New development should have to fit in with the vernacular.	Noted with thanks	No change proposed.
13	11	Sam Plumbe	Resident Outside the Parish	1	Totally disagree. Half the problem with development in this country is policy like this! How are we ever going to make housing affordable if we make it harder to build by having completely different house types across a	Thank you for your comments. We believe it is important that new development should be in keeping with and contribute to the sense of place and this	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					site. Following the car industries lead we need off site manufacture and economies of scale by having similar house types to allow efficiencies in building. Otherwise houses prices will always remain unaffordable. Equally to stop the spread of the footprint of housing across the land we should build to 3 or more stories if a given site can handle it.	policy is in conformity with EHDC CP29 that requires new development to respect the character, identity and context of the neighbourhood. This policy seeks to encourage design differentiation which does not necessarily imply significant additional cost and, as the accompanying text makes clear, is not intended to undermine the theme or style that may run through a larger development of more than two dwellings. We disagree that building to three or more stories is likely to be appropriate for sympathetic new developments in the parish.	
13	12	Nigel Plowright	Parish Resident	1	New houses should be allowed to have 2 storeys and a basement. With this addition, I would strongly support Policy RNP13.	Thank you for your comment . We can confirm that the policy wording of two stories above ground permits basement floors as well as loft conversions.	No change proposed.
13	13	Stella Kenny	Parish Resident	10	I think this is a very good idea. Some newer buildings present a dominating brick facade and seem overly tall.	Noted with thanks.	No change proposed.
13	14	Frank Branagan	Parish Resident	3	I am very disappointed to see the the narrow minded approach to the number of storeys. The	Thank you for your comment. The policy seeks to influence the	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					new houses on Vicarage Lane look fine with 3 storeys. Creative developments can give more dwellings per land area and more inventive and eco-friendly designs to the benefit of all. With modern insulation and construction techniques this policy has very real unintended consequences. These restrictions are, in my view, wasteful. Ridge heights are already controlled at LPA level.	design and height of new housing, limiting height to two storeys below the eaves (allowing a third floor within the roof space as well as basements) as a means to help new properties blend in with existing. The new dwellings on Church Street do conform with this policy as the third storey is in the roof space above eaves height.	
13	15	Rupert Pleydell-Bouverie	Parish Resident	6	Strongly support no more than two houses looking the same but disagree regarding two stories. This should be assessed on a case by case basis.	Thank you for your comment. The policy seeks to influence the design and height of new housing, limiting height to two storeys below the eaves (allowing a third floor within the roof space as well as basements) as a means to help new properties blend in with existing.	No change proposed.
13	16	Martin Lloyd	Parish Resident	8	Support the sentiment but consider the houses next to the top car park by the Rec which are a row of the same design as opposed to the houses nearing completion behind them. The row of houses blends well. The new houses do not. Better to have one good design than several poor.	Thank you for your comments. For future developments, this policy seeks to encourage design differentiation. As the accompanying text makes clear, it is not intended to undermine the theme or style that may run through a larger development of	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						more than two dwellings. We agree good design and high quality materials are important and note that each planning application will be considered on its merits.	
13	17	Sally Brooks	Parish Resident	10	It would be more in keeping with the village if all new houses were different from the others.	Thank you for your comments. We support the idea of design variation but recognise that building multiple units tends to be more efficient if there are common materials and detailing. The plan policies therefore try to encourage good design that respects the local style and context of existing buildings.	No change proposed
13	18	Frances Dearn	Parish Resident	6	This is admirable aim however my concern is that this constriction may discourage developers from providing affordable housing.	Thank you for your comments. This policy seeks to encourage design differentiation which does not necessarily imply significant additional cost and, as the accompanying text makes clear, is not intended to undermine the theme or style that may run through a larger development of more than two dwellings.	No change proposed.
13	19	Carol	Parish	10	Was impressed by stone corner style of building	Thank you for your comment.	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Moorhouse	Resident				
POLICY 14							
14	1	Barbara Burton	Parish Resident	10	strongly support but Listed house materials fall under the jurisdiction of the Conservation officer so an addition to our thatch roof had to be tiled.	Thank you for your comment. The policy seeks to preserve or enhance the Conservation Areas and the Conservation Officer as you point out will play a role in decisions on materials.	No change proposed
14	2	Roger Langridge	Parish Resident	3	All that matters here is acceptable appearance. Policy on external materials too limiting.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials.	No change proposed
14	3	Philippa Dransfield	Parish Resident	8	As before the Colebrook field with the black cladding is not in keeping with the village landscape.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials. The Colebrook Field development was constructed before this Plan and its policies were proposed.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
14	4	Beverly Whitaker	Parish Resident	10	So why have you allowed the huge monstrosities built in Hale Close to be of BRIGHT RED BRICK, with BRIGHT RED ROOF TILES, completely ruining the lovely green vistas which were previously afforded by residents and walkers alike?	Thank you for your comment. The Hale Close development was constructed before this Plan and its policies were proposed. It should be noted that modern materials will weather over time and begin to blend in.	No change proposed
14	5	Drew Fielden	Parish Resident	8	This should not necessarily constrain imaginative and sympathetic designs and use of materials.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings and is not intended to constrain imaginative design. The policy also does not seek to disallow the use of modern materials.	No change proposed
14	6	Jane Hodgson	Parish Resident	6	Very subjective	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials.	No change proposed
14	7	Simon Perkins	Parish Resident	9	Sensitivity should be encouraged, however, new Building techniques and materials should not be	Thank you for your comment. The policy seeks to provide an	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
				ruled out as they offer improved environmental benefits and more cost effective building costs.	overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials.		
14	8	Geoffrey Gray	Parish Resident	7	Difficult to follow in view of previous policy	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials. Variations in design and/or materials as proposed by RNP13 are consistent with this policy	No change proposed
14	9	Sam Plumbe	Resident Outside the Parish	5	In principal I see the logic in this but again. Design and styles have changed over time and modern building materials and products might be cheaper and last longer than older equivalent products. Needs to be reviewed on a site by site basis and not an out right ban on contemporary or modern proposals.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials.	No change proposed
14	10	Nigel	Parish	1	This stifles change. Modern materials may be	Thank you for your comment.	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment
	Plowright	Resident		allowed (as evidenced near Soames Lane).	The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials and is not intended in any way to preclude good and modern design.	
14	11 Frank Branagan	Parish Resident	4	There are already enough restrictions and discouragement to individuality.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials.	No change proposed
14	12 Isabelle Tillen	Resident Outside the Parish	6	Good idea for consevation areas only. New houses should be assessed on their own merits this policy is far too restrictive.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials, and is not intended in any way to preclude good and modern design.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
14	13	Martin Lloyd	Parish Resident	7	Good in principle but this will allow new ugly housing to be built if the neighbouring houses are ugly.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials. Design quality is addressed in RNP12. We support good quality design and note that the particular designs approved are a matter for the Planning Authority.	No change proposed
14	14	Sally Brooks	Parish Resident	10	Excepting that thatched roofs are not practical.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy itself does not promote a choice to use thatch, but seeks to ensure new development is in keeping with adjacent buildings.	No change proposed
14	15	Frances Dearn	Parish Resident	3	A tightly worded statement such as this wouldn't enable really innovative design and the wonderful buildings that emerge from the juxtaposition of the old with the new	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials. Individual planning applications that seek to promote very modern designs should have regard to the setting and context of adjacent buildings. We support good quality design and note that the particular designs approved are a matter for the Planning Authority.	
14	16	Andy Sampson	Parish Resident	5	How do you define "adjacent" ? Thats a subjective measure. The policy isn't very forward looking and doesn't consider the use of new and emerging materials which may be energy efficient. It feels quite restrictive with no account of modern but pleasing architecture or materials.	Thank you for your comment. The policy seeks to provide an overall framework that will ensure the external appearance of new development is in keeping with adjacent buildings. The policy does not seek to disallow the use of modern materials. Design quality is addressed in RNP12. We support good quality design and note that the particular designs approved are a matter for the Planning Authority.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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POLICY 15

15	1	Philippa Dransfield	Parish Resident	10	This is definitely applicable to Ropley due to the number of areas that suffer with surface water drainage	Noted with thanks-we agree	No change proposed
15	2	Liz Wheeler	Parish Resident	7	though on hills tarmac or bricks may be better than gravel which splays down into the road	Thank you for your comment. We think the phrasing "wherever possible" allows for some solid surfaces	No change proposed
15	3	Geoffrey Gray	Parish Resident		Driveway permeability is the least of rainwater issues. Most of it is run off from fields which will follow the line of least resistance, namely the lanes. e.g. Petersfield Road.	Noted with thanks	No change proposed
15	4	Sam Plumbe	Resident Outside the Parish	5	Again I disagree. The make up required and the extra digging required for this kind of permeable paving can mean extra lorry movements which with the number you already have on sites is worth avoiding not to mention the pollution and what to do with excess materials and the excavation and importation of granular materials and plastics products used for such systems. Depends on any given site but again should not be insisted upon.	Thank you for your comment. We think the phrasing "wherever possible" allows for some solid surfaces	No change proposed
15	5	Ian Ellis - Dean Farm Partnership	Agency		Comment: It is bad english to place "of" between comprise and permeable.	Noted with thanks	Delete "of" between comprise and permeable.
15	6	Ian Ellis - Mr T Hough	Agency	5	It is bad english to place "of" between comprise and permeable.	Noted with thanks	Delete "of" between comprise and

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
15	7	Nigel Plowright	Parish Resident	4	A solid surface may be permitted at access points for up to 2 metres adjacent to the highway, and at garage entrances, to prevent driveway gravel etc. being spread to the tarmac surface.	Thank you for your comment. We think the phrasing “wherever possible’ allows for some solid surfaces	permeable. No change proposed
15	8	Edward Law	Parish Resident	6	Makes little difference. The River Soames and River Petersfield are often in full flow!	Noted with thanks	No change proposed
15	9	Frank Branagan	Parish Resident	4	Is this necessary in the NP plan?	Thank you for your comment. We think the phrasing “wherever possible’ allows for some solid surfaces and provides a good guideline for future planning applications.	No change proposed
15	10	Guy Whitaker	Parish Resident	5	Seems that common sense should apply with each proposal. This seems trivial for the Neighbourhood Plan to legislate..	Thank you for your comment. We think the phrasing “wherever possible’ allows for some solid surfaces and provides a good guideline for future planning applications.	No change proposed
15	11	Andy Sampson	Parish Resident	3	I think this policy is restrictive. It should address the need to manage drainage not dictate the material. If its a non permeable drive, then the policy should require that suitable drainage needs to be provided. As written we'll end up with a village of only gravel driveways which is in conflict with the aims of Policy 13 (diversity in design)	Thank you for your comment. We agree that provision for adequate drainage is an important consideration but feel that this policy provides a good guideline for future planning applications. It is not intended to be entirely restrictive and we	No change proposed

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think the phrasing “wherever possible’ allows for some solid surfaces

POLICY 16

16	1	Barbara Burton	Parish Resident	10	see 14	See response in RNP 14	No change proposed
16	2	Philippa Dransfield	Parish Resident	8	The exception to this would be on an agricultural site	The Neighbourhood Plan elected to focus on the housing requirements of the parish and to not cover employment which is covered by the District Local Plan. As such agricultural development is covered by policy HE 1 in the Saved Policies from the Local Plan Second Review from 2006.	No change proposed
16	3	Sam Plumbe	Resident Outside the Parish	7	Agree to using materials which are in keeping with the dwelling although English Heritage have a different view for listed properties! Disagree with the size being proportionate for the dwelling. It should be reviewed on a site by site basis and depends primarily on current use and size of the plot of land in question. Making a house a 1/4 bigger on a small plot could be worse than making a house twice the size on a large plot of land!	Good point – we agree and will amend the policy wording as follows: “... be of a size which is proportionate to the dwelling, and considers the size of the plot.”	Include “... and considers the size of the plot.”
16	4	Alan Muggeridge	Parish Resident	10	As well as housing, I believe that this policy should also apply to any proposed business /	The scope of this neighbourhood plan is limited to	Add to the list of potential items for

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					tourist development with a statement made within the Plan to reflect this.	housing and its associated infrastructure. Consideration of proposed business / tourist development will need to be picked up within the scope of the next iteration of the neighbourhood plan	next iteration of the plan
16	5	Nigel Plowright	Parish Resident	1	Many existing Ropley homes have rustic or oak garages which are in keeping with the area - and sometimes more suitable than the materials in keeping with the dwelling itself. Many existing garage blocks are 'visually intrusive' - but this is unavoidable and may be permitted.	Thank you for your comment. The policy attempts to avoid visually intrusive structures in the future.	No change proposed
16	6	Frank Branagan	Parish Resident	4	I am concerned that individuality is being discouraged. Existing LPA rules are restrictive enough and we risk ending up with dull similarity.	The policy does not specify design or materials and gives scope to design structures without discouraging individuality	No change proposed
16	7	Guy Whitaker	Parish Resident	5	This should be for planners to assess in the context of the merits of each proposal.	The policy is designed to provide a framework to encourage appropriate design in the context of the character of Ropley Parish.	No change proposed
16	8	Kirsty Black	Parish Resident	5	'In keeping' may preclude innovative design and may also run counter to current conservation best practice advice of clearly distinguishing between old and new - e.g. a glass extension to link a listed house and a converted outbuilding.	Thank you for your comments and we are proposing to amend the policy wording to allow enhancement, as follows: "... are in keeping with or enhance	Amend policy wording as follows: "... are in keeping with or enhance the dwelling."

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					As the VDS notes, there are also many dwellings of recent construction which are not aesthetically pleasing, and which lack visual coherence with neighbouring properties/the local landscape (our own house being one!). To extend using materials in keeping with the dwelling would be in contravention of the VDS and Policy 14, although they are aimed at new developments. There must be room for improvement in this policy.	the dwelling.”	

POLICY 17

17	1	Philippa Dransfield	Parish Resident	10	I think that the floodlighting for the football should be addressed.	Thank you for your comment. The provision of lighting for sports facilities is the responsibility of the Ropley Sports Club. We believe that football training will now take place on the MUGA and use the new floodlighting that has recently been installed.	No change proposed
17	2	Liz Wheeler	Parish Resident	10	Flood lighting must be of superior quality so as to be tall enough to beam down onto a limited area	Thank you for your comment. We support provision of quality lighting.	No change proposed
17	3	Wendy Holt	Parish Resident	9	I think provision should be made, with permission of Parish Council, for outdoor sports/equestrian facilities to have extensions to lights out at 10pm for special functions/ occasions providing the requests are not	Thank you for your comment. The policy seeks to provide a framework within which exceptions can be made with appropriate approval.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					excessive		
17	4	Geoffrey Gray	Parish Resident	9	Does this include security lights or pathway lights to properties?	The scope of this neighbourhood plan is limited to housing and its associated infrastructure. Where the proposed lighting does not require planning permission, such as installing a garden light for example, homeowners are encouraged to adhere to the criteria as good practice in the interests of the local environment.	No change proposed
17	5	Sam Plumbe	Resident Outside the Parish	6	Again I agree with some of the principals but it depends on where the property is located. How and when lights might be used and for how long and restricting the hours on equestrian buildings is heavy handed. What happens if there is an emergency.	Thank you for your comment. The policy seeks to provide a framework within which exceptions can be made with appropriate approval. We recognise that in an emergency, other considerations apply.	No change proposed
17	6	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Noted with thanks	No change proposed
17	7	Colin Richardson	Parish Resident	10	There should be no further flood lighting on the recreation ground other than the existing tennis court lighting...which should be switched off at 10 o'clock. New building has already had an impact on the Ropley night sky.	Thank you for your comment. The provision of lighting for sports facilities is the responsibility of the Ropley Sports Club. We believe that	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						football training will now take place on the MUGA and use the new floodlighting that has recently been installed. All existing and new floodlighting will be conditioned to be switched off at or before 10pm.	
17	8	Alan Muggeridge	Parish Resident	10	I support this policy but would prefer to see 'lights out' much earlier than 10pm, particularly during the winter months.	Noted with thanks	No change proposed
17	9	Andrew Robson	Parish Resident	10	I feel that light on properties, particularly when they are on drives to properties, should come on in response to movement of people rather than be left on all night.	Noted with thanks	No change proposed
17	10	Bret Charman	Parish Resident	10	Wildlife habitats must be protected from light pollution	Noted with thanks	No change proposed
17	11	Jackie Sansom	Parish Resident	10	My husband and I walk our dog round the village after ten pm every night. In some parts of the village very bright lights come on as we walk past. Down past the church we use to watch the bats flying, but now it is impossible to see them with all the light that come on when we walk past.	Noted with thanks	No change proposed
17	12	Stella Kenny	Parish Resident	10	Some residents have what appear to be floodlights on their houses which illuminate not only their own gardens but also neighbouring gardens and fields. Some guidance to residents	Thank you for your comment. The policy states that lighting should not adversely affect the amenities of adjoining residents.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					would be helpful.	Where the proposed lighting does not require planning permission, such as installing a garden light for example, homeowners are encouraged to adhere to the criteria as good practice in the interests of the local environment.	
17	13	Frank Branagan	Parish Resident	4	I think the curfew times are too restrictive. In general, although I am much in favour of minimising light pollution I am not convinced that a policy is required here. It risks being nanny state like.	Thank you for your comment. The policy seeks to provide a framework within which exceptions can be made with appropriate approval.	No change proposed
17	14	Isabelle Tillen	Resident Outside the Parish	5	Modern houses love glass!! Does this mean we all have to live in the dark with tiny windows?	Thank you for your comment. The policy states that lighting should not adversely affect the amenities of adjoining residents.	No change proposed
17	15	Guy Whitaker	Parish Resident	10	An attractive feature of our village. The School lights burn all night...	Noted with thanks	No change proposed
17	16	Alexa Richardson	Parish Resident	10	Noise pollution should be regulated also.	Noted with thanks	No change proposed
17	17	Tom Stroud	Parish Resident	10	There are a number of existing properties who have excessive and perhaps needless evening lighting in my view	Noted with thanks	No change proposed
17	18	Susan Leffers-Smith	Parish Resident	10	This is important to protect local nocturnal wildlife and to avoid urbanisation of the village.	Noted with thanks	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
17	19	Sophie Plank	Parish Resident	10	Something should be done about the spot lights that come on outside peoples houses when you walk past they do not need to be on 24/7.	Noted with thanks	No change proposed
17	20	Fiona Clarke	Parish Resident	7	I would say that lighting should be switched off between the hours of 21.00 and 07.00	Noted with thanks	No change proposed
17	21	Martine Louisson	Parish Resident	9	Policy needs to be stronger on preventing upward light spill from conservatories, orangeries and the like. There is no requirement to use the advanced materials that are available to prevent upward light spillage.	Thank you for your comment. The policy states that lighting should not adversely affect the amenities of adjoining residents. Where the proposed lighting does not require planning permission, such as installing a garden light for example, homeowners are encouraged to adhere to the criteria as good practice in the interests of the local environment.	
17	22	Andy Sampson	Parish Resident	10	I support this but i'm not sure the lighting on buildings element is enforceable.	Thank you for your comment. The policy states that lighting should not adversely affect the amenities of adjoining residents. Where the proposed lighting does not require planning permission, such as installing a garden light for example, homeowners are encouraged to adhere to the criteria as good practice in the interests of the local environment.	No change proposed

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POLICY 18							
18	1	Chris Burton	Parish Resident	10	In future the centre should not be overbuilt and have too much housing concentrated in one area (centre). Ropley would move from being an open lightly built area to one with a hard over populated village centre.	Thank you for your comment. Housing sites have been selected from those proposed by landowners using a set of criteria based on established planning practice and sustainability principles.	No change proposed
18	2	Philippa Dransfield	Parish Resident	8	We are well above target for housing provision. Developers tend to want to build expensive detached properties. We need affordable ,small accommodation for the youths of the Village	Thank you for your comments. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan. The Neighbourhood Plan provides for sites to be provided specifically for affordable housing as well as properties for rent.	No change proposed
18	3	Rachel Whitaker	Parish Resident	4	The developments proposed seem over concentrated in a few sites, and some (Policy 19) even appear to contravene the very Policies proposed by the Neighbourhood Plan itself.	Thank you for your comments. Development economics dictate sites of approximately 6 or more dwellings hence the small	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						number of sites selected. The Parish questionnaire supported provision of affordable housing, and the JCS allows up to 30% of market housing to be included on the site to make the build cost viable.	
18	4	Miles Morris	Parish Resident	1	Please see comments regarding Policies 19 and 20.	Thank you for your comments. Please see our response in Policies 19 and 20	No change proposed
18	5	Kathryn Board	Parish Resident	1	I understand and appreciate the need for new dwellings and would be happy to endorse this policy but I object to Policy 19 specifically and have some reservations also about what is proposed in Policy 20- please see my comments to Policies 19 and 20 below.	Thank you for your comments. Please see our response in Policies 19 and 20	No change proposed
18	6	John Waterfield	Parish Resident	5	Impact of major demographic changes in the next 10 years need to be revised and updated 2-3 times in the lie of the plan. Such changes as migration to urban cities, reduction in low cost needs and population profile changes in Ropley need to result in a continuing review of what the most appropriate mix and number of future properties should be	Thank you for your comment. Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.	No change proposed
18	7	Kelly Whitaker	Parish Resident	4	This seems to rely on a narrow list of developments already identified - and which may be flawed or fail planning - and preclude	Thank you for your comments. The plan allocates sites to satisfy the assessed need, but does not	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					better proposals that emerge in the years ahead. Each proposed development should be measured against the RESULTING policies of the neighbourhood plan and planning regulations.	preclude additional applications. These will be considered against the local and neighbourhood plan policies in place at the time.	
18	8	Andrew Brown	Parish Resident	10	We do not need more houses than are currently allocated and therefore should resist speculative attempts by owners to get permission beyond the allocation.	Thank you for your comments. We agree that the plan should only allocate sites to meet the assessed need. Speculative applications will be handled through the planning process and determined according to the local and neighbourhood plan policies.	No change proposed
18	9	Alison Calver	Parish Resident	10	This is already a lot of development given that Ropley has no mains drainage or mains gas, and a limited bus service. Any extra housing should be strongly resisted.	Thank you for your comments. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan.	No change proposed
18	10	Julia Morgan	Parish Resident	1	I agree with the need for new housing but I do not agree with all the sites proposed in Policies 19 - 21.	Thank you for your comments. Housing sites have been selected from those proposed by landowners using a set of criteria based on established	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						planning practice and sustainability principles.	
18	11	Sam Plumbe	Resident Outside the Parish	6	I think any new proposal should still be considered. 2028 is a long way off!	Thank you for your comment. Any future development applications will be handled through the planning process and determined according to the local and neighbourhood plan policies.	No change proposed
18	12	Hugh Brown	Parish Resident	6	I have already highlighted this area earlier in the survey. I believe there should be more provision made for more substantial housing as the plan is currently skewed to the lower end categories.	Thank you for your comment. The number and type of housing proposed within the plan reflects the outcome from the village questionnaire and housing needs assessment.	No change proposed
18	13	Colin Richardson	Parish Resident	4	Too many houses...'East Hampshire Local Plan does not specify the amount of new housing to be provided...' "Ropley is a rather scattered village with different parts built along a number of minor roads, and some of the suggestions would simply perpetuate the scatter of development as well as adding vehicles to very narrow country lanes. " This is exactly what is happening!	Thank you for your comments. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan.	No change proposed
18	14	Ian Ellis - Dean Farm Partnership	Agency	1	Comment: The RNP should not be progressed after this consultation stage until the outcome of three key planning policy matters have been	Thank you for your comments. The Neighbourhood Plan group have been advised that plans	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					settled because they, individually and cumulatively, could have a major impact on the approach being taken in the RNP. The issues are: <ul style="list-style-type: none"> • The review of the East Hampshire District Joint Core Strategy (JCS) that has just commenced and is working towards a submission plan in October 2018 • The impending release of the Government's standard means of assessing a district's housing requirement due late Spring 2018 • The lack of clarity as to what the SDNPA is doing about its housing requirement and arrangements for adjacent districts to pick up any shortfall. The outcome of all three could have a profound outcome for the review of the JCS and the approach being taken to the amount of housing in the RNP. For these reasons the RNP should not be progressed beyond this current consultation stage as the essential district wide Local Plan may render the RNP approach out of step and inconsistent 	submitted for Regulation 15 examination prior to January 2019 will be considered together with the existing JCS and its associated housing requirements (including apportionment to SDNPA), as well as the existing means of assessing housing requirement. Our target remains to submit the Regulation 15 document before January 2019.	
18	15	Alan Muggeridge	Parish Resident	10	Could the single building plot along the Winchester Road also be taken into consideration in the event that the quantity of homes planned under Policies 19 to 21 is reduced for any reason, Especially as The Chequers site is currently under Appeal.	Thank you for your comments. The Local plan includes an allowance for windfall developments as part of the overall district housing allocation and sites such as this would fall under the windfall allowance.	No change proposed
18	16	Bill Mitchell	Parish Resident	6	Very sad that this is happening, but again it seems the least bad option available.	Thank you for your comments	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
18	17	Bret Charman	Parish Resident	8	I appreciate that government and district councils will require Ropley to provide more housing, but this should be kept to a minimum to avoid destroying the important natural habitats to be found in the parish	Thank you for your comments. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan.	No change proposed
18	18	Jackie Sansom	Parish Resident	7	I know in your 2015 questionnaires there was a need for one and two bedroom affordable houses for rent. But I think things have moved on. My daughter bid on a three bedroom house in Dunsells close. 94 people bid on that house. I know of 6 family's in Ropley who need or will soon need a three bedroom house to rent, and there are not the houses to meet there needs. There are only four three bedroom houses to rent in Rowdell and Most of Dunsells close has been bought by the occupants. If you built three bedroom houses people would move up freeing up two bedroom house for people needing them.	Thank you for your comment. The housing numbers in the Neighbourhood Plan were assessed in January 2017. At that time a number of affordable units were under construction as part of the Colebrook Fields development. Hampshire Home Choice register identified a need for 9 affordable houses for rent by families with a local connection, and 4 of these have been provided at Colebrook Field leaving an unfulfilled need for 5 one bedroom affordable houses for rent which is what the plan provides for.	No change proposed
18	19	Ian Ellis - Mr T	Agency	1	The RNP should not be progressed after this	Thank you for your comments.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Hough			<p>consultation stage until the outcome of three key planning policy matters have been settled because they, individually and cumulatively, could have a major impact on the approach being taken in the RNP. The issues are: • The review of the East Hampshire District Joint Core Strategy (JCS) that has just commenced and is working towards a submission plan in October 2018 • The impending release of the Government’s standard means of assessing a district’s housing requirement due late Spring 2018 • The lack of clarity as to what the SDNPA is doing about its housing requirement and arrangements for adjacent districts to pick up any shortfall. The outcome of all three could have a profound outcome for the review of the JCS and the approach being taken to the amount of housing in the RNP. For these reasons the RNP should not be progressed beyond this current consultation stage as the essential district wide Local Plan may render the RNP approach out of step and inconsistent. In which case there are other potential housing sites in Ropley that could be considered and brought forward in a revised RNP including my client’s land to the east of Dunsells Lane which would fit seamlessly into the built form of that part of the village The major significance and implications of further planning policy work and calculating housing requirements should not be ignored and options should be kept open to increase provision for housing if that comes through from</p>	<p>The Neighbourhood Plan group have been advised that plans submitted for Regulation 15 examination prior to January 2019 will be considered together with the existing JCS and its associated housing requirements (including apportionment to SDNPA), as well as the existing means of assessing housing requirement. Our target remains to submit the Regulation 15 document before January 2019.</p> <p>The revised NPPF has introduced a requirement for Local and Neighbourhood plans to be reviewed at least every five years, and at that point a new call for sites will be made during which additional sites could be submitted.</p>	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					the review of the East Hampshire District Joint Core Strategy and new Local Plan		
18	20	Helen Hoult	Parish Resident	5	There are significant sites with planning already granted around Ropley so further new housing approvals granted should be spread over this period to 2028. I'd like to see this form part of the Policies	Thank you for your comments. The plan allocates sites to satisfy the assessed need over the plan period but cannot stipulate phasing without being in contradiction with the JCS. Planning applications, when made, will be considered against the local and neighbourhood plan policies in place at the time.	No change proposed
18	21	Jenny Nops	Parish Resident	7	Would further support any specific site that whilst not necessarily scoring as highly in the overall ranking is designed specifically for elderly or disabled residents.	Thank you for your comments. We will carry this forward as a consideration in the next update to the Neighbourhood plan.	Add as a consideration for next NP.
18	22	Frank Branagan	Parish Resident	3	I think this policy shows a lack of ambition. Ropley has plenty of land in the low lying areas close to the centre. A long range plan such as this could quite easily have set out objectives and policies to take a lot more housing now supported by relevant school development and commercial space without impacting the integrity of the village. The sports and community facilities have scope to support a much bigger village population. I fear that Ropley will soon be forced to develop more housing and it will be done piecemeal rather	Thank you for your comment. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan. Recent changes to the NPPF require local and	No change proposed

Policy #	From	Designation	Score	Comment	Reply	Proposed Amendment	
				being supported by a more ambitious NP.	neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.		
18	23	Isabelle Tillen	Resident Outside the Parish	2	<p>The report did not specify how many houses . The steering committee did that and has been too restrictive. As we have so many market price houses already in the pipe line the committee could have used the sites put forward in their call for sites for more affordable units or for self build/ custom build. The government strongly supports those who want to self build and encourages authorities to make land available. Only 4 out of 73 units are for self build which is far too low. This figure was calculated only from the self build register which is not widely published by EHDC and hardly anyone knows about it. This does not follow government guidance and secondary sources should also be consulted. Those in Ropley who are on the register were not consulted. Infact the committee did not consult the parish in anyway about self build at all even though by their own admission it is favoured by over 50% of people and the best way to get high quality homes, that people want and that are affordable. The biggest obstacle to the self builder is access to suitable land.The committee needs to free up more land to those that need/want to self build and ask the parish</p>	<p>Thank you for your comment. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan.</p> <p>Based on our analysis (Appendix 1) four plots will be made available for self-build units, and this is consistent with the responses received during consultation.</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					who wants to self build.		
18	24	Helen Sandell	Parish Resident	10	I agree with this on the basis that there is no further allocation until after 2028.	Thank you for your comments. We agree that the plan should only allocate sites to meet the assessed need. Speculative applications will be handled through the planning process and determined according to the local and neighbourhood plan policies.	No change proposed
18	25	Joanne Jones	Business	1	Additional housing is needed to meet objectively assessed need for the Parish. Land at junction of Vicarage Lane and School Lane (Sites 12, 13 and 14) should be allocated to help meet housing need - please refer to separate hard copy Pegasus Group representations posted to the address provided.	Thank you for your comment. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan. Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.	No change proposed
18	26	Ellen Rey de	Parish	1	Please see my comments on Policy 19	Many thanks for your comment.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Castro	Resident			Please see our response in Policy 19	
18	27	Nicolas Rey de Castro	Parish Resident	1	Please see comments regarding Policy 19.	Many thanks for your comment. Please see our response in Policy 19	No change proposed
18	28	Rupert Pleydell-Bouverie	Parish Resident	7	Support provision but strongly believe there should be some flexibility if suitable Brown field sites become available for housing in the period ending 2028	Thank you for your comments. The plan allocates sites to satisfy the assessed need, but does not preclude additional applications. These will be considered against the local and neighbourhood plan policies in place at the time.	No change proposed
18	29	Guy Whitaker	Parish Resident	4	The Neighbourhood Plan seems set on trying to pre-designate all development in the Village with the result that it (i) locks in inappropriate schemes despite many contradictions with the village plan (see Policy 19) and (ii) so excludes better schemes that are likely to emerge (as has already been the case) and that meet evolving village needs better.	Thank you for your comment. Housing sites have been selected from those proposed by landowners using a set of criteria based on established planning practice and sustainability principles. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics and revised site submissions.	
18	30	Alexa Richardson	Parish Resident	5	New housing should prioritise affordable houses to rent or buy for local people	Thank you for your comment. We agree, and 15 of the 27 additional dwellings proposed by the plan are either affordable or self-build units.	No change proposed
18	31	Paul Prowting	Parish Resident	7	I am confused why this does not refer to Policy 20 - surely it should refer to all 3 proposed sites? I suggest it is better to have a few more sites allocated to ensure the plan does not become quickly out of date. i.e. if all three sites get developed before the plan expires it will be harder for the parish to fight any proposed development in other areas which it is against. The sites put forward nearest Thai Lounge and the bus stop (sites 3,19,25,26) are well placed for transport links and suggest better than or in addition to others in the 8 shortlisted. Potential site 3 seems unfairly marked lower than nearby sites 19, 25 and 26 which all score the same as potential site 22 (old Chequers Inn). In addition, I believe Site 18 has been unfairly scored low in	Thank you for your comments. Policy 18 concerns overall provision of dwellings within the parish up to 2028, and includes the dwellings that will be situated on sites specified by policies 19, 20 and 21. Housing sites have been selected from those proposed by landowners using a set of criteria based on established planning practice and sustainability principles.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>the SA ranking and as adjacent to preferred site 9 it would be sensible to include all or part of this site as an allocation/preferred site. Potential Site 20 - The Bungalow, Winchester Road- is shown as scoring 25 in the 'Site Assessment Criteria Scoring Order' (or SA ranking report) document, higher than others shown as preferred sites yet is shown as scoring 23 in the 'Site Assessment Report – All Sites as considered and scored against agreed criteria' – obviously one of these incorrect however it should be proposed above sites 9 and 22 if the higher score is correct. I have seen the flyer put through our door proposing limited development and the creation of new public space on what is currently private land and is referred to as 'Church Street Farm' site (south and west of school lane). This seems well thought out and would increase the public space (new village field) within the parish and provide (for car users) a safe drop-off and pick up point for the school children and potentially additional parking for church users. However, the inclusion of affordable housing should be secured through an agreement or MoU with the parish and it should not be allowed to be dropped out at a later date. Thus, the sites referred to as 12, 13 and 14 should be reassessed together in the light of this latest proposal and not wholly discounted via an allocation as a 'green space' site. Therefore, I would support a new housing allocation on part of these three potential sites</p>		

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					(12,13 and 14) – broadly in line in what has been suggested in the flyer - to bring about future benefits for the parish.		
18	32	Sophie Plank	Parish Resident	4	I think 73 houses is to many	<p>Thank you for your comment. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan. We have amended the housing number in the plan to exclude windfall developments as recommended by EHDC, such that the housing number is now 68 – please see Appendix 1 for details.</p> <p>Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.</p>	Housing number in Plan amended to exclude windfall developments as recommended by EHDC
18	33	Audrey Begent	Parish Resident	9	Number of new builds should be controlled by an annual permissible figure in order to cover	<p>Thank you for your comment. The current planning framework</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					the 12 year span	considers the plan period as a whole and does not allow phasing restrictions to be applied to development.	
18	34	Peter Tillen	Resident Outside the Parish	8	<p>My wife and I are planning to move from Kent to be closer to our family as we get older. We have been watching your Neighbourhood Plan with interest given that we have family land on Bighton Hill recently purchased. We note that -</p> <p>1. The Committee's preferred sites were put forward by the Committee in your original questionnaire, these sites are the sites now chosen. It seems that all the other sites put forward have been excluded and suggests bias. Bighton Hill was a preferred site in response by parishioners to Question 8 for further development (beyond Ropley Dean site) which seems to have been ignored.</p> <p>2. the site election criteria seems to have changed to include a xi groundwater protection. However this relates to industrial and agriculture rather than small scale house building. Ropley parish is not in a 'drinking water protection zone'. b. xii and xii. both highly subjective and not robust enough e.g. your chosen site 9 is in your visual sensitivity map. In fairness it should have been excluded as the other sites put forward by parishioners have been. However it seems to do well in your site selection process regards xii 3. The Committee has put forward some good ideas and obviously has worked hard but the plan is too restrictive.</p>	<p>Thank you for your comment. The number of houses has been considered following commissioned research by AECOM. The detailed analysis made by the Neighbourhood Plan team is contained in Appendix 1 of the Pre-submission Neighbourhood Plan.</p> <p>Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.</p> <p>At the time that the housing needs assessment was performed a calculation based on EHDC's Self Build register indicated a need for between 3 and 4 self build units for people with a local connection to Ropley. Details of this</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>Not enough land has been released from the sites put forward and the chosen sites are very small. We would want to see more self/custom build opportunities, which will allow older people to build suitable retirement homes, especially bungalows. We would want to see some opportunities in areas outside the 'village'. 4. We would want to see more open public consultations where we can ask you about the plan and be allowed to ask questions in public. You did not ask the parish about self build at all and not on the sites you have chosen.. 6. Our daughter put forward an old barn and its land for development. She was told it was rejected because it was outside the parish/ehdc boundary. A recent planning application received comment from EHDC and shows that the barn and its land straddles the boundary between Winchester and EHDC . In planning terms two planning applications would have to be submitted to each council. We therefore have to reject your determination that this site be excluded because it lies outside the parish/ehdc and ask you to reconsider it.</p>	<p>calculation can be found in the self build housing section of Appendix 1.</p>	
18	35	Bernard Wynne	Parish Resident	5	<p>Given that East Hampshire Council only identified 150 housing requirement for villages North of the National park, then 73 being provided by Ropley alone seems disproportionate and setting a dangerous precedent that Ropley should provide 50% in the future for this housing requirement whilst other</p>	<p>Thank you for your comments. Of the 150 market houses allocated to villages north of the SDNP, Ropley was allocated about 43 of which 41 have or will be delivered through existing permissions. The</p>	<p>No change proposed</p>

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>villages have had to provide very little extra housing. Ropley is a no more sustainable location than other villages - having narrow single track lanes, no gas, mains drainage, pub etc. Greater efforts should have been made to include social housing within existing planning permissions than then seeking new sites for it. I am concerned that in the recent past that our elected representatives have been more concerned in securing planning permissions for their own sites for housing outside of the settlement boundary than trying to protect the village from overdevelopment. Hopefully new elected representatives will do a better job at protecting the interests of the village. Site 34 is shown on the map and also on the Site Assessment Report but then drops off the Site Assessment Criteria Order so we are not clear where it was ranked, which is not satisfactory. In the assessment criteria used, there seems to be a strong weighting towards building in the centre of the village, and no weighting against spoiling the character of the centre of the village which was the strong view of those responding to the village survey. I think the criteria about a food shop should be removed as the village shop is only sustainable because it is run by volunteers, is only open for limited hours which aren't suitable for working families and the pricing and range isn't realistic for family regular shopping so it is not a realistic planning criteria for sustainability. The village school is also only</p>	<p>remaining 107 were allocated between Bentworth, Farringdon, Bentley, Holt Pound and Medstead village.</p> <p>The 68 houses now proposed within the plan include the 41 above plus windfall developments and housing identified through the Housing Needs Assessment, including affordable housing which was not included with the EHDC Housing and Employment allocations.</p>	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					of relevance for families of young children so where small 1 bedroom development or elderly housing is being considered, then again not relevant.		
18	36	Alison Wood	Parish Resident	8	As stated elsewhere in my comments, it is important to recognise the role that windfall sites still have to play in providing single house plots and small housing development sites within the SPBs. The figure of 73 houses cannot, therefore, be a maximum figure.	Thank you for your comments. We have revised the housing allocated within the plan from 73 to 68 dwellings to reflect that some of the existing permissions are classed as windfall development. We acknowledge that within the plan period there may well be additional windfall permissions that will increase the housing growth in Ropley.	No change proposed

POLICY 19

19	1	Alan Parsonson	Parish Resident	2	There is insufficient highways structure in the centre of the village to support more houses	<p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys.</p> <p>The site is supported by a diverse network of roads and</p>	No change proposed
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Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.	
						The site provides a number of affordable and low cost dwellings, the provision of which was strongly supported in the 2015 village questionnaire. It also gives planning gain allowing access for the rebuilding of the church and a new church car park.	
19	2	Chris Burton	Parish Resident	8	as my points for policy 18	See our response to your comment on policy 18.	No change proposed.
19	3	Roger Langridge	Parish Resident	1	Too big a development close to village centre. Lanes cannot cope with such vehicle volume increase. Gascoigne Lane now very busy after Dunsell's Stone development. Smaller sites near A31 would be better.	The size of the site is only as big as required to make the development, which will include affordable dwellings, viable. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.	No change proposed.
19	4	Philippa Dransfield	Parish Resident	6	I think too much development has already gone on in this location. Alternative sites should be used in the Village	This site offers close access to the shop, school, church, recreation ground and parish	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						<p>hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys. The site provides a number of affordable and low cost dwellings, the provision of which was strongly supported in the 2015 village questionnaire. It also gives planning gain allowing access for the rebuilding of the church and a new church car park.</p>	
19	5	Beverly Whitaker	Parish Resident	1	<p>Already totally over developed, just because the landowner is willing to sell, does not mean that this is the correct place for building. More traffic through the village, especially at a crossroads which is outside a village primary school!</p>	<p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable. The site provides a number of</p>	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						affordable and low cost dwellings, the provision of which was strongly supported in the 2015 village questionnaire. It also gives planning gain allowing access for the rebuilding of the church and a new church car park.	
19	6	Rachel Whitaker	Parish Resident	1	Too much development in the one site, next to a conservation area, with access to the development via a 5 way junction opposite the Primary School.	The size of the site is only as big as required to make the development, which will include affordable dwellings, viable. A Strategic Environmental Assessment (SEA) was conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.	No change proposed.
19	7	Patricia Langridge	Parish Resident	1	More development in an already populated area. Hale Close not suitable for increased vehicle volume beyond which exists.	The size of the site is only as big as required to make the development, which will include affordable dwellings, viable. The	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.	
19	8	Drew Fielden	Parish Resident	10	support the housing development and particularly the church car parking (relieve pressure on Church Street).	Thank you for your comments, with which we agree.	No change proposed.
19	9	Liz Wheeler	Parish Resident	8	The 6 for sale must have it enshrined in law that they remain below market rate (so they don't just become more private houses like those on the open market). I would query the use of the 'community' space & its purpose which did not seem clear	It is intended that the six houses for sale at below market price will be subject to legal agreements ensuring that the initial discount and local connection requirements will continue to be applied to future sales. The community land will be available for various uses which will be decided after the neighbourhood plan is adopted.	No change proposed.
19	10	Jennifer Barron	Parish Resident	10	Proposed housing should also be screened from the Churchyard. A carpark will for church activities, be a great asset as properties on Church Street from East winds to No. 5 have no choice but to park on the road as there is no alternative parking. This would be made difficult as there is no alternative for Church & residents	Thank you for your comments. The policy provides for a landscape buffer strip to screen the existing dwellings on Church street	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					to park. Either unless residents could have residents only spaces!		
19	11	Claire Thurlow	Parish Resident	1	I think a smaller number of homes would be more appropriate for the site.	The size of the site is only as big as required to make the development, which will include affordable dwellings, viable.	No change proposed.
19	12	Steve Thurlow	Parish Resident	6	Feel that fourteen homes is too many for this area, on top of the recent developments that are currently taking place. Has the likely impact on the school being considered as part of this plan?	The size of the site is only as big as required to make the development, which will include affordable dwellings, viable. Both the school and HCC have been consulted on the pre-submission Neighbourhood Plan.	No change proposed.
19	13	Kathryn Board	Parish Resident	1	I strongly object to the development of a further 14 houses on land accessed via Hale Close. My reasons are as follows: i) Highway Safety The 6 way junction comprising Hale Close, Church Street (in both directions), School Lane, a private driveway to 2 properties and the vehicle/pedestrian access to Ropley Primary School is already the busiest crossing point of the village and is frequently congested. Any increase in use by construction traffic and subsequently by new residents' vehicles plus users of the proposed church car park will adversely affect the safety of pedestrians and other road users accessing the primary school or other village amenities. A unique and attractive	The issue of highway safety is of course of paramount importance. This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					feature of Ropley is its absence of pavements and the desire of its residents to keep the village as a place which is accessible and safe for pedestrians and other road users such as cyclists and horse riders. Any further development off Hale Close (where an additional 6 dwellings have just been built) will have a considerable adverse effect on this. ii) Development in Hale Close given Church Street is a narrow lane RNP Policy 5 states that 'a new development of more than 5 dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road'. Given that the entire length of Church Street, including the section between Hale Close and the Hammonds Lane which is incorrectly shown as Vicarage Lane, is single track and a narrow lane (please see my comments on RNP Policy 5), I do not believe that Policy 19 can be approved.		The access to the new housing development will be off Hale Close which is deemed to be a two vehicle width road with traffic calming.
19	14	John Waterfield	Parish Resident	4	Access to this site would be better from Dunsells Lane to reduce the increasing traffic on Vicarage Lane. Provision for ongoing maintenance of low cast housing in Ropley needs to be planned to maintain the properties in good state and repair.	Thank you for your comments. Access to the site cannot be gained from Dunsells Lane, since it is a narrow and sunken lane and to do so would contravene proposed policies RNP 5 and 6. Maintenance of any affordable housing will be the responsibility of the relevant housing association, whilst maintenance of the low cost	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
19	15	Elaine Slater	Parish Resident	3	I can understand the need for smaller, cheaper houses but I am concerned with the access to this site along Church Street and Hale Close. The roads are not wide enough for large vehicles to thunder up and down. A better route to the site from Dunsell's Lane needs to be factored in to the plan.	housing is the responsibility of the property owner. Thank you for your comments. Access to the site cannot be gained from Dunsells Lane, since it is a narrow and sunken lane and to do so would contravene proposed policies RNP 5 and 6.	No change proposed.
19	16	Kelly Whitaker	Parish Resident	1	This is a very poor proposal, opening the way to this and further development in the centre of Ropley, adjacent to the Conservation area and next to the Church. It also increases traffic through the centre of the village and through the dangerous 5-way junction where Hale Close meets Church St. The creeping development that has already happened in this area has made you blind to the very real risks this road poses to children at the Primary School gate and where pedestrians are already vulnerable.	A Strategic Environmental Assessment (SEA) was conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.	No change proposed.
19	17	John Francis	Parish Resident	6	There must be no access from Dunsell Lane	Thank you for your comments. Access to the site cannot be gained from Dunsells Lane, since it is a narrow and sunken lane and to do so would contravene proposed policies RNP 5 and 6.	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
19	18	John Happel	Resident Outside the Parish	1	I strongly oppose the proposed community use of the land as shown in the plan. I believe this will directly contradict the proposal relating to the protection of sunken lanes. Whatever is put on this land, whether it is car park, or community building, or some other facility, it will lead to people creating and using 'unofficial' paths up and down the banks at this location, as has happened up and down that very lane wherever there has been the need for public access. Any such land for community use should be sited much nearer to Hale Close where the proposed road is the only source of access.	Thank you for your comments. There is already footpath access to the proposed community space from Dunsells Lane, and once this community use is established the greater foot traffic on the access should ensure that this remains the only useable route from Dunsells Lane.	No change proposed.
19	19	Julia Morgan	Parish Resident	1	I strongly object to this proposal. My reasons are as follows: 1.Danger to children and pedestrians using the village's amenities - potentially 120 cars coming down one narrow lane with no pavement in addition to the 5 other accesses onto the Hale Close junction as well as a residential car park where the owners reverse their vehicles into the road. It is also imperative to ensure the safety of children, parents, toddlers and even new borns being carried by harassed mothers. A number of parents are sometimes also on their mobiles, pushing prams and accompanied by children on scooters/cycles and running in every direction. 2. Lack of consideration for the probable original use of the green space adjacent to the church and churchyard - The historical, Saxon church must	Thank you for your comprehensive reply. Responding to your key points: It is important to recognise that in their responses to the 2015 Village Questionnaire there was overwhelming support (90.5%) from residents for the provision of additional housing within the village. This site scored well during site selection, and offers some of the necessary low cost housing. It also gives planning gain to allow access for the rebuilding	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>have been the centre of a village community and green space used for fairs, frolics, dancing - even around a Maypole etc over hundreds of years. There is evidence of this from coins and other things found in the field by metal detectors. 3. the volume of traffic that would use the narrow lane of Church Street as a result - Church Street and the busy Hale Close junction already carry the bulk of the village's traffic. Any further housing development using this access will cause Church Street to become even more dangerous. 4. the need to retain the historic integrity of the village by establishing a ring of green spaces - the field adjacent to the church and accessed from Hale Close/ and Dunsell's Close is an obvious green space for the people who live at the East end and original heart of the Village – a green space to walk and play, near to their homes. A safe walking route is needed to join the East and West of the Village, a path to walk to the Cricket Pitch, go to the Village Hall, access safely the Play area for children and enjoy the delights of a safe space to rest and play in the open, with possibly a pet. This is denied to everyone on the days that there are Cricket Matches for safety reasons. This in no way means that Cricket is not a great part of Village Life, because it is, but there are hundreds of people who on Match days are denied the right to roam and be free. Keeping the field adjacent to the church (accessed fro Hale Close) would provide a place to picnic on a rug, where</p>	<p>of the church and the new church car park. As such the gains outweigh the disadvantages.</p> <p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site due to proximity to these facilities aiding reduction in short car journeys.</p> <p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p> <p>The field in question has been in private ownership for some time and has been assessed by the County archaeologist as being of no particular historic interest.</p> <p>The size of the site is only as big as required to make the development, which will include affordable dwellings, viable.</p>	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>children can run and play freely in safety, not in the confines of a play area which is very shady, and certainly not quiet! An obvious green space for the people who live at the East end of the Village – the original part of the Village – a green space to walk and play, near to their homes. A safe route joining the East and West of the Village, a path to walk to the Cricket Pitch, go to the Village Hall access safely the Play area for children and enjoy the delights of a safe space to rest and play in the open, with possibly a pet, which is denied to everyone on the days that there are Cricket Matches for safety reasons. This in no way means that Cricket is not a great part of Village Life, because it is, but there are hundreds of people who on Match days are denied the right to roam and be free. A place to picnic on a rug, where children can run and play freely in safety, not in the confines on a play area which is very shady, and certainly not quiet! Rights of access established over hundreds of years in communities throughout the Country should be respected. It is our duty to maintain the historical integrity of our community, and we have a responsibility not only the people of the Village but the Village itself. It is interesting that the larger houses in Ropley have access to the green space of the Rec/ Cricket Ground and yet the number of houses in this part of the Village is considerably lower than the already much bigger number in the original side of the Village. Close your eyes and see the Village as it was and</p>	<p>We assessed a total of 13 green spaces including this site for inclusion as potential RLGS. This field did not meet the criteria.</p> <p>The existing public right of way across the field (FP11) will be retained.</p>	

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>could be again, carefully and thoughtfully planned with the green space that has been part of it's heart for hundreds if not a thousand years. It would be sad for the community to rebuild a Church in the heart of an old village only to have it sitting next door to Four Marks. If you want to live in a town or Village that has had its heart removed by greed and a lack of vision, please don't come to Ropley. Please remember that our houses and village are held in trust for future generations and that planning should be done with not only consideration for the needs for a Village and Community, but to ensure the Historical Integrity of the said space. This is important to give the old, young and all others a space to grow and develop a community of communication, not separation and elitism. Bus routes and roads in new developments should be easily accessible and not dangerous to vulnerable people who we should guard and protect with careful and considerate planning for a future that Ropley should always be proud of. Immediate access to the Petersfield Rd makes much more sense as it provides easy access to the bus route and easy road access without the need to overuse the narrow and sunken lanes in the historic part of the village. We have a responsibility to future generations to enhance and protect the environment that we all value so much. We must plan with care and consideration for the generation here now, and most importantly for the generations to come.</p>		

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
19	20	Hugh Northey	Parish Resident	10	Strong legal safeguards essential to ensure second sale price reflects original discount. Housing for rent to local people also strongly supported.	It is intended that the six houses for sale at below market price will be subject to legal agreements ensuring that the initial discount will continue to be applied to future sales. Affordable and discounted housing will be subject to local connection restrictions.	No change proposed.
19	21	Colin Richardson	Parish Resident	1	There is too much development at the heart of the village. Not enough attention is being paid to the health and safety of our residents, those walking on the road including children attending Ropley School. Housing in Hale Close has increased in number significantly since the original development and it is now having a detrimental impact on the centre of the village. It will have an impact on the vista from the newly built church and graveyard. A place of peace and contemplation will be no more.	<p>A Strategic Environmental Assessment (SEA) was conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns. The policy provides for a landscape buffer strip to screen the existing dwellings on Church street.</p> <p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p>	No change proposed
19	22	Andrew	Parish	10	I think this is the best blend of the potential	Thank you for your comments.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Robson	Resident		options for further housing in the village.		
19	23	Daniel Benton	Parish Resident	10	Very sensible place to develop	Thank you for your comments.	No change proposed
19	24	Karl Moorhouse	Parish Resident	10	Construction traffic should be carefully managed, so as not to obstruct the flow of traffic - this extends to the parking of construction workers private vehicles	Thank you for your comments. Once a full planning application for this site is agreed, one of the conditions will be a full construction management plan.	No change proposed
19	25	Bill Mitchell	Parish Resident	6	Again sad but least bad option we seem to have	This site scored well during site selection, and offers some of the necessary low cost housing. It also gives planning gain to allow access for the rebuilding of the church and the new church car park. As such the gains outweigh the disadvantages.	No change proposed.
19	26	Jackie Sansom	Parish Resident	10	As detailed in last question we need more three bedroom houses to rent. I also think the church needs it's own parking as having the car parking in the road is causing a lot of disruption.	Thank you for your comments. The number of affordable homes for social rent proposed reflected the affordable housing need at the time this policy was created.	No change proposed.
19	27	Terry Neilson	Parish Resident	10	A very sensible proposal. There is similar development nearby and it makes total sense to keep these dwellings in the village centre	Thank you for your comments.	No change proposed.
19	28	James Bevan	Resident	1	I have many concerns, including the access (and	The size of the site is only as big	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
			Outside the Parish		how it is being funded), the fact that this is a new finger of development into an open field in the shadow of the church and graveyard that doesn't seem to respect the current settlement layout. Also the door seems to be open for future development of the site, when the proposed density here is already on the high side.	as required to make the development, which will include affordable dwellings, viable. It scored well during site selection, and offers some of the necessary low cost housing. It also gives planning gain to allow access for the rebuilding of the church and the new church car park. As such the gains outweigh the disadvantages.	
19	29	Min Raisman	Parish Resident	1	No more development in the heart of the village near the school and accessed by single track roads.	<p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p> <p>It should also be noted that Church St, from the Hale Close junction towards the A31, is classified by the highway</p>	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						authority as two vehicle width.	
						Given the above the gains outweigh the disadvantages.	
19	30	Nigel Plowright	Parish Resident	10	RNP19 should add one additional property for sale on the open market to make the development more financially viable. Rather than increase the overall number of new dwellings, I suggest a compensating reduction of discounted properties from 6 to 5.	Thank you for your comments. After much consideration it is felt that the number and mix of houses proposed strikes the correct balance to satisfy the affordable housing need and to make the development economically viable. It also allows, for the first time in 700 years, a dedicated car park for the church.	No change proposed.
19	31	Helen Hoult	Parish Resident	3	It would be good to keep these as Green spaces/pastures and build on 'brown' land	This site scored well during site selection and offers both some of the necessary low cost housing, and also gives planning gain to allow access for the rebuilding of the church and the need for a church car park. In addition the Neighbourhood Plan policies are utilizing all brownfield sites put forward as part of the process.	No change proposed.
19	32	Isabelle Tillen	Resident Outside the Parish	6	Is this too close to the church and with the other housing going in so close and only one exit/entrance the roads are going to be too	A Strategic Environmental Assessment (SEA) was conducted on the pre-	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					crowded.	submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.	
19	33	Helen Sandell	Parish Resident	8	I support this proposal on the condition that no further housing development is undertaken off Hale Close, in particular in the "pasture" areas next to this proposed development, or in the "community use" space. If these pastures were developed, I consider this would be overdevelopment in the heart of the village, next to a conservation area, disrupting views from the church, creating excessive density in the Hale Close area and leading to coalescence with Dunsells Lane.	The Neighbourhood Plan policies are designed to meet the currently identified housing need, and will be incorporated into the Local Plan that covers the period up to 2028. It is difficult to assess the local requirement beyond 2028 at this stage.	No change proposed.
19	34	Joanne Jones	Business	2	Genuine concerns about the appropriateness of the allocation - please refer to separate hard copy Pegasus Group representations posted to the address provided.	Please see our response in the Landowner response section.	No change proposed.
19	35	Ellen Rey de Castro	Parish Resident	1	I am strongly opposed to this policy because it ignores the published finding of the 2015 questionnaire to Ropley residents in which the	Thank you for your comments. You are correct that	No change proposed

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					majority expressed the view that new housing should be on brownfield sites and located along the Petersfield Rd and A31 corridor. Your Policy 19 blatantly ignores this finding. I am also opposed to this policy for two further reasons: i) any further development of housing accessed from Hale Close will put unacceptable loading on the narrow lane of Church Street and the already busy junction outside the village school. Church Street is the lane in the village which is currently most used by all road users as well as many children and parents accessing the school. Any further construction traffic or additional cars from new homes will make this lane dangerous. ii) Developing land off Hale Close does not comply with your Policy No 5 - I have already made the point that Church Street should be designated a narrow lane given that it is made even more narrow by the red marked path for pedestrians, that two cars cannot pass and that it contains blind bends.	development on brownfield sites was supported by the majority of respondents to the village questionnaire. However no brownfield sites were submitted by landowners for consideration during the Neighbourhood Plan call for sites prior to April 2016. You will see from the site assessment documentation that we did assess a number of brownfield sites in the parish on a speculative basis, however none of these sites scored as well as the selected sites. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable. Development of this site does not contradict policy RNP5 as Hale Close is designated as a two vehicle width road.	
19	36	Nicolas Rey de Castro	Parish Resident	1	I am strongly opposed for the following reasons: A) The proposal to use the Hale Close site	Thank you for your comments.	No change proposed

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					<p>completely ignores the views expressed in the summer 2015 consultation questionnaire with Ropley residents where, in the words of the analysis, "the majority of residents: - - think... new housing should be infilling between existing properties and on brownfield sites; - want it located on the former Chequers pub site, on brownfield/vacant sites along Petersfield Road, and along the A31 corridor". B) Highway safety – the junction where Hale Close meets Church Street, School Lane, the shared drive of Tudor House and Sycamore House and the pedestrian and vehicle access to the primary school is very complex and busy and congested on a daily basis. This junction at the heart of the village and highway safety for road users and pedestrians will be significantly impacted on from the combined effect of the increased volume of traffic from: i. The 6 new houses which are currently being built in Hale Close plus ii. The further 14 new dwellings on the land off Hale Close proposed in the Neighbourhood Plan and iii. The church car park and community space accessed from Hale Close also proposed in the Neighbourhood Plan. C) The further development of land off Hale Close will not comply with Policy RNP5 which states that a new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road given that the full length of Church Street is a</p>	<p>You are correct that development on brownfield sites was supported by the majority of respondents to the village questionnaire. However no brownfield sites were submitted by landowners for consideration during the Neighbourhood Plan call for sites prior to April 2016.</p> <p>You will see from the site assessment documentation that we did assess a number of brownfield sites in the parish on a speculative basis, however none of these sites scored as well as the selected sites.</p> <p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p> <p>Development of this site does not contradict policy RNP5 as Hale Close is designated as a two vehicle width road.</p>	

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19	37	Guy Whitaker	Parish Resident	1	<p>narrow lane and should correctly designated as such. See also my comments on RNP5.</p> <p>This Policy proposes an overdeveloped site (taking the total to 44), in a greenfield location adjacent to Ropley Conservation area, that completely contradicts numerous key policies of the Neighbourhood Plan itself. The site is accessed from single lane Hale Close, alongside disabled parking spaces, and where traffic will add to danger at the hazardous junction with Church Street outside Ropley Primary School and along single lane Church Street and the busiest walkway in the entire village for children and pedestrians going to/from the School, Village shop and to the Church. It also conflicts with prior village consultations that opposed greenfield site development in the central Village and prioritised development in brownfield sites and along transport routes such as the A31 and Petersfield Road.</p>	<p>Thank you for your comments.</p> <p>A Strategic Environmental Assessment (SEA) was conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns.</p> <p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable. Development of this site does not contradict policy RNP5 as Hale Close is designated as a two vehicle width road.</p> <p>You are correct that development on brownfield sites was supported by the majority of respondents to the village questionnaire. However no brownfield sites were submitted by landowners for</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						<p>consideration during the Neighbourhood Plan call for sites prior to April 2016.</p> <p>You will see from the site assessment documentation that we did assess a number of brownfield sites in the parish on a speculative basis, however none of these sites scored as well as the selected sites.</p>	
19	38	Alexa Richardson	Parish Resident	1	This is in conflict with policies 5 and 12	<p>Development of this site does not contradict policy RNP5 as Hale Close is designated as a two vehicle width road.</p> <p>Additionally any development on this site must comply with RNP12</p>	No change proposed.
19	39	Caroline Sawyer	Resident Outside the Parish	1	<p>Access will be dangerous for children attending Ropley School who use this route from the car park. Increased traffic in the centre of the village will cause havoc along the little lanes, especially with construction traffic around school hours.</p> <p>There was a promise that no more houses would be built along this road and since 2 further sets have been built, this being the third. You're</p>	<p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable. Any development will require submission and approval of a</p>	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					<p>ruining the countryside in a nice village and over populating it which will affect such a small primary school. If anything houses need to be on the outskirts of the village so as not to increase the volume of traffic along narrow country roads which are poorly maintained with pot holes along them.</p>	<p>Construction Management Plan as required by policy RNP7.</p> <p>We have investigated the planning consents relating to the developments in Hale Close and can find no conditions limiting further development.</p> <p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys.</p>	
19	40	Tommy Sawyer	Resident Outside the Parish	1	Dangerous to have this take place in the middle of a small village	<p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable. Any development will require submission and approval of a Construction Management Plan as required by policy RNP7.</p> <p>This site offers close access to the shop, school, church,</p>	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys.	
19	41	Martin Lloyd	Parish Resident	8	Some concern over access and whether there will be sufficient parking for the houses.	<p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p> <p>Development of this site does not contradict policy RNP5 as Hale Close is designated as a two vehicle width road.</p> <p>Parking provision will be subject to EHDC policies as part of a detailed planning application.</p>	No change proposed.
19	42	Paul Prowting	Parish Resident	8	Potential Site 28 – Land adjacent to Hale Close, to the rear of Church Street (preferred site) - general support but further detail given on area marked as 'community uses' would be welcome. 'Community uses' implies a very wide range of uses which could even include building(s) in this area would I believe are unsuited to this location. If a building/structure is being	Any future use of the proposed community land is outside the scope of this plan, and will be decided by the parish council. What is required at this stage is the firm designation of his land for the use of the community.	No change proposed.

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					considered I suggest that the community use area is swapped with the location shown as pasture land so that the community use area is adjacent to the new housing site as it would have less impact on the church setting, could be better integrated to the allocated housing site. I would support community use of this area if it was for low intensity recreational uses which does not require lighting or could be a source of unneighbourly or repetitive noise and the hedgerow along Dunsells Lane was enhanced/improved. In regard to the area to be designated as church car parking I would prefer the surface to be less urbanised, such as a compacted gravel surface rather than tarmac to be more akin to a rural setting.	The surfacing of the access to the church car park will be decided when planning permission is granted, and will be subject to policy RNP15.	
19	43	Susan Leffers-Smith	Parish Resident	10	It is important not to increase housing within the centre of the village where access is limited.	<p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p> <p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
19	44	Ken Ingle	Parish Resident	1	Hale Close has only one access road from a busy five junction near the school gate. This will significantly increase the risks to children and residents as there are no safe pathways. The existing developments in Hale Close should be the maximum for this area and the further land off Hale Close should be designated as green space with no further development.	<p>in short car journeys.</p> <p>The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p> <p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys.</p>	No change proposed
19	45	Sophie Plank	Parish Resident	4	I agree with the car park but feel the field between hale close and Dunsells lane should be kept as green space. There have already been three developments in hale close and as it is in the middle of the village I feel it should be kept as green space.	<p>Thank you for your comments.</p> <p>The 2015 village questionnaire showed overwhelming support for some new housing to be provided in the parish. This was further supported by the Housing Needs Assessment conducted in 2017.</p> <p>Following the 2016 Call for Sites, 31 sites were assessed using a rigorous methodology and this</p>	No change proposed

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						<p>site scored higher than any other due to sustainability.</p> <p>The provision of the car park is predicated on the new building, which will provide much needed affordable housing.</p>	
19	46	Audrey Begent	Parish Resident	9	<p>What about primary school places for use of families who may move into these properties? If the village school is full the criteria for affordable housing would not be met if there are no school places available within the prescribed distance. The requirement of a Doctor's surgery within the local area will also not be met.</p>	<p>The County Council are aware of this proposal and are consultees. They will be required to provide the necessary places.</p> <p>The provision of medical services is outside the scope of the Neighbourhood Plan.</p>	No change proposed
19	47	Sally Brooks	Parish Resident	8	<p>Adequacy of all public amenities and facilities to support these new homes must be considered such as schools and access through the village in the light of the extra traffic that will result</p>	<p>The County Council are aware of this proposal and are consultees. They will be required to provide the necessary school places. The site is supported by a diverse network of roads and lanes. EHDC have reviewed the site including an assessment of the junction outside the school and found it acceptable.</p> <p>This site offers close access to the shop, school, church,</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys.	
19	48	Roger Wood	Parish Resident	7	I support the amount of housing proposed and its location, and the proposed road to the church. I object to the small area of land in the NE corner of the community use field (adjoining Highcliffe) being included in the community use allocation. It is owned by Mr J Happel, who has not made the land available for this use. The site should be taken out of the Plan.	Thank you for your comment. This oversight has been pointed out by others and it is intended that this parcel of land will be removed from the proposal.	Remove parcel of land adjacent to Highcliffe from the site 28 documentation.
19	49	Alison Wood	Parish Resident	5	I support the amount, location & type of housing, the new road to the rear of the church and the proposed car park. However, I strongly object to the inclusion of the land in the north east corner of the community use area (adjoining Highcliffe and Dunsells Lane) in the Plan. It is not owned by Mr Brown but by Mr J Happel and it has not been made available for community use. It should be deleted from the Plan. If and when the Hale Close proposals go ahead, is it possible to consider having a 20 mph zone in the centre of the village? A number of villages now have these restricted speed zones which help give priority to pedestrians and other non-car users. A 20 mph zone has been applied	<p>Thank you for your comment. This oversight has been pointed out by others and it is intended that this parcel of land will be removed from the proposal.</p> <p>Restricted speed zones are the responsibility of the County Council, however we felt this is an interesting idea and it could be suggested as a planning condition by the Parish Council when the full application is made.</p>	Remove parcel of land adjacent to Highcliffe from the site 28 documentation.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					in the centre of Medstead village for more than a year. It might be useful to find out more about this and how successful it has been.		
19	50	Amanda Jordan	Parish Resident	3	Would support this more if there was another access point	Thank you for your comments. Access to the site cannot be gained from Dunsells Lane, since it is a narrow and sunken lane and to do so would contravene proposed policies RNP 5 and 6.	No change proposed
19	51	Mark Jordan	Parish Resident	1	Don't support with the current access.	Thank you for your comments. Access to the site cannot be gained from Dunsells Lane, since it is a narrow and sunken lane and to do so would contravene proposed policies RNP 5 and 6.	No change proposed
19	52	Andy Sampson	Parish Resident	4	The location of this development seems to be at odds with the objective of not interfering with outlook on adjanytp properties. Those backing onto it from Church Street will be affected. Would it not be more in policy to swap the area of pasture and housing, such that the houses on Church Lane retain views, and the only view that is affected is from the Church yard?	Thank you for your comments. A Strategic Environmental Assessment (SEA) was conducted on the pre-submission Neighbourhood Plan. The SEA specifically examined adjacency to the church and Conservation Area, and raised no concerns.	No change proposed
19	53	Norma Day	Parish Resident	10	The only query that I have is the mention of a proposed Church Car Park as this is not included in the current plans for the Church Rebuild. Who	The Neighbourhood Plan has provided a mechanism through which a car park could be	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					would be responsible for this car park and who would be paying for its installation and upkeep?	provided but it is up to the Church to apply for planning permission for this should they wish to do so and provide funding if successful.	
19	54	Carol Moorhouse	Parish Resident	8	As long as they really do go to the local people. Nice gesture by Mr Brown	Thank you for your comments. It is certainly an aim of this policy to benefit local people. The affordable and discounted housing will be restricted to people with a local connection using an S.106 agreement associated with the planning permission for this site	No change proposed
19	55	Sue Grace	Parish Resident	1	The character/charm of Ropley is that it is a village made up of lanes butted with housing, with grassland and arable fields in between. If further development is allowed off Hale Close, this characteristic will be lost, with the centre of our village becoming a housing estate. The walkway from the village hall car park through Hale Close was meant to provide children with a safe route to walk to school. Now with the houses that are currently being built off Hale Close road and with the proposed additional housing, it will be safer for them to walk up the high street, which was only a short while ago, not considered a safe option.	Thank you for your comments. The 2015 village questionnaire showed overwhelming support for some new housing to be provided in the parish. This was further supported by the Housing Needs Assessment conducted in 2017. Following the 2016 Call for Sites, 31 sites were assessed using a rigorous methodology and this site scored higher than any other due to sustainability.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
19	56	Giles Stogdon	Parish Resident	5	<p>In many respects this policy is attractive in its proximity to the facilities in the centre of the village. However it is not without shortcomings. It is a 'finger of farmland' in the centre of the village which would be lost; It has the potential to lead to the coalescence of Hale Close and Dunsell's Close (albeit with a small buffer if that aspect is fulfilled); It would mean that there is a large housing estate in the middle of the village which, with the existing Hale Close houses, would be larger than Rowdell Cottages; There a justification for a car park and a road for the church. Most rural churches do not have carparks and there is adequate parking within walking distance. On the odd occasion of large events coinciding it is always feasible to source additional parking even if a shuttle service is required. There may be alternative sites for the type of development outlined in this policy. For example, the field adjacent to Five Acres in Station Hill has not been considered as it was not put forward. (Although it was suggested in the original survey). The current call for sites by EHDC encourages proactivity. Perhaps an approach should be made to the landowner who may be amenable to a suitable scheme. The site is well placed for transport with the bus stop nearby and is accessible from both Darvill Road</p>	<p>The proposal does not affect the walkway to which you refer.</p> <p>This site offers close access to the shop, school, church, recreation ground and parish hall contributing to the sustainability of this site. It scored well in the site selection process due to proximity to these facilities aiding reduction in short car journeys.</p> <p>Following the 2016 Call for Sites, 31 sites were assessed using a rigorous methodology and this site scored higher than any other due to sustainability.</p> <p>The policy provides for a landscape buffer strip to screen the existing dwellings on Church street.</p> <p>The size of the site is only as big as required to make the development, which will include affordable dwellings, viable. It also gives planning gain to allow access for the rebuilding of the church and the new church car</p>	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					and Station Hill. It is a short distance to the shop at the filling station. There may be other sites which have not been considered as the landowners are unaware of the potential. Further work should be undertaken to see if there are other suitable sites before committing to this policy. If this policy proceeds then the 'pasture' between the housing development and the community land should also be brought into the ownership of the Parish Council. Whether this be by gift or purchase is a question to be determined but, whichever applies, the interests of the current landowner can be protected by a legally binding claw-back arrangement. This will remove the risk of unwarranted future development. Policy 19 should be amended to include the public ownership of the 'pasture' land	<p>park. As such the gains outweigh the disadvantages.</p> <p>The Neighbourhood Plan policies are designed to meet the currently identified housing need and will be incorporated into the Local Plan that covers the period up to 2028. It is difficult to assess the local requirement beyond 2028 at this stage.</p> <p>This Neighbourhood Plan has no proposals for the "pasture" and envisages that its current use will continue.</p>	

POLICY 20

20	1	John Brooks	Parish Resident	10	This is a saga which needs to be resolved. The current dilapidated site is an eyesore which creates a poor visual "first impression" of the village.	Thank you for your comments, we most heartily agree.	No change proposed
20	2	Alan Parsonson	Parish Resident	7	These should proceed if they comply with the NP proposed principles	Thank you for your support, this development is central to produce the required number of new houses under the proposed plan.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
20	3	Roger Langridge	Parish Resident	9	As long as the development includes an element of social housing.	<p>Thank you for your comment. National planning legislation does not currently allow us to enforce an affordable housing requirement for developments of less than 11 dwellings or less than 1000 sq m gross floor space.</p> <p>Social housing need is addressed by Policy 19.</p>	No change proposed
20	4	Philippa Dransfield	Parish Resident	8	This should be supported for development. This needs to be smaller units for younger members of the village as it will have reasonable transport links	Thank you for your comments.	No change proposed
20	5	Beverly Whitaker	Parish Resident	10	A perfect place on a main road with access to public transport and of an affordable nature rather than more massive houses.	Thank you for your comments.	No change proposed
20	6	Suzan Yianni	Parish Resident	10	Clear visibility to be ensured for vehicles at the junction with the A31	Road safety is of course important, and any necessary improvements will form part of any future detailed planning permission.	No change proposed
20	7	Drew Fielden	Parish Resident	10	Much needed housing on a a site desperately needing development. An imaginative scheme that could have been progressed some months ago but for bureaucratic obfuscation and against the strong and evidenced wishes of the whole	Thank you for your comments.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					community.		
20	8	Liz Wheeler	Parish Resident	7	I am sorry that one or two of these are not affordable housing - the previous policy stipulated that 1 in 8 new homes to be affordable as a minimum.	Thank you for your comment. National planning legislation does not currently allow us to enforce an affordable housing requirement for developments of less than 11 dwellings or less than 1000 sq m gross floor space. Social housing need is addressed by Policy 19.	No change proposed
20	9	Miles Morris	Parish Resident	1	This development should be mixed to include affordable housing for rent and housing for sale at a discount to local people.	Thank you for your comment. National planning legislation does not currently allow us to enforce an affordable housing requirement for developments of less than 11 dwellings or less than 1000 sq m gross floor space. Social housing need is addressed by Policy 19.	No change proposed
20	10	Kathryn Board	Parish Resident	1	I am opposed to these 9 new properties all being 'market' properties. The development should comprise mixed housing with a proportion available for rent as well as affordable homes at discounted prices for local people.	Thank you for your comment. National planning legislation does not currently allow us to enforce an affordable housing requirement for developments of less than 11 dwellings or less	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						than 1000 sq m gross floor space.	
						Social housing need is addressed by Policy 19.	
20	11	Peter & Valerie Abraham	Parish Resident	10	Access to public transport onto A31 is lethally hazardous to pedestrians, elderly, infirm or young, with a tight hairpin bend into Gasgoigne Lane; a bank to the east & a bend to the west, a challenge to motorists entering (obscuring pedestrian vision coming out of Gasgoigne Lane).	Road safety is of course important, and necessary improvements will form part of any detailed planning application. It is envisaged that footpath access to the bus stop on the A31 will be a requirement to be addressed in that planning application.	No change proposed
20	12	Kelly Whitaker	Parish Resident	10	A good idea to develop a derelict site close to main transport routes.	Thank you for your comments.	No change proposed
20	13	Wendy Holt	Parish Resident	6	The new housing has been turned down. There were too many houses proposed on original plans and this needs to be closely watched by parish council. Development fine for smaller amount, but not over development of site	To make this development viable it is necessary for all units to be for sale at market prices. We are not certain that a smaller number of houses will be commercially viable.	No change proposed
20	14	Simon Perkins	Parish Resident	9	Although I strongly support the redevelopment of this site is long overdue, I am concerned that access from Gasgoigne Lane is dangerous due to the proximity to A31 Junction. Access should be restricted off the service road adjacent to the A31 that services Winchester Road. The Houses	Road safety is of course important, and necessary improvements will form part of any detailed planning application. It is envisaged that access to the A31 will be a	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					should be classified as Winchester Road and not Gascoigne Lane	requirement to be addressed in the planning application.	
20	15	John Happel	Resident Outside the Parish	9	This will be a good use of this site.	Thank you for your comments	No change proposed
20	16	Alison Calver	Parish Resident	10	It is important to build small houses.	We agree. It would appear that the mix of houses that has been proposed will be commercially viable, and will also provide a number of different sizes of dwelling. We expect a new application to be submitted in the future.	No change proposed
20	17	Geoffrey Gray	Parish Resident	9	Is the application going to be re submitted or go to appeal?	The application has been rejected on appeal. We expect a new application to be submitted in the future.	No change proposed
20	18	Hugh Northey	Parish Resident	9	Requirement for footpath very sensible; also should stipulate a minimum distance of access road from A31 Winchester Road.	Agree with both your comments.	No change proposed
20	19	Carole Oldham	Parish Resident	10	Policy reflects and supports the wishes of the majority of respondents to the 2015 questionnaire	Agreed	No change proposed
20	20	Hugh Brown	Parish Resident	10	Why is this not going through? This is a serious blot on the aesthetics of Ropley and should be fast tracked through. This continued delay is a very bad advert for Ropley.	Noted. We expect a new application to be submitted in the future.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
20	21	Alan Muggeridge	Parish Resident	10	Concerned about the density. See also comment at Policy 18.	To make this development viable it is necessary for all units to be for sale at market prices. We are not certain that a smaller number of dwellings will be commercially viable.	No change proposed
20	22	Karl Moorhouse	Parish Resident	10	At last - This is currently an eyesore	Thank you for your comments.	No change proposed
20	23	H & L Spevock	Parish Resident	1	Nine too many and more than two will look the same.	We are not certain that a smaller number of dwellings will be commercially viable.	No change proposed
20	24	Jackie Sansom	Parish Resident	4	I think nine houses on this site are to many. I know everyone if fed up with the eyesore that is there now but I think the site is to small and to near a very busy road to squeeze in nine houses.	We are not certain that a smaller number of dwellings will be commercially viable.	No change proposed
20	25	Terry Neilson	Parish Resident	10	It is high time this eye sore is developed. It's an embarrassment.	Thank you for your comments.	No change proposed
20	26	James Bevan	Resident Outside the Parish	7	Logical, though we note that this site didn't score particularly well according to your metrics which calls the scoring system into question.	Thank you for your comments. This site had overwhelming support in the 2015 Village Questionnaire and scores highly as a brownfield site.	No change proposed
20	27	Helen Hoult	Parish Resident	7	This brown field site needs redevelopment	Agreed, thank you for your support.	No change proposed
20	28	Frank	Parish	2	I think that there is a serious missed opportunity	Thank you for your comments.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Branagan	Resident		regarding this site as it could have been developed as a worthwhile commercial serviced office centre serving the village and wider area. In turn this would have provided support for the local shop, Thai restaurant etc	This site had overwhelming support in the 2015 Village Questionnaire for residential development and scores highly as a brownfield site.	
20	29	Bernise Gosden	Parish Resident	10	It looks a complete mess and this would be an excellent idea for that particular area	Thank you for your comments.	No change proposed
20	30	Isabelle Tillen	Resident Outside the Parish	2	This is a bad site for new houses given the sites available and scores poorly on the consultants report compared to other sites. Recent goverment reports show living next to busy roads is detremential to health. And it floods. The site is very small for 9 houses. It should be redeveloped for commercial use.	Thank you for your comments. This site had overwhelming support in the 2015 Village Questionnaire for residential development and scores highly as a brownfield site. Also the flooding issue is easily addressed by better and more regular drain clearance.	No change proposed
20	31	Joanne Jones	Business	5	This site has been refused planing permission so development is not guaranteed - please refer to separate hard copy Pegasus Group representations posted to the address provided.	RNP2 addresses the primary reason for refusal of planning permission by extending the SPB. We expect a new application to be submitted in the future.	No change proposed
20	32	Ellen Rey de Castro	Parish Resident	1	I agree with the former Chequers Inn site being used for new housing development but feel strongly that this should be in the form of mixed social/market housing particularly since the site provides ready access to the No 64 bus route	Thank you for your comment. National planning legislation does not currently allow us to enforce an affordable housing requirement for developments	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					between Alton and Winchester.	of less than 11 dwellings or less than 1000 sq m gross floor space.	
						Social housing need is addressed by Policy 19.	
20	33	Nicolas Rey de Castro	Parish Resident	1	Whilst I agree this site should be used for new housing, I oppose its use solely for market price housing as I believe this development should be mixed to include affordable housing for rent and housing for sale at a discount to local people as well as market price housing.	Thank you for your comment. National planning legislation does not currently allow us to enforce an affordable housing requirement for developments of less than 11 dwellings or less than 1000 sq m gross floor space.	No change proposed
						Social housing need is addressed by Policy 19.	
20	34	Guy Whitaker	Parish Resident	10	Long overdue. The density of housing seems too high.	We are not certain that a smaller number of dwellings will be commercially viable.	No change proposed
20	35	Tom Stroud	Parish Resident	10	It's clearly needed and at some point the planners and developers will come to an agreement	Thank you for your comment.	No change proposed
20	36	Paul Prowting	Parish Resident	6	If the old Chequers Inn site (Potential site 22) is granted planning permission on appeal a replacement site should be allocated within the Ropley NP to ensure there are sufficient allocations going forward. Better to allocate an	Site 22 is one of our allocated sites for housing development and is included within the 73 dwellings proposed by this plan. We expect a new application to	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					alternative site now then have a plan which 'runs out' of allocated sites sooner rather than later which will make it harder to direct development to preferred locations.	be submitted in the future.	
20	37	Ken Ingle	Parish Resident	10	The site is ideal for development being near to main road access and public transport.	Agreed, thank you.	No change proposed
20	38	Sophie Plank	Parish Resident	1	I think the chequers should have been retained as a business and protected like the other Ropley businesses	There are sufficient commercial premises available in the parish and its environs, and if a commercial use had been feasible no doubt the owners would have made a proposal. Sadly a pub does not seem to be viable in this site.	No change proposed
20	39	Audrey Begent	Parish Resident	6	Too many houses on a small site	We are not certain that a smaller number of dwellings will be commercially viable.	No change proposed
20	40	Edward Brandt	Parish Resident	8	At the AGM, Simon Perkins said he preferred the access to the Chequers site to be from the A31 and yet your proposal is from Gascoigne Lane.	If planning permission is granted the access will be one of the conditions to be agreed.	No change proposed
20	41	Sally Brooks	Parish Resident	10	Can only improve this site	Agreed	No change proposed
20	42	Fiona Clarke	Parish Resident	7	3 bed houses are surely better than 2	Thank you for your comment.	No change proposed
20	43	Roger Wood	Parish Resident	10	I strongly support this allocation, provided that the surface water problems in the corner of the site nearest to the Gascoigne Lane junction with	Agreed. Surface water drainage will of course be part of any detailed planning permission.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					the A31 are sorted out and that the drains continue to be cleaned out regularly.		
20	44	Bernard Wynne	Parish Resident	10	Brownfield site so accords with views of village survey.	Agreed	No change proposed
20	45	Frank Blackmore	Parish Resident	9	Please get on with this ! With a derelict Chequers the village just looks to be a mess !	Agreed. However the planning system does work in very mysterious ways.	No change proposed
20	46	Alison Wood	Parish Resident	10	I strongly support the redevelopment of this site, provided that the drainage problems on the corner of the site nearest the Gascoigne Lane & A31 junction can be resolved and that the drains are cleaned out very regularly so there is no danger of water getting in to any of the homes. I question why the site should be accessed only from Gascoigne Lane – there is a very short stretch of road frontage here. I support the proposed provision of a footpath from Gascoigne Lane to Winchester Road to give safe access to the bus stops. this is very important. Redevelopment of this site is long overdue.	Agree, thank you for your support. Both surface water drainage and any new access will of course be part of any future planning permission.	No change proposed
20	47	Kirsty Black	Parish Resident	10	I would support access from the A31 if possible, which would be in keeping with the historic use of the plot as a pub on the A31.	Any new access to this site will be decided as part of any future application. It is envisaged that access to the A31 will be a requirement to be addressed in the planning application.	No change proposed
20	48	Carol	Parish	6	Sounds like a lot of houses for the area of land	To make this development	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Moorhouse	Resident			viable it is necessary for all units to be for sale at market prices. This number is considered by the developer as being the minimum for a commercial return.	
20	49	Sue Grace	Parish Resident		Nine houses is overdevelopment of a site that is constantly flooded. Why put its access onto a narrow country lane when this site already has access onto a main road and is the way it is currently being accessed.	The flooding issue on this site can be easily addressed by better and more regular clearing of drains. It is envisaged that access to the A31 will be a requirement to be addressed in the planning application.	No change proposed
POLICY21							
21	1	Alan Parsonson	Parish Resident	7	These should proceed if they comply with the NP proposed principles	Thank you for your comments. Any proposed development will need to gain planning permission, which will be subject to the Local Plan policies and will include those in the made Neighbourhood Plan.	No change proposed
21	2	David Beales	Parish Resident	6	LOSES VIEW OF OPEN FIELD	Thank you for your comment. This vista was not considered worthy of protection within RNP3.	No change proposed.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
21	3	Philippa Dransfield	Parish Resident	8	I think this is an excellent idea for young, established local families so they can get on the property ladder. They need to have constraints and built to a reasonable standard	Agreed. Self-build is now an established way of allowing people to purchase their own home, and there are conditions in place to ensure that high standards are met.	No change proposed.
21	4	Rachel Whitaker	Parish Resident	8	Looks like a creative answer.	Agreed. Thank you for your support.	No change proposed
21	5	Liz Wheeler	Parish Resident	2	This was always specified as a gap between continuous roadside development	52% of respondents to the village questionnaire supported infill development to contribute towards the identified housing need. This site has no formal designation as a gap within the current local plan.	No change proposed
21	6	Richard Venn	Parish Resident	10	Hopefully there will be enforceable completion criteria so these self builds will be finished.	Thank you for your comments. Unfortunately completion cannot be enforced through the planning system.	No change proposed
21	7	John Happel	Resident Outside the Parish	8	This will provide a good opportunity for this type of self build accommodation without affecting the area.	Thank you for your comment. Agreed	No change proposed
21	8	Hugh Northey	Parish Resident	8	Local occupancy criteria good, also requirement for single access is sensible.	Thank you for your comment. Agreed	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
21	9	Jackie Sansom	Parish Resident	8	I think it would be good to give people if they want the opportunity to build there own home.	Thank you for your comment. Agreed	No change proposed
21	10	James Bevan	Resident Outside the Parish	4	I believe one of the sites was already rejected in the EHDC SHLAA	Thank you for your comment. In a previous SHLAA the entire field was submitted and rejected whereas this proposal is limited to a ribbon of land adjacent to Petersfield Road.	No change proposed
21	11	Nigel Plowright	Parish Resident	4	This is too high density given nearby properties. The total should preferably be reduced to 2 - or absolutely a maximum of 3.	Thank you for your comment. The proposed density is what is needed to fulfil the housing stock requirement and to make the site viable.	No change required
21	12	Frank Branagan	Parish Resident	5	Whereas I support the selection of the site on a common sense basis, the plan states through Map 3B that this site should not be selected because it can be seen from one or more of the arbitrary Key Vista points.	This site is not part of a proposed key vista or an area of significant visual prominence within the Neighbourhood plan, as a result there is no restriction on its development on these grounds.	No change required
21	13	Isabelle Tillen	Resident Outside the Parish	3	It is too small for the only self build in the village. It is not on previously developed land and its score for closeness to facillities is inaccurate. It is within your visual protection area so should not have even been considered.	At the time that the housing needs assessment was performed a calculation based on EHDC's Self Build register indicated a need for between 3 and 4 self build units for people	No change required

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						with a local connection to Ropley. Details of this calculation can be found in the self build housing section of Appendix 1.	
						This site is not part of a proposed key vista or an area of significant visual prominence within the Neighbourhood plan, as a result there is no restriction on its development on these grounds.	
21	14	Joanne Jones	Business	2	Genuine concerns about the appropriateness of the allocation - please refer to separate hard copy Pegasus Group representations posted to the address provided.	Please see response to this comment under LAND1.	No change proposed.
21	15	Guy Whitaker	Parish Resident	8	Sites off major transport routes seem a very good idea and is consistent with findings from earlier village consultations to prioritise development off the A31 and brownfield sites.	Agreed. Thank you for your support.	No change required
21	16	Roger Wood	Parish Resident	10	This is a good site for self-build homes.	Agreed. Thank you for your support	No change required
21	17	Bernard Wynne	Parish Resident	10	Self build houses are likely to be more interesting architecturally than more design builders' vernacular development like the one behind the Dean.	Agreed. Thank you for your comments	No change required

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
21	18	Alison Wood	Parish Resident	10	This is a very good site for self-build housing. This is a new policy and it might take some time to get developed. It is right to review the policy after 5 years – but don't remove the site at that stage if it hasn't all been built by then as it may take prospective purchasers some time to put together the necessary finance for their project.	Thank you for your very useful comments	No change required
21	19	Kirsty Black	Parish Resident	8	I agree in principle but feel that 'visual clutter' should be kept to a minimum to preserve the open, rural nature of the landscape as far as possible - e.g. Four separate buildings only, rather than four separate houses, each with their own separate garage; also some kind of stipulation regarding the keeping of a characteristic wide verge, rather than parking bays abutting the road.	Agreed. Your concerns will be addressed at the stage of a detailed planning submission.	No change required

POLICY 22

22	1	Philippa Dransfield	Parish Resident	10	As Stated above	Noted	No change proposed
22	2	Rachel Whitaker	Parish Resident	6	Why restrict access to the Village?	Thank you for your comment. The policy proposes access is for residents of Ropley parish and adjoining parishes who are on the EHDC self-build register	No change proposed
22	3	Liz Wheeler	Parish Resident		Are there really enough people with a strong Ropley connection who want to selfbuild, or will it be buying through a local builder by the back door	Thank you for your comment. The number of self-build units proposed is based on an assessment of local demand by	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						reference to the self-build register. This policy has been designed to deter developers acquiring the sites and selling the resulting dwellings on the open market.	
22	4	John Waterfield	Parish Resident	8	Self build usually results in a much higher quality and compliance. This should be encouraged, don't see the benefit in the restrictions in this case.	Thank you for your comment. The policy proposes access for residents of Ropley parish and adjoining parishes to plots on the site covered by RNP21, which is a rural exception site designated for affordable housing, so should benefit those who are on the EHDC self-build register.	No change proposed
22	5	Guy Leffers-Smith	Parish Resident	5	Will make it difficult to sell on, rather like an agricultural property. Possible difficulty with enforcing	Thank you for your comment. The policy proposes access for residents of Ropley parish and adjoining parishes to plots on the site covered by RNP21, which is a rural exception site designated for affordable housing, so should benefit those who are on the EHDC self-build register. The purpose of the policy is to restrict only the initial ownership to individuals with a local connection, not subsequent transactions.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
22	6	John Happel	Resident Outside the Parish	10	The village should be looking to enable local people to have the opportunity to remain, and I fully support this policy.	Noted with thanks	No change proposed
22	7	Hugh Northey	Parish Resident	9	Add requirement that buildings must be occupied for X years.	Thank you for your comment. The purpose of the policy is to restrict the initial ownership only to individuals with a local connection. The initial owner will be liable for CIL on the property if it is disposed of within three years of completion.	No change proposed
22	8	Karl Moorhouse	Parish Resident	10	Construction traffic should be carefully managed, so as not to obstruct the flow of traffic - this extends to the parking of construction workers private vehicles	Noted with thanks. Please see RNP7 for details of Construction management.	No change proposed
22	9	Frank Branagan	Parish Resident	3	As has been seen with the occupancy restriction for affordable home in Ropley over the past few years, what appears to be well intended is likely to be irrelevant or unenforceable.	Thank you for your comment.	No change proposed
22	10	Isabelle Tillen	Resident Outside the Parish	3	Government planning guidance only allows these restrictions if you have a 'strong justification for doing so'. You have not given one. Your evidence relates to affordable housing not to self/custom build.	Thank you for your comment. The policy proposes access for residents of Ropley parish and adjoining parishes to plots on the site covered by RNP21, which is a rural exception site designated for affordable	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						housing, so should benefit those who are on the EHDC self-build register. The purpose of the policy is to restrict only the initial ownership to individuals with a local connection, not subsequent transactions.	
22	11	Rupert Pleydell-Bouverie	Parish Resident	10	This should be strictly enforced	Noted with thanks	No change proposed
22	12	Fiona Clarke	Parish Resident	6	Could you just not build in a clause that excludes sale to anyone from outside the area within a ten year period? Always good to get new blood into a village	Thank you for your comment. The policy proposes access for residents of Ropley parish and adjoining parishes to plots on the site covered by RNP21, which is a rural exception site designated for affordable housing, so should benefit those who are on the EHDC self-build register. The purpose of the policy is to restrict the initial ownership only to individuals with a local connection. The initial owner will be liable for CIL on the property if it is disposed of within three years of completion.	No change proposed
22	13	Bernard Wynne	Parish Resident	10	If sufficient demand as key driver for extra housing allocation seemed to be that need to	Noted with thanks	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					provide for local affordable housing.		
22	14	Alison Wood	Parish Resident	8	I support the use of the policy for the first occupiers of the properties. In (iii) it is not clear how long the first occupier will need to live in the property. There should be some advice in the supporting text setting out how long the first occupiers should normally be required to live there. The policy should be flexible enough to take account of changing circumstances, eg, a need for a larger home as the family grows in size, or when people need to move away from the area because of work or other reasons.	Thank you for your comment. The purpose of the policy is to restrict the initial ownership only to individuals with a local connection. As specified in the CIL regulations, the initial owner will be liable for CIL on the property if it is disposed of within three years of completion.	No change proposed to policy

POLICY 23

23	1	Alan Parsonson	Parish Resident	10	Are there other buildings of local historical interest - e.g. Archbishop's cottage	Other buildings of potential historical interest, such as Archbishops Cottage, are covered by listing and by RNP9.	No change proposed
23	2	Roger Langridge	Parish Resident		I suggest the Sports Pavilion is altered to include a community pub.	This will need to be decided by the management committee of the pavilion and the Parish Council, and that decision is outside the remit of this plan.	No change proposed
23	3	Philippa Dransfield	Parish Resident	10	The post office is not mentioned. Ropley should be very proud that it still has a Post Office as a community asset	Agreed, thank you for your comments.	No change proposed
23	4	Patricia	Parish	9	The Thai Lounge does not work as a community	The Thai Lounge, formerly the	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
		Langridge	Resident		facility. Where is the community "pub?"	Anchor, is a commercial enterprise. Should it change its focus the Parish Council will review whether it needs to re-register it as a community asset.	
23	5	Drew Fielden	Parish Resident	10	These are all vital community assets and give the village its focus and soul.	Agreed	No change proposed
23	6	Liz Wheeler	Parish Resident	6	Coffee Room. This may become largely redundant once the church is rebuilt, so should have a caveat to allow it to be developed into a small house.	We can make no judgement on the future of the coffee room until the church is rebuilt, and any decision on its future will be for the Trustees.	No change proposed
23	7	Jane Hodgson	Parish Resident	7	? Coffee room & Thai Lounge could be unviable	Potentially yes, but it is not for this plan to judge their viability.	No change proposed
23	8	Kathryn Board	Parish Resident	1	I strongly agree to the protection of all the community facilities in the village. However, one of the most important community facilities in the village is the primary school. Policies to develop the village should explicitly factor in the protection of easy and safe pedestrian access to the school. This is threatened by the proposals in Policy 19 which do take the school into account in any way. Designating the whole of Church Street a narrow lane (including the part between Hale Close and Hammonds Lane - incorrectly referred to you in your plans as Vicarage Lane) would help to achieve this protection for future generations.	It is not considered that RNP 19 in any way threatens the school or its access, indeed the additional housing will more likely increase demand for places at the school from local children therefore protecting its status.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
23	9	Catherine Mitchell	Parish Resident	10	The popularity of the Thai Lounge means that cars park on the Petersfield Rd exit to the A31 which is dangerous	Thank you for your comments. Unfortunately car parking on commercial premises is outside the scope of this plan.	No change proposed
23	10	John Waterfield	Parish Resident	7	For those include I 100% agree but please add petrol station	The petrol station is a commercial premises and therefore outside the scope of this plan.	No change proposed
23	11	Richard Venn	Parish Resident	5	Feels fairly meaningless.	The policy would ensure that the allocated land remains in the control of the community	No change proposed
23	12	John Happel	Resident Outside the Parish	7	I support this, but there are sufficient community facilities within the village, and I would not want to see more included under this policy.	Thank you for your comments	No change proposed
23	13	Hugh Northey	Parish Resident	8	Especially for Ropley community facilities.	Thank you for your comments.	No change proposed
23	14	Nigel Plowright	Parish Resident	10	Add St Peter's Church (once rebuilt) as a Community Facility.	That decision will be for the next and/or subsequent plan.	No change proposed
23	15	Paul Prowting	Parish Resident	9	1) Suggest the church is added. 2) Suggest clarification that the playground adjacent to the recreation ground is added to the list (or clarified this can be considered part of the 'adjoining recreation ground') 3) Suggest the 'Thai Lounge' wording is replaced with something akin to 'restaurant adjacent to	1. See comment above 2. The playground is classified as part of the recreation ground. 3. As the Thai Lounge is now a commercial enterprise it has been removed from RNP23.	Remove Thai Lounge from RNP23.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					A31/commercial fuel garage' as there may be a change of ownership and name at any time. If not, then surely the 5th bullet should state 'The Courtyard' community shop.		
23	16	Susan Leffers-Smith	Parish Resident	10	The facilities are important to the community. The buildings not the business may be assets.	Agreed, the buildings are indeed the assets that need support.	No change proposed
23	17	Ron & Ann Beal	Parish Resident	8	There should be recognition that once St Peter's Church is rebuilt with new meeting rooms, other buildings such as the Coffee Room will be used even less than they are now. The coffee room in particular is currently under-used and has no real parking. There should be flexibility for the Diocese to plan its future, including the option of incorporating it back into Meadowside. It is important that it is not sold separately to Meadowside and the visual aspect protected.	We can make no judgement on the future of the coffee room until the church is rebuilt, and any decision on its future will be for the Trustees.	No change proposed
23	18	Sally Brooks	Parish Resident	10	These facilities should be maintained and protected	Thank you for your comments.	No change proposed
23	19	Fiona Clarke	Parish Resident	8	Coffee room would make a great cafe/ social hub/ library etc. I would be happy to make it happen! Seems so underused.	Thank you for your kind offer. We suggest that you put your plan to the trustees.	No change proposed
23	20	Ellis Williams	Parish Resident	7	Agree with listed locations. Thai Lounge would be of lower priority, particularly if it were to become unused for a considerable period of time.	Thank you for your comments. It is difficult to prioritise, however it is felt that some sort of restaurant/social meeting place will continue to be an asset to the village.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
23	21	Robert H Carr	Parish Resident	5	I am doubtful that the Coffee Room can remain a viable community facility once the new church is built. Ropley will then have an excess of community facilities, and the Coffee Room is hardly financially sustainable at present. I do not think the Thai Lounge can be called a community facility.	<p>We can make no judgement on the future of the coffee room until the church is rebuilt, and any decision on its future will be for the Trustees.</p> <p>The Thai Lounge has been removed from RNP23 as it is a commercial enterprise.</p>	Remove Thai Lounge from RNP23.
23	22	Karen Williams	Parish Resident	7	Agree with listed locations. Thai Lounge would be of lower priority, particularly if it were to become unused for a considerable period of time.	Thank you for your comments. The Thai Lounge has been removed from RNP23 as it is a commercial enterprise.	No change proposed
23	23	John Pakenham-Walsh	Parish Resident	8	Less concerned about the Thai Lounge and the Coffee Room	Thank you for your comments.	No change proposed
23	24	Kirsty Black	Parish Resident	10	Can the School be included on this list?	No, because it is the responsibility of Hampshire County Council and beyond the scope of this plan.	No change proposed
23	25	Julian Lloyd	Parish Resident		Agreed with the exception of the coffee room	Thank you for your comments.	No change proposed
23	26	Carol Moorhouse	Parish Resident	10	Who deems whether they are no longer required - if by a village vote then 'yes'	Yes we believe that there should be broad agreement before any proposed asset is removed from the list, and this would most likely happen during any future review of the Neighbourhood	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
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Plan.

POLICY 24

24	1	Alan Parsonson	Parish Resident	6	Surely the PCC have made more than adequate provision for land designated for community use - but possibly not for residents North of the A31	Thank you for your comment. However the land in question is not owned by the PCC.	No change proposed
24	2	Philippa Dransfield	Parish Resident	6	I think that we should encourage community land in a central village location. Dunsells Lane is within easy walking distance of all the village amenities	Thank you, we agree.	No change proposed
24	3	Beverly Whitaker	Parish Resident	1	Not necessary. The car park at the village hall is sufficient for the church with a disabled space/drop off being provided on Church Street. This is a village church and so the integrity of the village and the conservation area should be retained.	There is broad support for a dedicated church car park, and once the church is rebuilt there will be increasing use of the facilities provided.	No change proposed
24	4	Rachel Whitaker	Parish Resident	2	This very much looks like a sweetener to justify other schemes (Policy 19). The benefits are not worth the cost.	There is broad support for a dedicated church car park, and the additional community land is considered to be a further benefit for the village. Any future use will be decided by the parish council.	No change proposed
24	5	Drew Fielden	Parish Resident	9	An indication of what that community use may be would be helpful.	Thank you for your comment. There is broad support for a dedicated church car park, and the additional community land	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						is considered to be a future benefit for the village. Any future use will be decided by the parish council.	
24	6	Jane Hodgson	Parish Resident	9	What other community uses?	Thank you for your comment. There is broad support for a dedicated church car park, and the additional community land is considered to be a future benefit for the village. Any future use will be decided by the parish council.	No change proposed
24	7	Miles Morris	Parish Resident	1	Whilst I am not opposed to the concept of the new community land I am strongly opposed to the fact that it is proposed this land and the new car park for the church will be accessed from Hale Close. My reasons for this are detailed in the response to Policy RNP 19.	Thank you for your response and we have responded separately under RNP 19. Access via Hale Close is the only viable option, given the church rebuilding, and also to avoid any changes to Dunsells Lane. Proposed Policies 4, 5 and 6 refer.	No change proposed
24	8	Kathryn Board	Parish Resident	1	I endorse the designation of new areas of community land but I strongly object to any proposal that access to this land and to the proposed new church car park should be via Hale Close (my reasons for this objection are given in my response to RNP 19).	Thank you for your comment. Access via Hale Close is the only viable option, given the church rebuilding, and also to avoid any changes to Dunsells Lane. Proposed Policies 4, 5 and 6	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						refer.	
24	9	John Waterfield	Parish Resident	8	Good in principle, would be wise to apply some limited restrictions for use.	Thank you for your comment. Use of this land will be determined in future by the Parish Council.	No change proposed
24	10	Elaine Slater	Parish Resident	10	As long as the main access is from Dunsells Lane.	Thank you for your comment. Access via Hale Close is the only viable option, given the church rebuilding, and also to avoid any changes to Dunsells Lane. Proposed Policies 4, 5 and 6 refer.	No change proposed
24	11	Kelly Whitaker	Parish Resident	4	This feels like a quid pro quo deal related to the Hale Close proposal. The Church does not want a car park nor the expense of looking after this land. Not a good price for our community to pay.	Thank you for your comment. Access via Hale Close is the only viable option, given the church rebuilding, and also to avoid any changes to Dunsells Lane. Proposed Policies 4, 5 and 6 refer.	No change proposed
24	12	John Francis	Parish Resident	7	There should be no access from Dunsells Lane	Thank you for your comment. Access via Hale Close is the only viable option, given the church rebuilding, and also to avoid any changes to Dunsells Lane.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
						Proposed Policies 4, 5 and 6 refer.	
						Access to the new community land will also be via Hale Close.	
24	13	Simon Perkins	Parish Resident	9	A Ropley Pub and venue adjacent to the proposed Church Car Park for weddings	Thank you for your comments. And this suggestion. Any future use of the community land will be decided by the parish council.	No change proposed
24	14	John Happel	Resident Outside the Parish	1	I strongly object to the allocation of my land to community use. I have not been consulted about this proposal and I very strongly object to my land being included in the plan. I have the ownership documents and conveyancing documents that include a copy of the land ownership map. I am very happy to send a copy (and will attach it if it is possible through this site) to the authors of this plan if they should require it. The land is approximately 1/6 of an acre and is in the field known as Dunsells. It is immediately to the south of the property known as Highcliffe, Dunsells Lane, Ropley. SO24 0BX The land is currently let to Mr Brown on a grazing agreement tenancy. He is the adjoining landowner. For ease of management by Mr Brown the land is not fenced off from his land. Mr Brown informs me that he has made this fact known to the Neighbourhood Plan group, but at no time have I been contacted about this	Thank you for your comments. We have now received a copy of your map, noted your objections and action will be taken to remove this parcel of land from the final draft of the plan.	Remove land adjacent to High cliffs from the map.

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					proposal. Propose Amendment to plan Delete my land from the proposed community use area.		
24	15	Andrew Brown	Parish Resident	10	We do not need more community land than this, as it would only cause upkeep issues with no material benefit.	Thank you for your comments. We agree that upkeep is a factor in assessing the future use of the land.	No change proposed
24	16	Alison Calver	Parish Resident	10	There is no further need for extra community land as that will only cause more upkeep, risk assessments and insurance burden.	Thank you for your comments. Future use of this land will be the responsibility of the Parish council.	No change proposed
24	17	Julia Morgan	Parish Resident	1	It is good to see a proposal for additional land for community use but this should be for the whole field adjacent to the church and edged by Hale Close and Dunsell's Lane and the edge of the conservation area. It is insulting for such a small piece of land to be allocated to the greater portion of our community.	Thank you for your comments and this suggestion	No change proposed.
24	18	Carole Oldham	Parish Resident	9	Would also be happy to see this area of land left as open pasture if the landowner wishes	Thank you for your comments	No change proposed
24	19	Andrew Robson	Parish Resident	10	I only support this if the access is view Hale Close	Thank you for your comment. Access via Hale Close is the only viable option, given the church rebuilding, and also to avoid any changes to Dunsells Lane. Proposed Policies 4, 5 and 6 refer.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
24	20	Jackie Sansom	Parish Resident	10	This is a good idea as long as the land has a use and is not just left as a dog toilet.	Thank you for your comments. Any future use will have to be decided by the parish council	No change proposed
24	21	Lizzie Holmes	Parish Resident	4	Does this mean more building?	Thank you for your comments. There are no plans to build on this site beyond the provisions of RNP19.	No change proposed
24	22	Nigel Plowright	Parish Resident	10	Is this accurate? The plans show approximately 0.5 hectares.	Thank you for your comment. The policy requires 0.6ha to be gifted.	No change proposed
24	23	Helen Hoult	Parish Resident	5	See comments on Policy 19.	Thank you for your comments. Please see the reply to your comments against RNP19	No change proposed
24	24	Helen Sandell	Parish Resident	9	I support this but there is no information about what the community use will be. This needs to be clarified.	Thank you for your comments. Any future use will be decided by the parish council.	No change proposed
24	25	Joanne Jones	Business	3	Genuine concerns about the appropriateness of the allocation as part of allocation RNP19 - please refer to separate hard copy Pegasus Group representations posted to the address provided.	See response to the Pegasus proposal	No change proposed
24	26	Ellen Rey de Castro	Parish Resident	1	It is nice to see the proposal for the establishment of new community use land but I feel strongly that this (and the proposed church car park) should not be accessed via Hale Close.	Thank you for your comments. The Church is about to be rebuilt, and access for that operation will be via Hale Close.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					The junction which includes Hale Close and the narrow lane of Church Street are already overburdened with traffic coming to the village. The village should be looking to spread access to the village more evenly ie encouraging the use of Gascoigne Lane/Dunsells Lane and Lyeways Lane instead of everything coming along Vicarage Lane and Church Street.	This access will be available for the community land on completion of that work, access from any other point will contravene policies 4, 5 and 6.	
24	27	Nicolas Rey de Castro	Parish Resident	1	Whilst I am not opposed to the idea of the new community land, I am strongly opposed to the fact that it is proposed this land and the new car park for the church will be accessed from Hale Close. My reasons for this are explained in the response to Policy RNP 19.	Thank you for your comments. The Church is about to be rebuilt, and access for that operation will be via Hale Close. This access will be available for the community land on completion of that work, access from any other point will contravene policies 4, 5 and 6.	No change proposed
24	28	Guy Whitaker	Parish Resident	1	This seems a donation linked to the Policy 19 proposal. It is an amenity that would drive further traffic through Hale Close - ref safety, risk, disabled people, traffic along Church Street. It is not a good price to pay for flawed Policy 19 and for dubious benefit to the Church or community. The amenity would also impose very large unfunded construction and long term maintenance costs that are un-necessary when huge parking capacity is available in the Village hall and that has served the Church well for many decades. This would disturb a valuable greenfield site next to Ropley Conservation Area	Thank you for your comments. It is not envisaged that the new community land will be used for car parking. The land will be available to the parish council who will determine its future use.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					and the rural surrounds of the Church.		
24	29	Alexa Richardson	Parish Resident	1	Car parks available at village hall and alongside the recreation ground provide adequate parking a short walk from the church.	Thank you for your comments. It is not envisaged that the new community land will be used for car parking.	No change proposed
24	30	Martin Lloyd	Parish Resident	10	Protects from development but do we really need any more community space? If the plan is for allotments then this would be visually detrimental.	Thank you for your comments. The land is available as a gift from the landowners. The land will be available to the parish council who will determine its future use.	No change proposed
24	31	Paul Prowting	Parish Resident	7	New community land could imply a very wide range of uses which could even include building(s) in this area would I believe are unsuited to this location. If a building/structure is being considered I suggest that the community use area is swapped with the location shown as pasture land so that the community use area is adjacent to the new housing site as it would have less impact on the church setting, could be better integrated to the allocated housing site. I would support community use of this area if it was for low intensity recreational uses which does not require lighting or could be a source of unneighbourly or repetitive noise and the hedgerow along Dunsells Lane was enhanced/improved. Looking at the area designated on Map 28 (land off Hale Close), the total area for community uses and car park	Thank you for your comments. The land will be available to the parish council who will determine its future use.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					implies an area of 0.291 + 0.536 Hectares which totals 0.827 hectare so this does not agree with the 0.6Ha figure stated in this policy for new community land unless the 0.536 Ha figure includes the 0.291Ha figure already. The policy may be correct but perhaps the Map 28 needs clarification?		
24	32	Graham Flatt	Parish Resident	10	Ropley Parish should provide space for allotments. The new community land would be an ideal location	Thank you for your comments	No change proposed
24	33	Sophie Plank	Parish Resident	5	I think it should be kept as a field we already have the rec.	Thank you for your comments. The land will be available to the parish council who will determine its future use.	No change proposed
24	34	Roger Wood	Parish Resident	7	I support the provision of a new road to the church and the proposal to build a car park to the rear of the church. Parking in Church Street becomes more and more of a problem and it is sometimes difficult for vehicles to pass the parked cars.	Thank you for your comments	No change proposed
24	35	Bernard Wynne	Parish Resident	6	We agree with this allocation. We strongly disagree with the recent flyer sent round by the owner of the field opposite the school/ behind the Forge, who suggested that part of the field could be used as a school carpark and playground. We feel that Ropley is already well served with community assets and that the Parish Council should focus on maintaining those	Thank you for your comments. The "flyer" recently issued was not part of the Neighbourhood Plan consultations and its proposals have not been discussed with or endorsed by those compiling the Neighbourhood Plan.	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					existing assets. With the carpark proposed for the church, the village centre will be more than adequately served for parking, including the school run.		
24	36	Ellis Williams	Parish Resident	1	The policy unnecessarily urbanises an area of pasture land. There will be both an investment and ongoing maintenance cost associated with this policy. The proposed community land does not appear to be based any community need for it. Given the close proximity of the recreation ground to this site, focus should be on enhancing and maintaining facilities at the recreation ground – a focal point for the village centre.	Thank you for your comments. The land is available as a gift from the landowners. The land will be available to the parish council who will determine its future use.	No change proposed
24	37	Karen Williams	Parish Resident	1	The policy unnecessarily urbanises an area of pasture land. There will be both an investment and ongoing maintenance cost associated with this policy. The proposed community land does not appear to be based any community need for it. Given the close proximity of the recreation ground to this site, focus should be on enhancing and maintaining facilities at the recreation ground – a focal point for the village centre.	Thank you for your comments. The land is available as a gift from the landowners. The land will be available to the parish council who will determine its future use.	No change proposed
24	38	Alison Wood	Parish Resident	5	I support the proposed access road and car park to the rear of the houses in Church Street. Parking in Church Street is becoming increasingly difficult and, at times, it is difficult for larger vehicles to pass the parked cars. As stated in my	We agree with your comments and have noted your objections. Action will be taken to remove this parcel of land from the final draft of the plan.	Remove land adjacent to Highcliffe from the map

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					comments on Policy 19, I strongly object to the inclusion of the small area of land in the NE corner of the site (immediately adjoining Highcliffe in Dunsells Lane) in the proposed community use area. The land is not owned by Mr Brown but Mr Happel, who has not made the land available for community use.		
24	39	Amanda Jordan	Parish Resident	3	Needs access via Dunsells lane then would fully support	Thank you for your comments. The Church is about to be rebuilt, and access for that operation will be via Hale Close. This access will be available for the community land on completion of that work, access from any other point will contravene policies 4, 5 and 6.	No change proposed
24	40	Mark Jordan	Parish Resident	1	Would totally support with better access from Dunsells lane	Thank you for your comments. The Church is about to be rebuilt, and access for that operation will be via Hale Close. This access will be available for the community land on completion of that work, access from any other point will contravene policies 4, 5 and 6.	No change proposed
24	41	Norma Day	Parish Resident	4	This seems an unnecessary acquisition of land which would involve a further expense and responsibility for upkeep by the Parish Council. Although a car park for the Church could be	Thank you for your comments. This land is in effect a gift for the village, and its future availability is considered to be a positive	No change proposed

Policy	#	From	Designation	Score	Comment	Reply	Proposed Amendment
					considered an asset there would be the question of who would pay for the installation and upkeep. We already have excellent community land in the village.	benefit. Any future use will be decided by the parish council, who will have to ensure that it is managed.	
24	42	Ben De Halpert	Parish Resident	10	As a Church Street resident - I strongly support the additional parking for the church and for the village	Thank you for your comment.	No change proposed
24	43	Kirsty Black	Parish Resident	8	I support in principle, but reserve the remaining 2/10 pending clarity on 'community use'!	Thank you for your comment.	No change proposed
24	44	Sue Grace	Parish Resident	5	I can understand the need to provide temporary space for delivery lorries whilst the church is being rebuilt, but not on a permanent basis. The village car park was extended to provide additional parking in the centre of the village.	Thank you for your comments. The proposed car parking will take lot of pressure off Church St at certain times, and with the rebuilt church becoming multi-functional this new car park will be needed.	No change proposed
24	45	Giles Stogdon	Parish Resident	5	Please see comments attached to Policy 19	Noted.	No change proposed

Policy	#	From	Designation	Comment	Reply	Proposed Amendment
GENERAL FEEDBACK						
GF	1	Chris Burton	Parish Resident	The traffic round the centre of the village has increased noticeably in the last 12-18 months. School mums and delivery drivers seem to be the main offenders of speed limits in the centre. We need effective control to maintain the safe multi use of the village roads for people and horses. What can be done about this.	Thank you for your comments. Traffic calming measures have not been considered in this version of the plan but could be an issue for the next iteration of the plan	Add traffic calming to the list of issues for consideration in the next iteration of the plan
GF	2	Barbara Burton	Parish Resident	Dunsells Lane is getting busier and seems to be used as the route to Petersfield Road from Gascoigne Lane and is a busy horse route. We need to slow down traffic.	Thank you for your comments. Traffic calming measures have not been considered in this version of the plan but could be an issue for the next iteration of the plan	Add traffic calming to the list of issues for consideration in the next iteration of the plan
GF	3	Roger Langridge	Parish Resident	How will the NP credibility stand up when EHDC makes irresponsible decisions over the NP regarding a gypsy site. Also disappointed all this hard work is only valid until 2020?	Thank you for your comments. The plan once made should strengthen the ability of the parish to shape future planning decisions	No change proposed
GF	4	Mary Flatt	Parish Resident	Well done to all those who have worked on the plan	Noted with thanks	No change proposed
GF	5	Philippa Dransfield	Parish Resident	I think we need to protect our Village from further unwelcome development and fulfil the Development plan as soon as possible	Noted with thanks	No change proposed

Policy #	From	Designation	Comment	Reply	Proposed Amendment
GF 6	Beverly Whitaker	Parish Resident	I'm not sure that villagers views are taken into account on planning issues. It seems that if you have a willing landowner, then it over rides any other views. Please think carefully about retaining the heart of the village, once gone it cannot be regained.	Noted with thanks	No change proposed
GF 7	Keith Monkhouse	Parish Resident	An excellent plan which reflects the views of most villagers.	Noted with thanks	No change proposed
GF 8	Yvonne Archer	Parish Resident	Very detailed plan approached with local knowledge and common sense!	Noted with thanks	No change proposed
GF 9	Nigel Clarke	Parish Resident	I believe the plan is credible, intelligent and well thought through. Those involved are to be commended. Thank you for giving up so much time to deliver the vision for Ropley	Noted with thanks	No change proposed
GF 10	Patricia Langridge	Parish Resident	I feel or your hard work could be for little benefit. The District Council seems to have its own rule book.	Noted with thanks	No change proposed
GF 11	Suzan Yianni	Parish Resident	Extra storage facilities for the Community run volunteer groups would also be very useful, also good internet access at the Parish Hall would be useful.	Noted with thanks	No change proposed
GF 12	Drew Fielden	Parish Resident	This is a very positive, well considered and community supportive plan which deserves the endorsement of the parish and EHDC. A credit to its planning team.	Noted with thanks	No change proposed
GF 13	Jonathan Flory	Parish Resident	Update of the Conservation Areas is overdue to make full sense of this neighbourhood plan	We agree with thanks	No change proposed

Policy	#	From	Designation	Comment	Reply	Proposed Amendment
GF	14	Jennifer Barron	Parish Resident	Increased parking on Church Street for the Church - see No.19. I feel that residents views in the affected properties should be taken into account. East Winds to No.5 who have no alternative to park on their property. Please add my property No.3 Church Street to the proposal for locally designated heritage assets.	Thank you for your comments. RNP19 provides for church parking away from Church Street. Your property has been added to the list of designated heritage assets(our response to policy 9)	Add No 3 Church Street o list of designated heritage assets
GF	15	Bryce & Sandra Fletcher	Parish Resident	It is clearly evident that much careful thought and consideration has been given in preparing the Neighbourhood Plan, by a dedicated team of volunteers committed to looking after the best interests of the village in the broadest possible way. For this we offer our sincere thanks! Additional Comments. Since submitting our questionnaire, we have become aware of the plan for a 'New Village Field', on the land between Hammonds Lane and School Lane. We are most disappointed that this appears to be totally independent of the Ropley Neighbourhood Plan, that has been carefully prepared by a team of very comitted people, over a period of many years, for the good of the whole village of Ropley. Without questioning the underlying motives for the plan for a 'New Village Field' it raises many concerns in our minds: 1. Ropley already has a really excellent recreation ground/public space only about 100 meters away. Does the village really need a second such space, with associated expenditure in maintaining it? 2. The car park proposed for the school will, no doubt, be welcomed by many parents - but there is already a very substantial car park 100 meters away at the Parish Hall. The proposed new car park would inevitably lead to major conjestion at the begining and end of school, as parents attempt to manoeuvre at a very difficult junction outside the school gate; it would	Thank you for your comments and support for the plan. We acknowledge that the manner of this intervention by the landowner caused confusion and can confirm that this plan does not propose any development on this site.	No change proposed

Policy #	From	Designation	Comment	Reply	Proposed Amendment	
			<p>also bring congestion closer to the village centre. Additionally, we feel that with so many more cars in a congested area, the safety of the children could be severely compromised. 3. Whilst the proposal is that the new car park would also benefit the village at other times, it is difficult to envisage what happens in the village that necessitates a large new car park. The Parish Hall car park is only 100 meters away, and already satisfies most of the village parking needs. Furthermore, although it is suggested that it could be used by the Church, the plan for the church rebuilding is already proposing a new car park immediately behind the church - far more convenient (especially for access by the emergency services).</p> <p>4. The new 'Plan' also seeks to provide 9 new houses - all in locations which would appear to fall outside The Ropley Neighbourhood Plan objectives. We are also aware of the local campaign aiming to keep heavy works traffic for the church away from Hale Close - partly on the grounds of safety risks to the school children. Surely this particular concern can be simply overcome by limiting access to the site at times the children are dropped off and collected at the beginning and end of the school day.</p>	<p>The proposed development off Hale Close provides a unique opportunity to secure social and affordable housing in a sustainable location and is thus supported. We agree careful traffic management during construction will be essential as proposed by policy RNP 7.</p>		
GF	16	Jane Hodgson	Parish Resident	Congratulations - what a huge job!	Noted with thanks	No change proposed
GF	17	Stephen Broadbent	Parish Resident	As a result of all the hard work from so many, I believe the proposed plan should play a vital part in protecting and improving the village for many years to come. I give it my (almost) unreserved support.	Noted with thanks	No change proposed

Policy #	From	Designation	Comment	Reply	Proposed Amendment
GF 18	Miles Morris	Parish Resident	<p>Some of the plans incorrectly name the length of road from Ropley Primary School towards the recreation ground as Vicarage Lane. Tudor House, Sycamore House, Camelia Cottage, Honeysuckle Cottage, Wisteria Cottage, Elmgrove and The Forge all have postal addresses of Church Street. It is my understanding that Vicarage Lane in fact starts / finishes at Hammonds Lane. The affected plans need to be corrected.</p> <p>Dear Ropley Neighbourhood Plan Committee. As new residents in Ropley, we are very keen to be involved in the life of our village and pleased to be asked for our views on the plans for the future of the village as set out in the Ropley Neighbourhood Plan. Having submitted our responses on the individual policies in the Plan several weeks ago, we have now come across the analysis of the questionnaire which was circulated to Ropley residents in the summer of 2015. We note that the analysis states that the majority of respondents to this questionnaire:- 'agree that some new housing should be planned for in the parish; think this new housing should be infilling between existing properties and on brownfield sites; feel it should be small properties for sale, social/affordable housing, and properties specifically for the elderly; want it (new housing) located on the former Chequers pub site, on browfield/vacant sitted along Petersfield Road, and along the A31 corridor'. It is therefore disturbing to note that the subsequent development of Ropley Neighbourhood Plan does not appear to take this majority view into account at all,</p>	<p>Thank you for this clarification and the maps have been amended</p> <p>Housing sites have been selected from those proposed by landowners using a set of criteria based on established planning practice and sustainability principles.</p> <p>The Neighbourhood Plan provides for sites to be provided specifically for affordable housing as well as properties for rent which reflects the consultation feedback.</p> <p>Any future development applications will be handled through the planning process and determined according to the local and neighbourhood plan policies.</p> <p>Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in</p>	Amend maps to show correct point at which Church Street becomes Vicarage Lane

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			particularly in respect of Policy 19 which proposes the construction of 14 further dwellings at the top of Hale Close - neither a brownfield site nor situated on the Petersfield Rd A31 corridor. We feel that it is important residents' views, if sought, should be used to shape policy planning, especially when they are the majority views, and that sites for further development are not driven by the preparedness of local landowners to make land available. We very much hope that you will consider this additional feedback to the Ropley Neighbourhood Plan alongside the many responses we hope you will receive via the response form. We look forward to seeing the report of the responses once you have the opportunity to collate them.	demographics and revised site submissions.	
GF 19	Kathryn Board	Parish Resident	A number of the plans which appear in the Ropley Neighbourhood Plan incorrectly show the length of road between Ropley Primary School and Ropley Parish Hall as Vicarage Lane. However, the 7 properties of Tudor House, Sycamore House, Wisteria Cottage, Camellia Cottage and Honeysuckle Cottage, as well as the Forge and Elmgrove all have postal addresses in Church Street. I understand that Vicarage Lane only begins at the intersection with Hammonds Lane. The plans used in the Neighbourhood Plan should be amended to show this correctly.	Thank you for this clarification and the maps have been amended	Amend maps to show correct point at which Church Street becomes Vicarage Lane
GF 20	Catherine Mitchell	Parish Resident	Many thanks to the Steering Group!	Noted with thanks	No change proposed
GF 21	John Waterfield	Parish Resident	I would like to thank the individuals who have given considerable time and effort in producing this plan. It is of an exceptional quality and my comments above are	Noted with thanks	No change proposed

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			entirely to enhance the strength and purpose.		
GF 22	Peter & Valerie Abraham	Parish Resident	Congratulations on preparing the plan and questionnaire	Noted with thanks	No change proposed
GF 23	Janet Glover	Parish Resident	Thank you for all your hard work	Noted with thanks	No change proposed
GF 24	Robin De Pree	Parish Resident	Yes. All your debates, the number of hours spent, and the enormous effort by each one of you volunteers, has produced a very readable, comprehensive Neighbourhood Plan	Noted with thanks	No change proposed
GF 25	Angela Waterfield	Parish Resident	I would like to offer my sincere thanks to all members of the Neighbourhood Plan Steering Committee and everyone who has helped in whatever capacity. This has at times, I am sure, been a very long difficult painful process but I truly believe that we all wish to achieve the same goal of protecting and preserving the Village we love. So a great big THANK YOU AND WELL DONE!	Noted with thanks	No change proposed
GF 26	Alan Thomas Alan Thomas	Parish Resident	I am certainly not in favour of any plans to develop the site referred to as 'Church Street Farm'.	Noted with thanks	No change proposed
GF 27	Richard Venn	Parish Resident	Page 12 Section 7 states that "This vision underpins the objectives which are in the next section." I believe a more conventional approach is the other way round. (Page 64 "Tresnaith" spelt differently on planning map)	Thank you for these clarifications	Amend page 12 to read: This vision is underpinned by the objectives. Correct spelling of Tresnaith on page 64 and map

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GF 28	John Happel	Resident Outside the Parish	If the Neighborhood Planning group wish to see a copy of my documents relating to my land in 'Dunsells', I can attach them in a reply to the email I should receive upon submission of this form. I would welcome any communication from the group.	Thank you for your comments. We have now received a copy of your map, noted your objections and action will be taken to remove this parcel of land from the final draft of the plan.	No change proposed
GF 29	Andrew Brown	Parish Resident	I congratulate the team on their hard work, and hope that there is no need to make any material changes to these excellent proposals.	Noted with thanks	No change proposed
GF 30	Alison Calver	Parish Resident	Everyone is to be congratulated for their hard work and I hope it can be approved quickly as it is, for Ropley needs it.	Noted with thanks	No change proposed
GF 31	Geoffrey Gray	Parish Resident	This document was commented on without access to the evidence base the links at the bottom fail just leading to a page not found message. This should have been picked up and corrected before begining the consultation. On the whole the plan is fine in as far as it goes, it being a codification of what is mostly in the existing Local Plans etc. However it could be argued that the overall village wish is for nothing to change and it would be interesting to see if the younger age demographic group mentioned in the plan support the same views. Ropley is an aging population, which as there is little easily accessed infrastructure will find life here increasing more difficult without use of cars or having the ability to drive. It also an extremely expensive area from a housing and land prices point of view and the comment in the plan about a higher proportion of manergerial classes resident reflects the cost of living here. It may well be that in spite the attempted social engineering being undertaken with	Thank you for your comments. The plan does aim to provide the number and type of housing to meet the assessed need and to promote a sustainable community. Our investigation of the links to the Evidence base confirmed that there was a temporary failure corrected very quickly and that residents did have adequate time and access to respond to consultation in the light of the Evidence Base contents.	No change proposed

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			respect to housing that in the end Ropley just becomes a dormitory village populated by commuters.		
GF 32	Hugh Northey	Parish Resident	A very thorough piece of work - very many thanks to all concerned.	Noted with thanks	No change proposed
GF 33	Mary Panter`	Parish Resident	An excellent piece of work..thank you	Noted with thanks	No change proposed
GF 34	Ray Panter	Parish Resident	A most worthwhile job well executed	Noted with thanks	No change proposed
GF 35	Sam Plumbe	Resident Outside the Parish	I have seen a proposal for 9 new houses on a field opposite the school to infill some gaps and create parking for the school and new public space. In principal I think the proposal works to allow a developer to make some money and then gift the space to the village. I don't like the semi detached proposals and would rather see detached properties but with shared garage spaces with 1 or 2 bed flats above for separate purchase or for B&B rental. I also don't think the proposed design for the car park works as access should be closer to the school entrance so vehicles access it from near the school	We can confirm that the plan does not propose any development on the land west of School Lane/church Lane , which has been designated as local green space for the area marked LGS3 on the proposals map no8	No change proposed

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			entrance rather than down school lane but the idea is a good one to stop parents and children walking down the main road.		
GF 36	Angela Henderson	Parish Resident	I think you all have done a wonderful job and thank you for all your hard work.	Noted with thanks	No change proposed
GF 37	Colin Richardson	Parish Resident	Many thanks and congratulations to all who have worked so hard on this Neighbourhood Plan. Whilst there is a section on lighting, it would have been good to have a section on noise to include use of the sports pavilion and village hall, use of grounds maintenance equipment on the recreation ground plus other items/issues relating to noise.	Thank you for your comments. Consideration of noise could be an issue for a future iteration of the neighbourhood plan	Add noise to the list of potential items for next iteration of the plan
GF 38	Alan Muggeridge	Parish Resident	Great care has been addressed for future housing and their appearance within the parish but I welcome any potential business / tourist development be governed by the same policies.	The scope of this neighbourhood plan is limited to housing and its associated infrastructure. Consideration of proposed business / tourist development will need to be picked up within the scope of the next iteration of the neighbourhood plan	Add business/tourist development to the list of potential items for next iteration of the plan
GF 39	Andrew Robson	Parish Resident	The Ropley Neighbourhood Plan is a well balanced considered approach whose recommendations I fully support.	Noted with thanks	No change proposed

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GF	40	Karl Moorhouse	Parish Resident	<p>Whilst construction of new homes is undertaken, contractor and construction vehicles should be managed. This however would allow temporary access to a construction site - eg Hale close for the Church re-build. I am strongly opposed to any settlements , including traveller sites, which do not count towards the housing target number and location described in Policy 18. I am also strongly opposed of turning the field next to the school entrance into a parking lot or a a location for building . This would compromise Policy 3 and 18</p>	<p>Thank you for your comments. Construction traffic is proposed to be managed under policy RNP7.</p> <p>The Local plan includes an allowance for windfall developments as part of the overall district housing allocation and sites that do obtain planning permission even if not proposed under the neighbourhood plan would fall under the windfall allowance</p> <p>We can confirm that the plan does not propose any development on the land west of School Lane/church Lane, which has been designated as local green space for the area marked LGS3 on the amended proposals Map No8.</p>	Amend Map No8 to include boundary between Hammonds Lane and site 12 as part of LGS3
GF	41	Bill Mitchell	Parish Resident	<p>Let's keep Ropley a community village where people want to live, and where we put residents wellbeing as the top priority.</p>	Noted with thanks	No change proposed

Policy	#	From	Designation	Comment	Reply	Proposed Amendment
GF	42	Scott Anderson	Parish Resident	<p>With regards to the recent flyer that was produced by Mr Bevan in early March I am very concerned with his proposed plans for development on land that is currently designated as proposed Local Green Space for Ropley. Mr Bevan's proposal and its late timing in this process serves to undermine the significant amount of work and careful consideration that has been put into the Neighbourhood plan. Mr Bevan has also taken it upon himself to involve the local school and attempt to gain their support which is inappropriate given that many parents and staff at the school do not live in the Ropley Parish. I reiterate my comments in relation to Policy RNP8 (above) and strongly support the designation of this land, which sits west of School lane/Church lane, as a Local Green Space for the reasons set out in Policy RNP8.</p>	<p>Thank you for your comments and support for the plan. We acknowledge that the manner of this intervention by the landowner caused confusion and can confirm that the plan does not propose any development on the land west of School Lane/church Lane, which has been designated as local green space for the area marked LGS3 on the amended proposals Map no8.</p>	<p>Amend Map No8 to include boundary between Hammonds Lane and site 12 as part of LGS3</p>
GF	43	Lucinda Kelly	Parish Resident	<p>I would like to make comments on the flyer which was distributed by the Bevan brothers in early March relating to their proposed development of land west of School Lane / Church Lane (one of the Local Green Spaces proposed by Policy RNP8). As stated above I strongly support the designation of the spaces in Policy RNP8 as protected Local Green Spaces and am wholly opposed to the development of any one of them. Development of the land west of School Lane / Church Lane, as proposed by the Bevan brothers, would contravene numerous policies in the Ropley Neighbourhood Plan, including (without limitation): 1. it provides for the construction of houses and a 70 car car park on land designated as Local Green Space; 2. it would require the creation of 2 new accesses from sunken lanes; 3. it would adversely impact the privacy and outlook of a number of properties on</p>	<p>Thank you for your comments and support for the plan</p>	<p>No change proposed</p>

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>Church Street and Hammonds Lane. It is also noted that in order to gain local support for this proposed commercial development of housing on a proposed Local Green Space the Bevans have made various offers of amenities, purportedly for the benefit of the the village, none of which are required by the village. For example:</p> <ol style="list-style-type: none"> 1. a village playground is proposed when we already have a large and well-equipped playground in the village; 2. green open space is proposed when we already have a wonderful recreation ground in the village; 3. a 70 car car park is proposed when there is significant parking for the village at the Parish Hall and a new car park is proposed for the church in the Neighbourhood Plan. <p>Also, would it really be sensible to have most village traffic (including school traffic) funnelled past the school and down a very narrow, sunken lane? School children would have to navigate that lane on foot having parked in the field or have to navigate what would be a much busier junction if walking to the church or the recreation ground / parish hall. I am wholly opposed to the proposals in the said flyer for all of the above reasons.T</p>		
GF	44 Joanna Atkinson	Consultee	<p>Dear Sir. Thank you for your correspondence dated 31st January 2018 enclosing details of the Ropley Neighbourhood Plan. Our client, Esso Petroleum Co Ltd, do have apparatus situated near the proposed works. Esso Petroleum Co Ltd have no objections to the proposals so long as the enclosed 'Special Requirements for Safe Working' booklet and the covenants contained in the Deed of Grant are adhered to. Thank you for forwarding this information to us. Yours faithfully Joanna Atkinson. On behalf of Fischer German LLP</p>	Noted with thanks	No change proposed

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GF	45	Zara Ziauddin	Consultee	<p>Dear Quentin Planning consultation: Ropley Neighbourhood Plan for the Parish of Ropley in the District of East Hampshire - Launch of Regulation 14 Public Consultation to Statutory Consultees Location: Ropley Thank you for your consultation on the above dated 12 March 2018 which was received by Natural England on the same date. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. SUMMARY OF NATURAL ENGLAND'S ADVICE. Natural England is satisfied with the Ropley Neighbourhood Plan and does not have any further specific comments on this draft neighbourhood plan. Should the proposal change, please consult us again. If you have any queries relating to the advice in this letter please contact me on 020 82256903, for any further consultations on your plan, please contact: consultations@naturalengland.org.uk Yours sincerely Zara Ziauddin Sustainable Development Adviser. Dorset, Hampshire & Isle of Wight</p>	Noted with thanks	No change proposed
GF	46	Terry Neilson	Parish Resident	The proposals for future development look sensible and deliverable.	Thank you for your comment	No change proposed
GF	47	David Smith	Parish Resident	<p>Comments on Ropley Neighbourhood plan My comments relate to the ease and pleasantness of walking or cycling in the village. The plan does not address this but only comments on sustainable transport in relation to new development. Gascoigne Lane is shown on the map as a narrow lane. For most of its length, although vehicles need to slow down to pass</p>	<p>Thank you for your comments. We have amended the definition of narrow lane to 4.1 m width or less and this does mean that most of Gascoigne lane does not qualify for this designation. Traffic calming measures have</p>	Add traffic calming to the list of issues for consideration in the next iteration of the plan

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			<p>oncoming traffic, it is generally straight and with houses only on one side at any time, motorists see no need to observe the 30mph speed limit. My impression is that 90% of traffic travels at 40-45 mph unless there is oncoming traffic. Walking to the A31 to catch the bus or just going for a walk is unsafe and unpleasant. Having said in the plan, p36, that a. This increased traffic is eroding the character of Ropley's lanes and is having a detrimental impact on their use by walkers, cyclists and horse-riders. b. Growing volumes of motor traffic mean Ropley's lanes are becoming less pleasant for other road users, and create actual and perceived risks to safety. Problems are most acute on minor and single track lanes at the centre of the village and in outlying settlements. it would be helpful for those in Gascoigne Lane (and this argument I am sure relates equally to Petersfield Rd and other busier roads) if there was traffic calming since we cannot expect effective enforcement of speed limits. What is needed is a plan to deal with speeding and to create usable off road footpaths. This will involve traffic calming and creating paths inside hedges away from roads. It will also involve improving footpaths so they are usable year round by those with ordinary footwear. For example the path from the recreation ground to the Chequers is soft mud in the winter and nobody is going to use it to walk from the centre of the village to the bus-stop. I accept that there are land issues here but an aspiration to making improvements would be a first step. I would also like to see a plan or commitment to improving the existing environment. There are areas like the grass verges in Ropley Dean which could be planted with trees and shrubs, lessening the visual impact of the A31 and screening some of the houses from the road.</p>	<p>not been considered in this version of the plan but could be an issue for the next iteration of the plan</p>	

Policy	#	From	Designation	Comment	Reply	Proposed Amendment
GF	48	James Bevan	Resident Outside the Parish	The matrix you used to score the sites has some issues, including the fact that certain criteria are not given sufficient weighting to reflect their importance. The fact that proposed green space allocation counts against sites does seem very unfair. There are some errors in the figures that the steering group are aware of. For instance, sites 12, 13 and 14 seem to have been assessed as one field initially and therefore some of the scoring is incorrect. Also in the SA report, these fields have been redlined for being backland which is not the case, and for having a key vista, which is also unfair since the development of sites 12 or 14 would not impact this vista. Also, development here could easily be in character for the village if done in the appropriate way that has been suggested in the recent flyers circulated.	Thank you for your comments. Please see our response to these and other comments raised in the submission from Pegasus Group made on your behalf at LAND 1	No change proposed
GF	49	Nigel Plowright	Parish Resident	The RNP Team is to be warmly congratulated for their objective and articulate hard work. The resulting document will be a great help to planners and applicants alike. Please may I request that 'the Church' be correctly titled 'St Peter's Church' throughout the RNP. It should be listed as a community facility - preferably with a mention above the disused pub - where it presently languishes.	Thank you for your comments. We will identify the church by its full name when first referred to. The church could be considered as a community asset in a future iteration of the neighbourhood plan	Include reference to St Peter's Church in first instance on page p "Settlement pattern" first para

Policy	#	From	Designation	Comment	Reply	Proposed Amendment
GF	50	Simon Hombersley	Resident Outside the Parish	<p>Dear Ropley Neighbourhood Plan Consultation Land South of Church Cottages, Site 17 in Site Assessment Report Background Thank you for the opportunity to respond to a very professional and well managed consultation exercise. I write as one of the owners of Site 17, which was given to us in the 1980s by our grandmother Helen Hobourn, who lived very happily in Ropley for 30 years. We are in favour of most of the policies in the Consultation, but oppose the proposed allocation of sites. We believe that there has been a procedural error, would ask that you include our site, which is an infill site between existing properties, in your final plan submitted to EHDC. AECOM Assessment Exercise and Policies We recognise that the prioritisation of the housing sites in the Plan are determined by the independent AECOM assessment exercise, to the criteria and policies set by the Parish Council. We believe that there are several erroneous points in that exercise: Assessment Criteria: Under criteria viii, Site 17 has been scored 1 rather than 2. This suggests that the site is 800m-1600m from the bus stop at the Village Hall. This is not correct – the distance is around 400m. So, this score should be 2, taking the overall score for the site to 28. This score is joint highest in the Assessment Report, equal to the preferred Hale Close site and significantly higher than the other preferred sites. RNP 5 – Distance from Two-lane road</p> <p>The site has been ‘redlined’ in the Assessment Report, “due to its failure to comply with NP policy 5.1”. RNP 5 is “A new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a</p>	<p>Thank you for your comments here and in a separate submission.</p> <p>Please see responses to your comments under the LAND3 section below.</p>	No change proposed

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			<p>two-vehicle width road.” Site 17 should not be ‘redlined’ against this policy. The distance to Church Street from the site’s access gate is 125m. On this basis, it is not procedurally correct to redline Site 17 as a consequence of RNP 5, and development of over 5 units is within policy. RNP 6 – Sunken Lane policy: It is possible that reference to “NP policy 5.1” in the Assessment Report is a numbering error, and the report intends to reference RNP 6. This policy states: “Development which would involve the creation of a new access onto a sunken lane will not be permitted.” Again, the site should not be ‘redlined’ against this policy. The site has an existing access on to Church Lane. Development would not therefore involve the creation of a new access. Site 17 does not breach RNP 6. Designation of Site 17 as ‘Preferred’ These procedural errors in the Assessment Report exercise have led to an otherwise highest scored site being excluded from the Neighbourhood Plan. The redlining of Site 17 is incorrect under the methodology of the exercise, and should be corrected. We respect the professional and transparent nature of the process for determining the Neighbourhood Plan. We can only conclude that the exclusion of Site 17 is a procedural error rather than there being any bias or lack of transparency in the process. We do not wish to delay the Plan, but if this error is not corrected we will raise this at the next stage with EHDC. We would request that the Neighbourhood Plan therefore includes Site 17 as a preferred site on the basis that it is joint highest scoring of all the sites assessed and is fully compliant with all the Plan’s stated policies. Yours sincerely Simon Hombersley</p>		
GF	51	Helen Hault	Parish	Given the significant number of sites with planning	Thank you for your comments. No change proposed

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		Resident	permission already granted, further new development should be spread over the period to 2028 as part of the Policies	The plan allocates sites to satisfy the assessed need over the plan period but cannot stipulate phasing without being in contradiction with the JCS. Planning applications, when made, will be considered against the local and neighbourhood plan policies in place at the time.	
GF 52	Frank Branagan	Parish Resident	The NP committee can be congratulated on the effort that has gone into this document. I am concerned that consultation within the planning system means more than commenting but means an active engagement with a view to influencing or correcting the plan. My comments during the earlier consultation phase were not acknowledged let alone acted upon. For this stage of the plan I will limit myself to a correction that concerns a parcel of land owned by me. In policy RNP3 there are 11 key vista points identified and the committee would like to protect views from these points. My parcel of land is identified as being not suitable for development because it is supposedly visible from one or more of these points. However, none of the photos included as evidence for this policy shows this parcel of land being visible from any of the points. If the committee disagree, I would like to visit each of these points with them and demonstrate that the land is not visible when walkers/riders etc are located on public land. I would like to have this error corrected by removing this land parcel from the hatched areas on Map No 3B. The parcel of land is in the field behind the new allocated site with current planning approval no 55567/002 This land is also currently a	Thank you for your comment here and within RNP3. Your site (SHLAA 2014 ROP012) of which part already has planning approval has been reviewed and removed from the Map 3B. Housing development site 9 (self build) is not in fact shown as within the Areas of Significant Visual Prominence and no correction is required.	Remove site SHLAA ROP012 from Map 3B Areas of Significant Visual Prominence

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			SHLAA site as approved by EHDC. There is also the question of inconsistency and unenforceability relating to this particular issue. Housing development site 9 shown on Map No 19 as suitable for 4 self build houses is also shown on Map 3B as a site visible from one or more vista points. Because of my comments the last time going amiss, I will copy this comment to EHDC and hope to receive both an acknowledgement and engagement to resolve this error. Thank you for your efforts, I am sure that at times the work must seem like a thankless task.		
GF	53 Bernise Gosden	Parish Resident	It is an excellent idea and I hope the EHDC listen to the views of the Villagers	Noted with thanks	No change proposed
GF	54 Peter Gartside	Parish Resident	It says nothing about the quarry and adjacent land in Soames Lane, which seems a peculiar omission.	<p>Thank you for your comment. The quarry site was not submitted by its owners for potential development and was therefore not reviewed in the site allocation process.</p> <p>Further to consultation comments received, we propose to include the upper part of the Lime Quarry as an area of Significant Visual Prominence in Map 3B (see responses to RNP3)</p>	No change proposed

Policy	#	From	Designation	Comment	Reply	Proposed Amendment
GF	55	Isabelle Tillen	Resident Outside the Parish	With regards to housing the steering committee could have demonstrated on their maps what the land owners actually wanted to do with the land put forward. This would have been much more informative. The committee has been too restrictive in the number of units and the size/ amount of land available. They appear to have championed plots in the original questionnaire that they are now putting forward as their sites for development. By all means have these sites if you must but be more imaginative for those of us who do not want cramped homes built by developers and be brave enough to release more land for the self builder. We put forward land on Bighton Hill for max. 2 self build units on decent plots. It is walking distance 800- 1600m to facilities on PATHS not the road and large enough for even self build bungalows! Your questionnaire supports development on Bighton Hill (question 8). We are on the self build register, and have a need. The duties of authorities with regard to Housing and planning Act is 'to permission land that is suitable for self/ custom build that people are keen to develop' and ' should use the preferences of those on the register to guide its decisions'.	Thank you for your comments. The plan allocates sufficient housing to meet the needs of the parish to 2028. The sites proposed by landowners for development were evaluated using a set of criteria which are based on established planning principles and sustainability principles. Sites where the landowner is willing to proceed with a development were scored and those which would provide the type of housing required and accord with the policies of the plan have been proposed in priority. Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.	
GF	56	Nick Raynham	Parish Resident	I think the people who have drawn up this plan have done an excellent job. THANK YOU for all your hard work!	Noted with thanks	No change proposed
GF	57	Helen Sandell	Parish Resident	All of the development proposals are located in the centre of the village. I would like to see future developments more widely spread throughout the parish, which is more in keeping with its settlement	Noted with thanks	No change proposed

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			pattern. Well done to all those involved in preparing the neighbourhood plan.		
GF 58	Joanne Jones	Business	Please refer to separate hard copy Pegasus Group representations posted to the address provided.	Noted	No change proposed
GF 59	Ellen Rey de Castro	Parish Resident	As well as my comments to the specific policies being proposed, I want to emphasise again that I believe the Neighbourhood Plan ignores the wishes of the majority of respondents to the questionnaire carried out in the summer of 2015 with regard to the planning of new housing. If you ask village residents for their views, you should listen to what they say.	Thank you for your comments. The plan allocates sufficient housing to meet the needs of the parish to 2028. The sites proposed by landowners for development were evaluated using a set of criteria which are based on established planning principles and sustainability principles. Sites where the landowner is willing to proceed with a development were scored and those which would provide the type of housing required and accord with the policies of the plan have been proposed in priority.	No change proposed
GF 60	Nicolas Rey de Castro	Parish Resident	Some of the plans incorrectly name the length of road from Ropley Primary School towards the recreation ground as Vicarage Lane. Tudor House, Sycamore House, Camelia Cottage, Honeysuckle Cottage, Wisteria Cottage, Elmgrove and The Forge all have postal addresses of Church Street. It is my understanding that Vicarage Lane in fact starts / finishes at Hammonds Lane. The affected plans need to be corrected.	Thank you for this clarification	Check maps annotation of Vicarage lane and church Street

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GF 61	Rupert Pleydell-Bouverie	Parish Resident	Very much appreciate the efforts of all those involved in putting the plan together.	Noted with thanks	No change proposed
GF 62	Peter Gurd	Parish Resident	Although I have no problem in the Village prioritising where they would like future development to go the 'plan' smacks of MIMBYism and if all the Villages took a similar view one wonders where all the new housing proposed by the Government is going to get built. I also have a problem with what Ropley's housing needs will be in 15 years time. How can anyone possibly anticipate this. Villages need to evolve and the 'plan' reeks of being a vehicle for control.	Thank you for your comments. The plan has a vision out to 2028. Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.	No change proposed
GF 63	Guy Whitaker	Parish Resident	The Neighbourhood Plan has taken huge effort by dedicated people over many years - thank you. That said, I think the Plan is too restrictive - fixing what is in and what is out - for too long and has risked compromising on its own principles and policies to shoehorn inappropriate development (Policy 19) into the Plan as an expedient way to hit notional targets. Rather than this fixed approach, a living plan that draws on worthwhile principles to judge all future development applications would yield a fairer and more effective way to address the Village's changing social, demographic and economic needs for the years to come.	Thank you for your comments. The plan has a vision out to 2028. Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.	No change proposed
GF 64	Kathryn Fielden	Parish Resident	Thank you to all those who have put so much into this plan. It is an excellent job well executed.	Noted with thanks	No change proposed
GF 65	Tim & Claire Hughes	Parish Resident	Thanks to all those who spent considerable time bringing the Plan together. Please clarify how & by whom are these comments (& others) to be reviewed, addressed and concluded, especially as this is a 'pre-submission	Thank you for your comments. Responses to questions have been provided by the Steering Committee as a group.	No change proposed

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			document' - what does an 'attributable form' mean?	Attributable form means the question, identity of the questioner and the response are public	
GF 66	Tom Stroud	Parish Resident	A huge thank you to all those who have worked so hard on this, an excellent job. (Keep going). I would like to use this opportunity to raise a concern i have with regards to traffic around the village particularly Gascoigne lane where people continue to disregard the 30mph restriction, I fear for the safety of walkers and believe calming measures (lunch points) should be considered.	Noted with thanks. Traffic calming might be considered in a future iteration of the plan	No change proposed
GF 67	Paul Prowting	Parish Resident	Well done on putting together a comprehensive draft plan together.	Noted with thanks	No change proposed
GF 68	Susan Leffers-Smith	Parish Resident	I would support any steps to preserve the rural/historic character and safety of the village. It is a nurturing family community which will be destroyed by opportunistic commercial development.	Noted with thanks	No change proposed
GF 69	Graham Flatt	Parish Resident	Allocation of land for more affordable/ lower cost housing is a priority	Noted with thanks	No change proposed
GF 70	Sophie Plank	Parish Resident	If you are building more homes there should be some decent size three bed houses for rent. There have been lots of one and two bedroom houses built at Rowdell and hale close but you have to wait for someone to die before you can get a three bedroom house. I think there should be no more building in the middle of the village it is built up enough you have kept green space in other parts of the village why not the centre.	Thank you for your comment. The housing numbers in the Neighbourhood Plan were assessed in January 2017. At that time a number of affordable units were under construction as part of the Colebrook Fields development. Hampshire Home Choice register identified a need	No change proposed

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				for 9 affordable houses for rent by families with a local connection, and 4 of these have been provided at Colebrook Field leaving an unfulfilled need for 5 one bedroom affordable houses for rent which is what the plan provides for.	
GF 71	Ron & Ann Beal	Parish Resident	A fantastic piece of work - well done!	Noted with thanks	No change proposed
GF 72	Clare Slemeck	Parish Resident	We appreciate very much all the effort that has been put into this.	Noted with thanks	No change proposed
GF 73	Edward Brandt	Parish Resident	The NP steering group will know that the Bevan brothers, who used to live in Hall Place and who sold it to the people who the Brown's bought it from, have recently been "canvassing" support from the village with a view to developing the land immediately fronting onto my garden, Hall Place Cottage, into 5 dwellings. We all know that their leaflet looked the same as the NP leaflets and proposal and therefore suggesting that it was a village idea and not theirs. This was, as we all know, swiftly and robustly rebuffed but the application to develop remains and I hope that Simon Perkins and whoever else can reassure me that this proposed development will not go ahead..	Thank you for your comment. We can confirm that the neighbourhood plan does not allocate housing on the site to which you refer.	No change proposed
GF 74	Sally Brooks	Parish Resident	Consideration should be given to make it safer for children walking to and waiting for school busses. Including older children walking to and from Petersfield road for college busses	Thank you for your comment	Add to list for consideration in a future iteration of the plan

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GF 75	Roger Wood	Parish Resident	The online version of the maps are not very clear when enlarged. It is difficult to see clearly which properties are in or out some of the policy designations. The maps in the printed version of the Plan are also too small in scale to be able to see them clearly. The final version of the Plan needs some larger maps. I couldn't see a Proposals Map. If this online comments system is used again, could a 'save' feature be added so that you can put in some comments and come back to them later? Thank you.	Thank you for your comment. We understand larger scale maps are not possible but the maps should be zoom-able to check the detail where necessary	No change proposed
GF 76	Bernard Wynne	Parish Resident	There should be a strong resistance to additional housing proposals beyond those needed to meet the housing allocation set out in the plan.	Noted with thanks	No change proposed
GF 77	Robert H Carr	Parish Resident	I think the Neighbourhood Plan team have put in an immense amount of work in considering how best to retain the character of the village, and I fully support the conclusions they have reached.	Noted with thanks	No change proposed
GF 78	Patricia M Carr	Parish Resident	A very well thought out plan. Thank you.	Noted with thanks	No change proposed
GF 79	Alison Wood	Parish Resident	Further thought needs to be given to the longer term development of Ropley and where the most suitable locations for new development will be. At present there is a mismatch between some of the policies so that areas with good transport links are effectively prevented from development by some of the other policies, such as the Settlement Gaps and ASVP and Key Vista designations. The maps are of too small a scale in most instances and, when enlarged on the online maps become too blurred	Thank you for your comments. The plan has a vision out to 2028. Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.	No change proposed

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			to read easily. Can the final version of the Plan have larger scale, clearer maps? It would be helpful for future consultations for the online consultation system to have a pause and save facility so that commennts can be added gradually. (If there is this facility already I didn't find it.)	We understand larger scale maps are not possible but the maps should be zoom-able to check the detail where necessary	
GF 80	Amanda Jordan	Parish Resident	Thank you for all the hard work you have done on this is has been a very large job. I think with a few tweaks on access and sunken lanes that this has been very well thought out.	Noted with thanks	No change proposed
GF 81	Norma Day	Parish Resident	In the profile of Ropley there is no mention of the Church which has been a central part of the village for 800+ years. There is a mention that all roads other than parts of the A31 and C18 Petersfield road have a 60mph speed limit, surely this is incorrect. The plan mentions that Lyeway Lane is not close to the community-this Lane leads right into the centre of the village and certainly has equal In the settlement pattern there is no mention of the Church which has been a central part of the village for 800+ years. I think your quote that all roads other than the two mentioned have a 60mph speed limit is incorrect. Lyeway Lane - not significant as it is not close to the community! This Lane leads to the centre of the village and arguably has as much significance as the field behind Vicarage Lane. The Gold Bronze Age Torque was found in a field in Lyeway which was thought to be an ancient burial ground.	<p>Thank you for your comments and we propose an amendment to include the church in our plan description.</p> <p>We believe that roads without reduced speed limits will normally be subject to the 60mph limit</p> <p>We will check the references to Lyeway Lane</p>	Include reference to St Peter's Church in first instance on page p "Settlement pattern" first para

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GF	82	Christopher Whitehouse	Agent	<p>"Dear Sirs, Re: Provision of comments on behalf of Miss I. Tillen in relation to the circulated pre submission Ropley Neighbourhood Plan. Consultation period comments. With reference to the above I provide comments on behalf of the landowner Miss I. Tillen, for whom I submitted representations in relation to the potential housing site known as "The Ramblers", Sutton Wood Lane, providing comments in relation to the draft circulated presubmission Ropley Neighbourhood Plan. I have reviewed the draft Neighbourhood Plan in full and predominantly concentrate my comments on the approach that has been taken to calculating housing needs, the consideration of self and/or custom built plots and contribution that the Ramblers site can make to the Plan that has not been considered by the Steering Group to date. With the regard to the general approach that has been taken to the development of the draft plan and the overarching principles of the policy brought forward I make no specific comments. With regards to the suitability of the proposed allocation sites for development, I make no comment in particular other than the proposed allocation of such plots is in my opinion an under delivery of the requirement for the area. My considerations on the document are concentrated on the assessment of housing need, in particular to the justifications raised at Appendix I, which brings together the conclusions raised by AECOM following their Housing Needs Assessment and the subsequent justifications taken forward by the Steering Group in relation to the proposed and appropriate Housing Needs Assessment. AECOM identified five alternative projections of housing for Ropley between 2011 and 2028 based upon analysis on the range of</p>	<p>Thank you for your comments. Appendix 1 of the Neighbourhood plan summarises the five alternative projections of housing need to 2028 for Ropley parish provided by AECOM in its report and clearly identifies the basis upon which the Steering Group focused on the ranges from the fourth and fifth assessments of 47-85 dwellings. The selected housing needs number in the plan of 68 dwellings is above the median of this range and is considered appropriate.</p> <p>Please note you state incorrectly the conclusions of the second assessment which are not 10 dwellings a year but only 10 dwellings over the plan period.</p> <p>The Neighbourhood Plan group has been advised that plans submitted prior to the launch of the public consultation on the reviewed East Hampshire District Council Local Plan (currently expected in January 2019) will be considered against the existing JCS, and that remains our target for submission. Indeed, this plan</p>	No change proposed

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			<p>published data including East Hampshire District Council's Objectively Assessed Need Assessment (OAN), its Strategic Housing Market Assessment (SHMA) and supplementary evidence base underpinning the Council's Emerging Joint Local Plan. The proportionate provision of dwellings identified by AECOM within the five alternative projections, provide a series of average dwelling provisions ranging from 10 dwellings per year down to 2.5 dwellings per year. Importantly in this instance AECOM did not make any recommendations of which of the five projections should be adopted and in this scenario the result has been an unsubstantiated set of justifications provided by the Steering Group to bring forward a proposed delivery of an average of 4.3 homes across a 13 year plan period. The justification of this has been based upon the discounting of the proportionate share for Ropley from a figure derived from the Objectively Assessed Need which is based upon 9 – 10 dwellings per year; a figure from the Council's Emerging Joint Local Plan disaggregated to Ropley which again provides a figure of 10 dwellings per year and instead concentrates on a rate based upon average dwelling completion rates over the previous plan period. The approach is considered misguided with regards to the robustness of the evidence base used to come to this justification. A justification based on previous completion rates misses the specific point; East Hampshire District Council has failed to deliver a required need for housing over a significant period of time, rarely meeting a rolling 5 year housing supply across the period since 2001 and as such their Objectively Assessed Need taken forward has had to take into consideration that specific under supply over that</p>	<p>must be in conformance with the current JCS to be considered valid, and cannot take into account any changes that might be contemplated for the local plan review.</p> <p>Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.</p> <p>The number of units provided for self-build is based upon the information available at the time in the local registers and takes account of consultation feedback and is considered appropriate at this time.</p>	

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				<p>period of time. The process by which neighbourhood planning has been brought forward is to provide a robust local framework for organised areas on the basis that they can bring forward a plan that is reasoned, proportionate and makes use of evidence bases that have been independently reviewed and considered to be robust. In this instance the Steering Group have dismissed the figures derived from the OAN and the Council's Emerging Joint Local Plan because they conflict with the Joint Core Strategy Spatial Strategy of focussing house building at the strategic allocation at Whitehill and Bordon and in the district's towns and larger villages. However this dismisses the fact that allocation sites taken forward by the Neighbourhood Plan will be considered to be robust, deliverable and in accordance with the Development Plan should the plan be considered sound. As such by providing a plan that is sound and identifying sites that are suitable for delivery of development the contribution to the wider housing supply targets of the Joint Core Strategy and the Council's Development Plan will be met in policy terms. Further to this the Steering Group is advised that a draft National Planning Policy Framework update is currently out for consultation and it is expected very shortly that advice will be provided from Central Government on an update to housing supply calculations, which given the current overuse provided by the Department of Communities, Local Government and Housing, are likely to provide an uplift to the calculation projection of need. It is not considered that justification identified by the Steering Group in relation to the proposed number of dwellings over the plan period is robust in Development Plan terms, its justification has not been considered in</p>		

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				<p>sufficient detail and to take forward housing projection numbers in a manner that has not substantively assessed the ability for the area to contribute to the Development Plan in a proportionate manner (or not) is grounds upon which the plan will not be considered sound upon inspection.</p> <p>With reference to the consideration of self/custom built housing it has been identified in the document that there is a requirement for delivery within the locality and further to this find my own inspections it is clear that the local self-build register has a significant number of interested parties identified on it. I would consider that neighbourhood planning, by way of its ability to consider smaller clusters of development site below the definition of major development in Development Plan terms, should play a greater role in the delivery of self-build plots; particularly given the localised nature of the self-build register list. As such I consider that the provision of four plots for self-build, outside of my concerns in relation to the overarching housing needs delivery numbers, is a significant under provision and loses the opportunity to underpin a localised delivery of high quality self-build homes for the benefit of existing generations of families within the locality. With the points identified above in mind I do consider that the proposed site brought forward by my client at The Ramblers offers both a proportionate contribution to housing supply and the opportunity to contribute to the characteristics required for self/custom build development in a manner that offers limited harm in Development Plan policy terms; harm which in our opinion is outweighed by the planning balance</p>		

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			associated with the provision of self/custom built homes in a locality that can support it. As such, I would respectfully request the Steering Group to reconsider the site at The Ramblers with regard to its contribution to the Neighbourhood Plan and advise that a more considerable review of the housing needs figures to be relied upon is undertaken. Kind Regards Christopher Whitehouse.		
GF 83	Carol Moorhouse	Parish Resident	Plan is good. Bevans late proposal to manipulate voters to allow car park and housing on green space west of school lane is underhand and inappropriate	Noted with thanks	No change proposed
GF 84	Giles Stogdon	Parish Resident	<p>Site Assessment Criteria “Is not within 25 metres of an underground cable, pipeline or high voltage electricity line” It is not clear what this means. Is the high voltage electricity line underground like the cable and pipeline or is it overground? Is it at all relevant in assessing sites as up to 110,000 volt cables are easily buried (as two were in the Stone Corner, Dunsell’s Lane development). This criterion should be clarified</p> <p>Contaminated land should not have been included in the criteria. This is a level of granularity which is not justified in making a high level assessment of suitability. Unless there is unequivocal evidence of contamination which has no prospect of remediation then this subject should have been left to the later stage of the planning process. Three sites have been assumed to be contaminated. The remainder have not. On what basis were the assumptions of non-contamination made? PPG states “...Contamination is more likely to arise in former industrial areas but cannot be ruled out in other</p>	<p>Thank you for your comments on the site assessment criteria described in Appendix 2 and the Evidence Base of the Neighbourhood Plan. The criteria adopted are based on established planning practice and sustainability principles. A degree of judgement and interpretation is likely to be necessary in assessing some of the criteria in individual cases.</p> <p>The criterion on proximity to high voltage electricity cables is intended to minimise the risk of danger to the public.</p> <p>The criterion on contaminated land is qualified as “land known</p>	<p>Top page 46 , amend sentence to read</p> <p>At the start of the neighbourhood Plan period in April 2016, ** dwellings had planning permission but construction had not yet started other than preliminary works in respect of Dunsell’s Lane</p> <p>Add definition of high voltage cable (33kV or above) to the glossary and EB doc site assessment criteria</p>

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			<p>locations including in the countryside (eg by inappropriate spreading of materials such as sludges, or as a result of contamination being moved from its original source). In addition, some areas may be affected by the natural or background occurrence of potentially hazardous substances, such as radon, methane or elevated concentrations of metallic elements.” There are several places in the village where it would be assumed that there is no contamination but there is a history of illegal dumping. Furthermore, there is a history in the village of the spreading of untreated sewerage on fields and it is a known fact that this has to potential to deposit cadmium. The assessment therefore lacks sufficient objectivity to be included at this high level of assessment.</p>	<p>to be contaminated’ and is considered appropriate to include</p>	
			<p>The contamination criterion should be removed from the assessment Site SA6 Land between Carpenters and Telephone Exchange, Gilbert Street In addition to the points raised elsewhere, this site has been treated as not developed (criterion ii). Whilst it is not on the brownfield register it is a possibility that it could qualify to be so. It is not agricultural and is not on the Rural Land Register as agricultural land. It has existing development on the site which could be better used for the benefit of the community through the provision of purpose built housing for older people. Whilst provision has been made in the plan for smaller units, they are not proposed to be purpose built for nor restricted for use of older people. Please also see the comments above re Policy 1 Settlement Gap. This site should not be in a Settlement Gap. Even if it was it would not compromise the integrity of the gap (criterion xiv) as it is discrete, self-contained</p>	<p>The designation of Site SA6 Land between Carpenters and Gilbert Street as undeveloped is in recognition that the site currently contains only a telephone exchange and stable buildings.</p> <p>The Plan does not specifically provide for dwelling units for older people but the proposed Hale Close development covered by policy RNP19 is intended to provide for both younger and older local residents. The consultation identified a need for affordable and social housing. In addition, Ropley as a parish is</p>	

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			<p>and well screened. If the contaminated land criterion (v) was removed as suggested and criteria (ii) and (xiv) were adjusted as per the observations above then this site would have scored higher and its relative position to other scores would have improved. The site has access to a foul water treatment plant, access is approved by the Highway Authority and has no arboricultural or ecological constraints. It has good access to the village centre amenities whether on or off road (FP 11) and is within acceptable walking distance of the main bus route on the A31.</p> <p>Factual Error On page 46 it states “At the start of the Neighbourhood Plan period in April 2016, 46 dwellings had planning permission but construction had not yet started (see box to right).” This is not correct. The development in Dunsell’s Lane, now known as Stone Corner, was started in November 2015. Although this is of no great significance you may wish to correct this.</p>	<p>ageing demographically and a focus on older people without adequate focus on younger people would not be appropriate.</p> <p>Please see our response to your comment on RNP1 in this policy. We note your comments on the site selection criteria as applied to this site SA6 but do not consider that a revised score is appropriate.</p> <p>Thank you for pointing out the factual error on page 46 and our proposed amendment corrects for this. As you say, this is of no great significance.</p>	
GF	85 Charlotte Lines	Consultee	<p>Dear Ropley Neighbourhood Plan Steering Group, Thank you for consulting the Environment Agency on the Ropley Neighbourhood Plan Submission document. The proposed site allocations do not appear to be in the vicinity of a public sewer, policy’s RNP19-RNP21 make no reference to the provision of any environmental infrastructure that may be required to deliver sustainable development. To strengthen these policies we would advise that the following wording (or something similar) is added: Any subsequent planning applications will be required to provide details of wastewater infrastructure. A foul drainage assessment will need to be submitted with any future planning</p>	<p>Thank you for your comments. Please see responses to your comments under STAT2 below.</p>	No change proposed

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			<p>application in line with government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) the LPA may wish to strengthen the policy further and gain assurances by requesting foul drainage assessment which details the following: · Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone. · Position of soakaway used to serve a non-mains drainage system which must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply. · The applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development. It can take up to 4 months before we are in a position to decide whether to grant a permit or not and where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit. Please do not hesitate to contact me should you have any further queries. Many thanks. Charlotte Lines</p>		

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GF	86	Parish Clerk	Consultee	<p>Four Marks Parish Council would like to thank the Ropley Neighbourhood Plan Steering Group for including them in their statutory consultation and inviting comment. The Parish Council have read the proposed Neighbourhood Plan in detail and are supportive of the plan as presented, being detailed, informative with some interesting aspects and would like to congratulate the steering group on a well-constructed plan and are hopeful of you achieving a positive outcome at Referendum. As Four Marks are one your neighbouring parishes, the Parish Council would very much like to look at opportunities for mutual collaboration in the future, that may benefit and protect both parishes with any future changes that may be implemented.</p>	Noted with thanks	No change proposed
GF	87	Beata Ginn	Consultee	<p>Thank you for inviting Highways England to comment on the above document. Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M3 motorway. We have reviewed this document and have no comments. I hope the above information is useful, please do not hesitate to contact me if you have any queries. Please note that any future communication</p>	Noted with thanks	No change proposed

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			<p>should be sent to us to the following e-mail address: planningse@highwaysengland.co.uk</p>		
GF 88	Jon Tilley	Consultee	<p>I have looked at your online consultation web page but feel that it is not appropriate for the comments I have. As a representative of a utility provider, my view is neither for or against any of the housing proposal sites in policies 19,20 or 21. I would simply wish to state that given the current network loadings, the scale of the possible developments and their proximity to each other, I do not anticipate any significant off-site electricity network reinforcement requirements at this time. Depending on the timing of such proposals, this could change in the future but if required, the cost of off-site reinforcement would be shared between the developer(s) and Scottish & Southern Electricity Networks as per our policies approved by Ofgem. Any extensions of our electricity network would be borne by the developer(s) in full. Regards Jon.</p>	Noted with thanks	No change proposed
GF 89	Lee Smith	Consultee	<p>Dear Sir/Madam. Thank you for the opportunity to make comments on the Ropley Neighbourhood Plan. Winchester City Council has no comments to add. Kind</p>	Noted with thanks	No change proposed

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			Regards.		
GF 90	Kelly Hillman	Consultee	Phone call to Quentin Sandell (14/3/218) No comments on the plan		No change proposed
GF 91	Joanne Jones	Agent	Representation on behalf of David & James Bevan - See Appendix 1	See LAND 1	See LAND 1
GF 92	Ian Mawer	Consultee	EHDC response to Ropley Neighbourhood Plan - See Appendix 2	See STAT 1	See STAT 1
GF 93	Neil Massie	Consultee	HCC response to Ropley Neighbourhood Plan - See Appendix 3	See STAT 4	See STAT 4
GF 94	Martin Small	Consultee	Historic England response to Ropley Neighbourhood Plan - See Appendix 4	See STAT 6	See STAT 6
GF 95	Hannah Bevins	Consultee	National Grid response to Ropley Neighbourhood Plan - See Appendix 5	See STAT 7	See STAT 7
GF 96	Chris Paterson	Consultee	South Downs National Park response to Ropley Neighbourhood Plan - See Appendix 6	See STAT 9	See STAT 9
GF 97	Andrew Boxall	Consultee	Southern Gas Network response to Ropley Neighbourhood Plan - See Appendix 7	See STAT 10	See STAT 10

STAT1 – EAST HAMPSHIRE DC

For the attention of the Neighbourhood Plan Steering Group

Ropley Neighbourhood Plan: Pre-Submission Consultation Document

Thank you for your review and comments on the pre-submission Ropley neighbourhood plan.

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>Thank you for consulting East Hampshire District Council on the Pre-Submission Ropley Neighbourhood Plan. The Council welcomes the opportunity to comment on draft Neighbourhood Plans in our role of supporting Neighbourhood Planning groups.</p> <p>Firstly, we wish to acknowledge the work and effort that has gone into producing a detailed and comprehensive draft Neighbourhood Plan.</p> <p>Prior to making detailed comments, we wish to make the following recommendations for future iterations of the plan to make it easier to comment and easier for development management officers to reference relevant policies within their reports: Paragraphs should be numbered Within polices use numbers and letters rather than bullet points.</p> <p>In addition, we would welcome the inclusion of a monitoring chapter within the Regulation 16 version of the Neighbourhood Plan to set out how the Steering Group will monitor the performance of the policies within the Neighbourhood Plan.</p>	<p>We have noted your request for reformatting of the plan</p> <p>With respect to monitoring of the policies once live, we propose to expand chapter 9 and rename it Implementation and Monitoring. We recognise that residents will wish to see effective monitoring of policies and appropriate enforcement action.</p> <p>Ropley Parish Council will closely scrutinise all planning applications in relation to the policies in this Neighbourhood Plan.</p> <p>We propose that the Parish Clerk email be used by residents or interested parties to report activity which is or may be in</p>	<p>No change currently proposed</p> <p>Amend chapter 9 and rename it as Implementation & Monitoring</p> <p>Adding in the text in yellow highlights</p>

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>Comments are provided on specific chapters under the headings below:</p> <p>Foreword The Neighbourhood Plan should be in conformity with the Local Plan and therefore cover the same time period. We therefore suggest that the following text is deleted 'over the next ten years or so'.</p> <p>The current development plan for the District covers the period 2011 to 2028. However, it is important to note that the Council in its role as Planning Authority for those parts of the district outside of the South Downs National Park is undertaking a Local Plan review. The Local Plan Review will cover the time period 2017 – 2036. Further detail on the Local Plan Review is provided in the comments to chapter 6 below.</p> <p>Plan Summary</p>	<p>breach of plan policies. Concerns will be passed on to EHDC as appropriate. In addition, we propose that the Parish Council include a feedback form on the village website "MyRopley" to collect any such comments. Comments filed anonymously could perhaps be ignored in the spirit of transparency.</p> <p>We are grateful for your proposed specific text amendments to the plan and have generally accepted these changes in the submission version</p> <p>Foreword Delete.'over the next ten years or so'.</p> <p>Not relevant to the NP as our plan is an add-on to the existing JCS.</p>	<p>Amend in the foreword</p>

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>The reference to Ropley Parish containing ‘several separate settlements – the village, Monkwood, North Street etc’ is misleading as the Joint Core Strategy settlement hierarchy (that the Neighbourhood Plan must be in conformity with) only identifies Ropley and Ropley Dean as distinct settlements.</p> <p>We would therefore suggest using wording such as: ‘Ropley Parish comprises several clusters of development that lie outside of the countryside, including....’</p> <p>A Profile of Ropley The demographics section should reference all data sources used.</p>	<p>We have clarified the text to define Ropley village and Ropley Dean as settlements and other concentrations as clusters of development</p> <p>Ropley Parish comprises several clusters of development with SPBs such as the village and Ropley Dean and other clusters in the countryside.</p> <p>Profile of Ropley we have added source references where available</p>	
			<p>Planning Policy Context We suggest the chapter is updated to reflect that the Council in its role as Planning Authority for those parts of the district outside of the South Downs National Park is undertaking a Local Plan Review.</p> <p>Some suggested changes are shown below in red text:</p> <p>The Development Plan for East Hampshire currently comprises the: Local Plan Part 1 – Joint Core</p>	<p>Planning Policy Context we have adopted your wording suggestions</p>	<p>Amend wording to state that the Council in its role as Planning Authority for those parts of the district outside of the South Downs National Park is undertaking a Local Plan Review.</p>

Policy #	From	Designation	Comment	Reply	Proposed Amendment
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Strategy, adopted in June 2014 and the Local Plan Part 2. A Site Allocations Plan forms part of the Development Plan, which collectively comprise the following:

Saved Policies of the East Hampshire District Local Plan: Second Review (March 2006)

East Hampshire District Local Plan: Joint Core Strategy (adopted by East Hampshire District Council (May 2014) and South Downs National Park Authority (June 2014))

East Hampshire District Local Plan: Housing and Employment Allocations (April 2016)

The Council in its role as Planning Authority for those parts of the district outside of the South Downs National Park is currently undertaking a Local Plan Review. The outcome of the Local Plan Review will be the publication of a single Local Plan document that will contain strategic policies, allocations and development management policies that upon adoption will supersede the development plan documents listed above.

The saved policies will be replaced by the Site Allocations Plan, Part 3 - Site Allocations & Development Management and Neighbourhood Plans in due course. The Ropley Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Development Plan as required by the 2012 Neighbourhood Plan Regulations. Once 'made' the Ropley Neighbourhood Plan will form part of the Development Plan for the Plan area alongside the Local Plan in due course.

The Local Plan Part 2 and 3

The Local Plan Part 2 was adopted in April 2016. The main aim of the Part 2 document is to allocate sites for both housing and employment development in those parts of the district outside of the South Downs National Park. Adopted neighbourhood plans work as site allocation plans for their specific plan area and hold the same weight as the Local Plan. The saved policies in the East Hampshire District Local Plan: Second Review are currently the development management policies that set out the guidance for planning officers in deciding on planning applications in the district. These will be superseded by the Local Plan Review and neighbourhood plan policies and by the Local Plan Part 3 - Development Management.

Vision

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			As per the comments in relation to Chapter 2, please amend reference to 'several discrete settlements' and 'settlements will continue....'. to state 'clusters of development' to avoid conflict with the Joint Core Strategy.	These references will be amended	Amend
			Objectives and policies		
			The Objectives		
			As per the comment above and that in relation to Chapter 2, please amend references to settlements.	Reference will be amended	Amend
			The Policies		
			Settlement Gaps		
			In light of the comments already made in relation to the use of the word settlements and settlement you may wish to revise the title of this policy.		
			The Joint Core Strategy defines 16 gaps between settlements in Policy CP23. These gaps were first assessed in the Second Review Local Plan 2006 and were subsequently assessed as part of the JCS, whereby they were seen to still perform the function of separating individual settlements, the identity of which would be lost by their coalescence.	Settlement and Coalescence Gaps. We propose a revised policy title of Settlement and Coalescence Gaps. We have reviewed the methodology/criteria and necessity and size of these gaps and have concluded that it remains desirable to designate specific settlement/coalescence gaps to provide a clear framework for individual planning applications to be considered. We are proposing the following changes to the	
			We note that the Neighbourhood Plan contains criteria for designating settlement gaps (page 15), however we are concerned that some areas do not meet the requirements of the methodology. For example, the function of the proposed gap in Area 4 is unclear as there does not appear to be any settlements/clusters of development that are at risk of coalescence.		
			We wish to highlight that any gap boundary should include no more land than is necessary to prevent coalescence, which we do not consider to be the case for several of the proposed areas contained within the Neighbourhood Plan.		

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>We would therefore suggest that the Neighbourhood Planning group consider the option of inserting a 'coalescence policy' into the Neighbourhood Plan rather than designating specific Settlement Gaps. A similar approach has been promoted through the South Downs Local Plan – Pre-Submission (September 2017) – Strategic Policy SD4. In adopting a coalescence policy, specific boundaries are not defined, therefore a sites contribution to retaining the separate identity of a settlement will be judged on a case by case basis.</p>	<p>settlement/coalescence gaps:</p> <p>Gap 1: Remove area West of Webb Lane</p> <p>Gap 2: No change</p> <p>Gap 3: Include Site 11 and land to the south of Dunsells Close, between Dunsells Lane and the small sports field.</p> <p>Gap 4: Remove area adjacent to SDNPA where development is otherwise controlled.</p> <p>Gap 5: No change</p> <p>Gap 6: No change</p>	
			<p>Settlement Policy Boundaries</p> <p>Page 17 - We would suggest the following modifications are made to reflect that Policy H12 is no longer part of the development plan (the policy was not saved) and saved policy H3 relates to development within Settlement Policy Boundaries, and not development within the countryside which the proceeding text is referring to.</p>	<p>Settlement Policy Boundaries.</p> <p>We have amended the text and Maps per your suggestion</p>	
			<p>In general, there is a presumption in favour of development within the settlement policy boundary. Any land and buildings outside of the boundary line are usually considered to be countryside where</p> <p>development would be regulated with stricter planning policies, such as Policy CP19 of including CP19 within the Joint Core Strategy. and these two saved Local Plan policies;</p> <ul style="list-style-type: none"> • H3 which states; "Within settlement policy boundaries, planning permission will be granted for residential development provided that it would comprise: a) the re-use or redevelopment of previously- developed land or buildings; b) the re-use of vacant or under-used land or buildings; c) the 		

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>conversion, sub-division or change of use of buildings; or d) infilling.”</p> <ul style="list-style-type: none"> • H12 which states; “... that residential development outside settlement policy boundaries will not be permitted except for affordable housing for local people who are unable to obtain accommodation on the open market. 		
			<p>Page 18 - We would request that the following modifications are made to the first paragraph of page 18 to reflect the fact that the inclusion of sites with the Housing and Employment Allocations Plan led to these sites being included within settlement policy boundaries:</p>		
			<p>This policy proposes amendments to the Settlement Policy Boundaries as defined by Policy CP2 19 of the Joint Core Strategy (JCS), to accommodate development that has been built since the 2006 Local Plan second review and by the Housing and Employment Allocations Plan (2016). and its proposals map were adopted. This includes land adjoining but outside the SPB where development has been granted planning permission since the SPB was last drawn. The Neighbourhood Plan recognises that housing allocations for the area have been made within the EHDC Site Allocations Plan, and the SPB amended accordingly.</p>		<p>Maps A, C, D and E need to be amended to reflect that the Settlement boundaries have already been amended around the four sites allocated in the Housing and Employment Allocations plan</p>
			<p>In light of the above, we consider that Maps A, C, D and E need to be amended to reflect that the Settlement boundaries have already been amended around the four sites allocated in the Housing and Employment Allocations plan.</p>		
			<p>We suggest that the second paragraph on page 18 that starts ‘Land outside the Settlement...’ be removed as it duplicates existing Development Plan Policies.</p>		<p>Remove second para on Page 18 as suggested</p>
			<p>In terms of the third paragraph, on page 18 in relation to redrawing the settlement policy boundaries in places to ‘prevent backland house building’, we consider that there is some duplication here with the intentions of policy RNP2, specifically the last paragraph of the policy which states that ‘the development of residential garden land within any SPB will be refused, unless it can be demonstrated that the such development would not harm the local character of the area’.</p>	<p>Para 3 is background supporting text to the policy</p>	
			<p>We would therefore question whether there is a need to remove some ‘long gardens’ from the SPB given the content of policy RNP2.</p>	<p>We feel that this gives an added measure of protection against planning permissions which</p>	<p>No change proposed</p>

Policy #	From	Designation	Comment	Reply	Proposed Amendment
				<p>conflict with planning policy.</p> <p>In respect of the proposed SPB changes to remove 'long gardens' we agree that the intent of policy RNP2 provides a measure of protection but also note the current building activity taking place in the gardens behind houses adjoining the A31 and consider that the proposed amendments to the SPB are helpful in clarifying where similar development applications would likely be considered harmful.</p>	
			<p>Vistas and Visual Prominence Page 22 - We would suggest that the first sentence of Policy RNP3 is amended as follows 'New Development will not be allowed permitted within...'</p>	<p>Vistas we have accepted your wording change</p>	<p>Amend wording on P22</p>
			<p>Trees, Hedgerows and Banks Page 24 – we would suggest the removal of the first paragraph that starts 'Policy CP20' including the associated bullet points which repeat Local Plan Policies. In addition, we consider the use of direct policy quotes from Local Plan document should be kept to a minimum given that the District Council is currently undertaking a Local Plan Review.</p>	<p>Trees, Hedgerows, Verges and Banks. We have accepted your proposed amendments</p>	<p>Amend wording</p>
			<p>Policy RNP8 The final sentence of the policy currently states 'development within these Local Green Spaces will not be permitted except in very special circumstances'. We consider the supporting text to the policy needs to provide detailed guidance on what these very special circumstances would be to provide assistance to prospective developers / applicants and development management officers when applying the policy.</p>	<p>Policy RNP 8 Local Green Spaces The policy wording follows the NPPF guidance on local green</p>	<p>Add the text underlined in Reply column to provide clarification on what these special circumstances might be</p>

Policy	#	From	Designation	Comment	Reply	Proposed Amendment
					<p>spaces that, once designated, development will only be permitted in very special circumstances. Since the effect of designating areas as LGS is to provide a permanent protection against future development it is likely that there would need to be a force majeure-type event or situation or evidence of a considered change of view by local residents to alter the presumption that designated sites were no longer relevant as LGS.</p>	
					<p>We are therefore proposing a guidance framework that is designed to determine if conditions are so different than currently that a planning decision or determination in future should override LGS designation. The categories proposed are:</p>	
					<p>Changes to Statute or legislation that have the effect of removing LGS status from designated areas or requiring designated areas to conform to a new or updated</p>	

Policy #	From	Designation	Comment	Reply	Proposed Amendment
				definition of LGS	
				Changes to the physical condition of the land whether caused by man-made interventions or natural disasters that render the land unable to fulfil its intended role as LGS	
				Evidence that the views of residents have changed such that the designated LGS area or part of it no longer meets the test of being demonstrably special to the community as green space.	
				Evidence for such a change of view might require a parish consultation to be considered valid.	
				Enhancements supported by the Parish Council which add to the amenity value of the RLGS for the benefit of the community.	
			Nature Conservation The supporting text to on page 34 refers to extracts of Joint Core Strategy Policy CP21 which is supportive of identifying local ecological networks which is in general conformity with paragraph 117 of the National Planning Policy Framework (NPPF).	Nature Conservation We have considered your	Change last para of RNP10 policy to "... can demonstrate no SIGNIFICANT adverse impact

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>However, paragraph 113 of the NPPF notes that distinctions should be made in policy between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.</p> <p>Whilst Joint Core Strategy Policy CP21 does require specific protection to be extended to, and encourage enhancement of sites that are of local value; it does not require that development proposals demonstrate no adverse impacts on biodiversity in these areas. This is the requirement of policy RNP10, and it's a 'high bar' that is usually only applied to proposals affecting internationally and nationally designated sites (e.g. see policy CP22).</p> <p>It should be noted that in defining an ecological network across Hampshire, HBIC state the following:</p> <p>Ecological network maps should not be viewed as a barrier to development; instead they can guide the location of development and the location, design and proposals for habitat protection, restoration and creation.</p> <p>To summarise, whilst we are supportive of your intent for securing nature conservation enhancements and the use of evidence, we consider the policy should be re-worded to take a more positive stance (to reflect the hierarchy of designations set out by the NPPF).</p>	<p>comments and re-worded the policy.</p>	<p>..."</p>
			<p>Rights of Way</p> <p>Pages 36 -37 – the supporting text within this section does not always relate to the heading, for example the first paragraph relates to public transport provision and the third relates to car ownership levels which does not directly relate to the policy RNP11. It is considered that the majority of this text could be inserted into Chapter 5 of the Neighbourhood Plan.</p>	<p>Rights of Way</p> <p>We have moved text from this section into Chapter 5 as suggested</p>	<p>Move relevant text to Chapter 5</p> <p>Remove first para on Page 39</p>
			<p>Impact of New Development</p> <p>Page 39 – We would suggest the deletion of the first paragraph that repeats Policy CP29 of the Joint Core Strategy.</p>	<p>We have accepted your suggestion.</p>	<p>No change proposed</p>

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			Policy RNP13 – We question why the policy introduces a restrictive policy that does not permit dwellings of more than two storeys, this comes across as overly prescriptive and we consider evidence is not provided to justify such a prescriptive approach. In addition, it is worth noting that the current consultation on the draft NPPF text proposes supporting ‘upward’ extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.	Policy RNP13 . We have responded to consultation comments to clarify that the policy restricts dwellings to two storeys below the eaves and that this permits both basement and extensions into the roof space. Logically if new development is measured by reference to the prevailing height and form of neighbouring properties and such properties are two storey below the eaves the insertion or additional text would not provide any additional flexibility. We note that responses to this policy were overwhelmingly positive,	
			Light Pollution Page 43 – We would suggest removing the direct quotes of the Joint Core Strategy policies and supporting text in the first three paragraphs.	Agreed	Remove direct quotes from JCS.
			We consider Policy RNP17 is too prescriptive for new housing developments. For example, street lighting should not be restricted if it deemed necessary for safety. Rather than resisting all forms of street lighting, there are alternatives such a down lights that can minimise light spillage.	Light Pollution. This policy (RNP17) received the strongest support in consultation of all the policies in the plan. There is strong support for minimising light pollution and retaining a clear night sky and so the policy presumes that street lighting will	No change proposed

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>Amount of New Housing</p> <p>Firstly, we welcome the proactive approach the Parish is taking towards the provision of housing to meet needs identified by the Parish Council. However, we consider that the supporting text on pages 46 -47 requires updating to reflect that Policy CP10 of the Joint Core Strategy consists of a number of components to meet the housing needs of the district up until 2028, notably:</p> <p>Completion of existing permissions and allocations, Development within the defined settlement policy boundaries of towns and villages... The Strategic allocation of Whitehill and Bordon... The allocation of sites at the most suitable settlements to provide:.... a minimum of 150 dwellings at other villages outside the South Downs National Park.</p> <p>It is unclear from the table on page 46, which of the sites (permissions) contribute towards criteria 4 of Policy CP10 detailed above. We can confirm that the four sites allocated as part of the Local Plan: Housing and Employment Plan will count towards criteria 4.</p>	<p>not be installed. We recognise that changes in legislation in future may require a different approach and that District planners may choose to override the policy for particular reasons but any alteration to the policy wording to allow for street lighting for new development would be strongly resisted by local residents.</p> <p>Amount of New Housing</p> <p>A revised version of the RNP18 supporting text has been incorporated into the plan document, with revised housing numbers. The total allocated by the plan is now 68 dwellings following the removal of the 5 net additional dwellings at Glendown, Winchester Road and Church Street Farmhouse which are windfall developments.</p>	<p>Incorporate RevisedRNP18.docx into plan document.</p>

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However, the following two sites listed would fall under criteria 2 of JCS Policy CP10 as they are both within a Settlement Policy Boundary and are effectively ‘windfall’ developments:

- Former Church Street Farm (27280)– 2 net dwellings
- Glendown, Winchester Road (55752) – 3 net dwellings

If the intention of the table was to list all commitments (planning permissions) for new residential development within the Parish, then there are several omissions.

We would be happy to assist you with updating this section of the plan and to provide you with more up to date completions and commitments data for the Parish. The content of Policy RNP18 will also require amending to reflect updated figures.

Policy RNP18: in addition to the comment above, we consider it would be useful to amend the policy to reflect that a component of the identified supply in Ropley Parish will be delivered from allocations contained in the Housing and Employment Allocations Plan. Some suggested wording is shown below:

Provision is made for XX new dwellings in Ropley Parish in the period 2016 to 2028 which will be delivered by:

- The implementation of existing planning permissions;
- The implementation of allocations within the East Hampshire District Local Plan: Housing and Employment Allocations;
- The site allocations detailed in policies RNP19-RNP21 below

We consider it would be useful for the final paragraph on page 47 to acknowledge that ‘windfall’ dwellings can also be delivered without the need for planning permission to be granted through permitted development rights. For example, the Housing Minister recently announced changes to permitted development rights which will allow up to five new homes to be built from an existing agricultural building, which represents a change from the current limit of three.

Accepted

Please amend text per strikethroughs in EHDC response document.

Page 48 – please amend the second sentence of the first paragraph as follows: ‘the Parish Council will support East Hampshire District Council incorporating minimum space standards in the forthcoming Part 3 of the Local Plan Review, based on the Government’s nationally described prescribed space standards’.

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			Policy RNP19 – We support the allocation of this site as a rural exception site and note that the provision of 21% of market housing is in accordance with Joint Core Strategy CP14.	Thank you for your comment	
			Policy RNP20 – We support the allocation of this brownfield site to provide 2 or 3 bedroom dwellings.	Thank you for your comment	
			Policy RNP21 – We support the allocation of a site for self and custom build dwellings in the Parish which is in conformity with criteria c) of Joint Core Strategy Policy CP11 (Housing Tenure, Type and Mix). However, we wish to highlight that a rural exception site is for affordable housing, which does not appear to be the intention of this policy. We would therefore suggest that the first sentence of the policy wording is amended to clarify the intent of the policy. Some potential wording is provided below: 'Land between Homeview and Wykeham House on Petersfield Road is allocated for the provision of four self-build dwellings on 0.25 hectares as shown on the Proposals Map'.	Accept	Amend policy wording per comment.
			Protecting Community Facilities Page 54 – This paragraph requires updating. Our records indicate that the Asset of Community Value status of the former 'Anchor' public house expired on the 30 November 2017.	Protecting Community facilities. Accepted- we will remove this paragraph and remove Thai Lounge from list of assets in RNP23	Review consultation responses to RNP23 and amend policy accordingly
			Policy RNP24 – clarification is required as to what community use(s) are being allocated in this policy. For example, Map No 19a indicates that 0.54 ha is allocated for a Church Car Park and 0.29 ha for 'community uses'. This exceeds the 'approximately 0.6ha' specified in the policy.	Policy RNP24. The map 10A is correct the combined area of the proposed community land and church car park is approximately 0.6 hectares.	No change proposed
			We hope that you find the above comments useful and once again we must congratulate the Neighbourhood Plan Steering Group for producing a comprehensive Neighbourhood Plan. We		

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welcome the opportunity to meet with you to discuss the content of this response and how you wish to proceed with the Ropley Neighbourhood Plan in light of the Local Plan Review that the Council is currently undertaking.

Yours sincerely

Victoria Potts
 Planning Policy Manager

STAT2 – ENVIRONMENT AGENCY

Dear Ropley Neighbourhood Plan Steering Group,

Thank you for consulting the Environment Agency on the Ropley Neighbourhood Plan Submission document.

The proposed site allocations do not appear to be in the vicinity of a public sewer, policy’s RNP19-RNP21 make no reference to the provision of any environmental infrastructure that may be required to deliver sustainable development.

To strengthen these policies we would advise that the following wording (or something similar) is added:

Any subsequent planning applications will be required to provide details of wastewater infrastructure.

A foul drainage assessment will need to be submitted with any future planning application in line with government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) the LPA may wish to strengthen the policy further and gain assurances by requesting foul drainage assessment which details the following:

- Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to

Thank you for your comments. No change proposed
 Any planning applications, either now or after the Neighbourhood Plan is approved, will be required to provide details of the proposed waste water infrastructure. This will be in accordance with current planning legislation

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			<p>ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.</p> <ul style="list-style-type: none"> • Position of soakaway used to serve a non-mains drainage system which must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply. • The applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development. • It can take up to 4 months before we are in a position to decide whether to grant a permit or not and where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit. 		

Please do not hesitate to contact me should you have any further queries.

Many thanks,

Charlotte

STAT 3 – FOUR MARKS PC

For the attention of Mr Simon Perkins, Chairman, Ropley Neighbourhood Plan Steering Group

Four Marks Parish Council would like to thank the Ropley Neighbourhood Plan Steering Group for including them in their statutory consultation and inviting comment.

The Parish Council have read the proposed Neighbourhood Plan in detail and are supportive of the plan as presented, being detailed, informative with some interesting aspects and would like to congratulate the steering group on a well-constructed plan and are hopeful of you achieving a positive outcome at Referendum.

As Four Marks are one your neighbouring parishes, the Parish Council would very much like to look at

Many thanks for your review and comments. As a neighbouring Parish we hope our neighbourhood plan will be mutually beneficial. No change proposed

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opportunities for mutual collaboration in the future, that may benefit and protect both parishes with any future changes that may be implemented.

STAT 4 – HAMPSHIRE CC

Dear Sir / Madam

Hampshire County Council as a local service provider / statutory body has the following comments on the Ropley Neighbourhood Plan relating to our duty as Lead Local Flood Authority and from Children’s Services perspective in relation to school places:

Flooding Incidents

Hampshire County Council as Lead Local Flood Authority (LLFA) has a number of roles in relation to flood risk from groundwater, surface water and ordinary water courses. LLFAs are required to prepare a Local Flood Risk Management Strategy for their areas which it is recommended should be reflected in Neighbourhood Plans.

In regard to flood risk management the East Hampshire District Local Plan: Core Strategy adopted in June 2014, Policy CP25: Flood Risk sets out effectively the policy context in relation to flooding from all sources. Rather than repeat local strategic policies the neighbourhood plan references the local plan.

The neighbourhood plan identifies three development sites: Land off Hale close (Policy RNP19), the site of the Chequers Inn at Gascoigne Lane/Winchester Road junction (Policy RNP20), and Land between Homeview and Wykeham House on Petersfield Road (Policy RNP21).

The County Council has two data bases of flooding incidents, the first maintained since the late 2000’s by the highway authority recording instances affecting the highway / adjacent areas and a further record set up in 2012/13 of incidents reported to the County Council as a Lead Local Flood Authority. However, these only include those events reported to the authority, consequently, the data is not comprehensive as incidents may be unreported or have been reported to other authorities and agencies. In addition with the exception of highway drainage the location of some surface water infrastructure is unrecorded and its condition consequently unknown.

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Subject to these caveats below are three historic flood events for which we have a record at Ropley, one of which relates to one of the proposed housing development sites: the site of the former Chequers Inn (Policy RNP20).

6015
 Where – Gascoigne Lane, Winchester Road
 Cause- Catchment pond not effective and water ends up in the public house car park Impact - 1' in car park Outcome – Public House owners built blockwork wall to protect car park

Thank you for your comments. Developments such as the current Chequers site on the junction of Gascoigne lane & Winchester Road will be taken into account during determination of any planning applications.

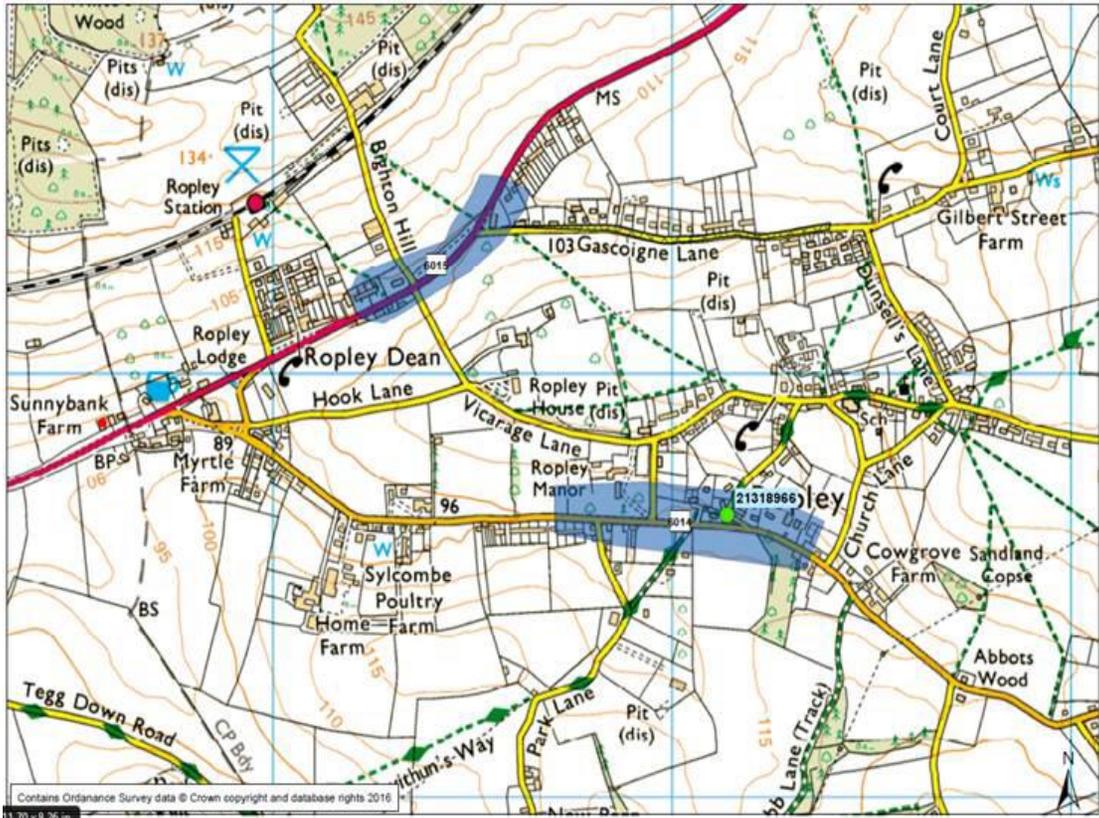
No change proposed

6014
 Where – Petersfield Road, South Street Cause - Landowners will not clean ditches sufficiently so nowhere for water to run. Impact - Up to 1.5' in carriageway between Abbots Wood and Ropley Manor, 2-3" in properties Outcome - Kerbing installed to channel water away from properties

21318966
 Where – South Street
 Cause – grate on culvert inlet
 Impact – water backing up towards Elm Cottage
 Outcome – Landowner contacted to remove grating at culvert inlet

The Map below is a record of these recorded flooding events.

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Children’s Services – School Places

Hampshire County Council Children’s Services are satisfied with the content of this Neighbourhood Plan with only a small number of additional dwellings proposed in Ropley. The anticipated yield of pupils from these developments will be able to be accommodated in Ropley Primary School and, for their secondary education, in Perins.

Hopefully all is self-explanatory. If, however, you require any further clarification or information, please do not hesitate to contact me.

Thank you for your comments

No change proposed

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Yours faithfully,

Neil

STAT5 – HIGHWAYS ENGLAND

Our Reference: 4751

FAO: Ropley Neighbourhood Plan Steering Group

Ropley Neighbourhood Plan - Launch of Regulation 14 Public Consultation to Statutory Consultees

Many thanks reviewing our neighbourhood plan.

No change proposed

Thank you for inviting Highways England to comment on the above document.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its longterm operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M3 motorway.

We have reviewed this document and have no comments.

I hope the above information is useful, please do not hesitate to contact me if you have any queries.

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Please note that any future communication should be sent to us to the following e-mail address:

planningse@highwaysengland.co.uk

Regards
Mrs Beata Ginn

STAT6 – HISTORIC ENGLAND

Dear Sir or Madam,

Ropley Neighbourhood Plan Pre-Submission

Thank you for your e-mail of 31st January advising Historic England of the consultation on your Neighbourhood Plan. We are pleased to make the following general and detailed comments in line with our remit as the Government’s adviser on the historic environment.

The nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment. To this end information on our website might be of assistance – the appendix to this letter contains links to this website and to a range of potentially useful other websites.

We welcome the description of the historical development of Ropley, albeit rather brief.

We welcome the reference to character in the Vision and in Objective 4, but has there been a

We appreciate the interest you have shown in the Ropley Neighbourhood Plan and thank you for your response, which has been very helpful.

See note below for proposed change to wording within the plan document.

We have not carried out a character assessment, however

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			<p>character assessment of the parish? Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan.</p> <p>Characterisation studies can also help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change. The appendix to this letter contains links to characterisation toolkits, and we would be pleased to advise further on this subject.</p> <p>We are disappointed that there is no reference to the historic environment or heritage assets in the Vision. However, we are somewhat mollified by Objective 6: To protect and enhance the character and setting of all listed buildings, Conservation Areas and other important but non-designated heritage assets within the Parish”, although we would prefer it to read the “To conserve and enhance the significance of all listed buildings, the special interest, character and appearance of the Conservation Areas and the significance of other important but non-designated heritage assets within the Parish”.</p> <p>We welcome the designation of the land behind Vicarage Lane and between the Recreation Ground and Ropley House, the land west of School Lane/Church Lane and the village pond as Local Green Spaces in Policy RNP8 given their contributions to the history, setting and character of the village and listed buildings.</p>	<p>Lisa Jackson Consulting was approached and determined that there is a varied character across the parish. Policies RNP12 to RNP16 deal with design impact of new development and the protection of adjacent areas.</p> <p>Thank you for your helpful comment</p> <p>Thank you for your comment</p>	<p>Amend wording of objective 6 on page 13 to “To conserve and enhance the significance of all listed buildings, the special interest, character and appearance of the Conservation Areas and the significance of other important but non-designated heritage assets within the Parish”.</p>

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			<p>According to our records there are 41 listed buildings within the parish. It would be helpful to say when the conservation areas were designated, whether or not there has been a review of the designations, what their special interest (the reason for designation) is and whether or not there are character appraisals and/or management plans for the areas.</p> <p>We note the Parish Council’s call for extending the boundaries of the conservation areas and welcome its commitment to support the preparation of a Conservation Area Appraisal for the Ropley Conservation Area.</p> <p>The District Council of course needs to bear in mind the advice in paragraph 127 of the National Planning Policy Framework, but a character appraisal of the villages would help make the case for an extension of the conservation area boundaries. We have recently launched a consultation on our updated advice on conservation areas: https://historicengland.org.uk/about/what-we-do/consultations/guidance-open-for-consultation/ and would be pleased to offer further advice on the Appraisal.</p> <p>We welcome the identification of locally important heritage assets in as such non-designated assets can make an important contribution to creating a sense of place and local identity. However, naming them in Policy RNP9 precludes the application of the policy to any other non-designated assets that may be identified in the future. We suggest therefore that the list of assets be set out in an appendix to the Plan and the policy slightly reworded to apply generically to any non-designated assets whether already identified or which might be identified in the future.</p> <p>We are not clear why the features listed at the top of page 33 are considered not to be eligible to be protected under Policy RNP9 – as drafted the Policy does not include them, but we see no reason why they could not be included. The National Planning Policy Framework defines a heritage asset as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”, which could include milestones, telephone boxes and signposts – there are certainly listed milestones and telephone</p>		
				Thank you for your comment.	Amend RNP9 text page 31 to reflect 40 building and 4 listed tombs
				Thank you for your helpful comment this will be amended.	
				We worked with the Conservation Officers from East Hampshire District Council when completing the assessments of these assets. They advised that	Edit Reg 15 document page 32 to remove the list of HAS to an appendix and reword the policy

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			<p>boxes. ("Heritage interest" may be archaeological, architectural, artistic or historic).</p>	<p>the items list on the top pf page 33 were not of sufficient historical interest to warrant designation as non-Designated heritage Assets within the Neighbourhood Plan. They suggested that we classify them as Local Features of Character and place an action on the Parish Council within the Implementation section of the Plan to monitor and care for them</p>	
			<p>We note that there is no reference within the Neighbourhood Plan to archaeology or historic landscapes. Have the Hampshire Historic Environment Record and Hampshire Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance ?</p>	<p>The Hampshire County Archaeologist and their records were consulted as part of the work done on Heritage Assets</p>	
			<p>Although there are no scheduled monuments within the parish, the National Planning Practice Guidance states "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".</p>	<p>Information concerning each of the proposed Non Designated heritage Assets can be found in the Evidence Base area for this work.</p>	
			<p>Although none of the heritage assets in the parish are currently on the Historic England Heritage at Risk Register the Register does not include grade II listed secular buildings outside London. Has a</p>	<p>We expect a survey of the Grade II listed buildings to be carried out in the forthcoming</p>	

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			<p>survey of the condition of grade II buildings in the Plan area been undertaken ? Has there been any or is there any ongoing loss of character through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc ?</p> <p>We welcome, in principle, Policies RNP12 – RNP16. Paragraph 58 of the National Planning Policy Framework states “...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.”</p> <p>However, we are not convinced that any of the policies RNP12 – RNP16 individually or taken together are really “robust and comprehensive”, although we consider that the Village Design Statement provides the required “understanding and evaluation of [the area’s] defining characteristics”.</p>	<p>Conservation Area Appraisal work to be completed by EHDC</p> <p>The wording in Policies RNP12 – 16 builds on and is heavily based on the work previously completed in the Village Design Statement</p> <p>Thank you for your comment. RN12 – RNP16 represent a compromise between preserving the character of the parish and defining proscriptive policies.</p>	
			<p>As noted in the supporting text, the proposed housing site off Hale Close is close to the historic churchyard and Church Street Conservation Area. We therefore welcome and support the second bullet point of Policy RNP19.</p>	<p>Thank you for your comment</p>	
			<p>As regards the land at junction of Winchester Road and Gascoigne Lane on the site of the former Chequers Inn public house and land between Homeview and Wykeham House on Petersfield Road, according to our records, there are no designated heritage assets on or near these sites. However, the Hampshire Historic Environment Record should be consulted for any archaeological finds records and, if need be, the Hampshire County Archaeologist should be consulted.</p>	<p>Thank you for your comment, we would expect this level of detailed investigation to be part of any future planning application process.</p>	
			<p>Finally, the preparation of the Neighbourhood Plan offers the opportunity to harness a community’s interest in the historic environment by getting the community to help add to the evidence base. We have already welcomed the commitment to support the preparation of a Conservation Area Appraisal</p>	<p>From the work completed on the Heritage Assets review we know that there are a number of individuals in the parish who</p>	

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			for the Ropley Conservation Area perhaps by the characterisation of the Plan area or a survey of grade II listed buildings to see if any are at risk from neglect, decay or other threats.	would be keen to play a part in the forthcoming Conservation Area review and would be keen to support this.	

We hope you find these comments helpful. Should you wish to discuss any points within this letter, or if there are particular issues with the historic environment in Ropley please do not hesitate to contact us.

Thank you again for consulting Historic England.

Yours faithfully,

Martin Small

STAT7 – NATIONAL GRID

Dear Sir / Madam

Ropley Neighbourhood Plan Consultation

SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

We appreciate the interest you have shown in the Ropley Neighbourhood Plan and thank you for your response, which has been very helpful.

No proposed change

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National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in East Hampshire Council is SSE Networks. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Hannah Lorna Bevins
Consultant Town Planner

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Spencer Jefferies
Development Liaison Officer, National Grid

STAT8 – NATURAL ENGLAND

Dear Quentin

Thank you for your comment

No change proposed

Planning consultation: Ropley Neighbourhood Plan for the Parish of Ropley in the District of East Hampshire - Launch of Regulation 14 Public Consultation to Statutory Consultees

Location: Ropley

Thank you for your consultation on the above dated 12 March 2018 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

Natural England is satisfied with the Ropley Neighbourhood Plan and does not have any further specific comments on this draft neighbourhood plan.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 020 82256903, for any further consultations on your plan, please contact:

consultations@naturalengland.org.uk

Yours sincerely

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Zara Ziauddin

STAT9 – SOUTH DOWNS NATIONAL PARK

Dear Sir / Madam

Subject: South Downs National Park Authority (SDNPA) response to the pre submission version of the Ropley Neighbourhood Development Plan (RNDP).

This representation sets out the South Downs National Park Authority's (SDNPA) formal response to the pre submission version of the RNDP. These are officer level comments prepared by SDNPA Planning Policy officers.

Although the designated Neighbourhood Plan Area for Ropley falls outside of the South Downs National Park, the area directly borders the National Park and is within the setting of the National Park. There is therefore a statutory duty of the Neighbourhood Plan to consider the purposes of the National Park and its special qualities.

The SDNPA would like to commend the hard work and effort of the Neighbourhood Planning group and Ropley Parish Council in the preparation of the RNDP. In particular the SDNPA welcome specific references to tranquility (page 43) and Dark Night Skies reserve (page 44) and Ropley's contribution to these important aspects of the National Park. The SDNPA also welcome the commitment from Ropley Parish Council to support walking and cycling linkages to the South Downs National Park, possibly with the use of Community Infrastructure Levy. The SDNPA would be happy to discuss this further when appropriate.

The SDNPA have made some general comments on the plan, specific comments in relation to three of the policies. These comments are set out in the following table. In particular, we would draw your attention to our concerns regarding policy RNP17.

If you have any questions regarding our enclosed representation please do not hesitate to contact

Thank you for your supportive comments in relation to the Ropley Neighbourhood Plan.

We address below the specific points that you raise.

RNP3: change policy wording to say "Development proposals should seek to conserve and enhance views of key landmarks within the South Downs National Park."

RNP17: Add "should only be used when needed and" in third paragraph of policy

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Communities Lead Chris Paterson who will be able to provide further clarification if necessary.

Yours Faithfully

Chris Paterson
Communities Lead

General

It would be useful to have paragraph numbers to assist the reader and decision makers when referencing particular parts of the RNDP.

General

The first purpose of National Park designation is the conservation and enhancement of the National Park’s natural beauty, wildlife and cultural heritage. The SDNPA has an interest in Neighbourhood Plans outside the National Park that may have an impact on the setting (particularly on views towards and from the National Park, tranquillity impacts in relation to dark night sky, increase in traffic movements or recreational pressures in sensitive areas). The SDNPA welcome the RNDP reference to the South Downs National Park, and in particular Policy RNP3 and reference to the importance of key views to and from the National Park.

It may be appropriate to include a map which shows the position of the Parish and its close relationship with the South Downs National Park (SDNP).

General

As currently presented the RNDP is quite a long and detailed document. To improve readability and significantly condense the RNDP SDNPA would suggest that maps included in the main body of the plan are moved to an appendix. Alternatively all mapping related materials could be included on one or two policies maps at the end of the NDP. This would significantly reduce the main body of the RNDP and make the document more user friendly

Maps

Currently the policies in the RNDP refer to the ‘proposals map’. However, the document contains a number of maps rather than a single proposals map. It would be easier for the reader if the policies

We note your comments in relation to paragraph numbering and map references and have made adjustments where possible in relation to the maps.

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			refer to a specific map reference. This will be even more important if the maps are moved to an appendix. Alternatively all proposals could be shown a single map which could be referred to generically in all relevant policies.		
			<p>Light Pollution</p> <p>This section of the RNDP clearly identifies the importance of the tranquil environment, specifically that this aspect of the Parish is greatly valued by residents. However, the policy RNP17 focuses on light pollution and does not consider the impact of noise on resident’s quality of life. The SDNPA suggest that the Qualifying Body may want to consider a policy similar to Policy SD7 of the SDNP Pre Submission Local Plan, which considers the importance of relative tranquillity</p>		
			<p>RNP3</p> <p>This policy refers to key views to and from the SDNP being protected. This is a welcome approach but the Qualifying Body may want to refer to the South Downs Local Plan Policy SD6 Safeguarding Views, for further wording to help clarify the term protected, in relation to views to and from the National Park. The SDNPA also request a specific reference in this policy to the importance of conserving and enhancing the setting of the National Park.</p>	<p>RNP3. We have proposed an amendment to the policy wording to say “Development proposals should seek to conserve and enhance views of key landmarks within the South Downs National Park.”</p>	
			<p>RNP6</p> <p>The Examination of a number of other NDPs in the National Park have resulted to modifications to this type of policy. The Qualifying Body may want to review Policy Liss 14 in the Liss Neighbourhood Plan, which has successfully included criteria to resist unacceptable adverse impact on sunken lanes</p>	<p>Thank you for your comment.</p>	
			<p>RNP17</p> <p>The SDNPA welcome Policy RNP17. However, we do have concerns regarding the third paragraph of the policy and propose some additional wording to other parts of the policy as set out below.</p> <p>The SDNPA request that an additional bullet point is added to the policy as follows... Lighting is installed appropriately to minimise upward light spill and nuisance to neighbours.</p> <p>As currently worded Policy RNP17 allows for outdoor lighting to be used in sports / equestrian facilities with a curfew which restricts illumination at certain times. Sports lighting in a dark location –</p>	<p>In relation to policy RNP17 Light Pollution, this policy was the most popular based on scores of all the proposed policies and there is a particular focus on avoiding street lighting. We agree many residents appreciate tranquillity and will suggest that</p>	

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			<p>no matter how good the installation – will have a significant impact on sky quality. This is because the surface illumination (lux) required to light a specific activity will be so great (many times that greater than street lighting) that the inherent surface scattering will still create a significant lighting impact and reduce the sky quality for some distance. As this is an unavoidable characteristic of these lighting design, the SDNPA are requesting a modification to Policy RNP17. The SDNPA do not have an in principle objection to such facilities. However, given that such facilities are often located outside of settlement boundaries in the open countryside, the potential impact from any lighting on the tranquility and dark night skies quality of the area is greater and therefore requires careful assessment, not solely restricted to the use of curfews, but consideration of need, lighting design, colour temperature, lux and lumen levels etc. Given the SDNPA concerns regarding the third paragraph of this policy we request that this part is deleted from Policy RNP17.</p> <p>The SDNPA would also recommend that the policy makes clear that sports lighting should only be used when needed, and turned off at all other times, the policy as currently worded suggests a curfew of 10pm regardless of whether the facilities are in use or not.</p> <p>We would encourage the RNDP group and the Qualifying Body to review the SDNP Local Plan policy on dark night skies (policy SD8 in the Pre Submission Local Plan) The hierarchical approach taken in the SDNP Local Plan policy may be helpful in strengthening RNP17.</p>	<p>consideration of noise is added to the list of issues considered in a future iteration of the Plan.</p> <p>We consider the bullet points already seek to minimise light spill and nuisance to neighbours so do not propose amendment of this part of the policy.</p> <p>We don't agree that the third paragraph should be deleted but agree an amendment to require that lighting should only be used when needed is helpful</p> <p>Add “should only be used when needed and” in third paragraph of policy</p>	

STAT10 – SOUTHERN GAS NETWORKS

Dear Sir/ Madam,

Thank you for your email asking for comments on the proposed Neighbourhood Development Plan for the Ropley area.

SGN have assessed the impact of your proposed future development (Ropley Parish Neighbourhood Plan) for the period of 2018-2028 and beyond. We can conclude that our gas infrastructure will not be significantly affected by the growth proposed/ projected, and therefore any costs will be directly related to site infrastructure only. This assessment has been based on analysis of the site area information and property development figures provided rather than any firm gas usage.

We appreciate the interest you have shown in the Ropley Neighbourhood Plan and thank you for your response, which has been very helpful.

No proposed change

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While information obtained through the provision of Local Authority and Neighbourhood Development Plans is important to our analysis, it only acts to identify potential development areas. Our principle statutory obligations relevant to the development of our gas network, arise from the Gas Act 1986 (as amended), an extract of which is given below:

Section 9 (1) and (2) which provides that:

9. General powers and duties

(1) It shall be the duty of a gas transporter as respects each authorised area of his:-

(a) to develop and maintain an efficient and economical pipe-line system for the conveyance of gas; and

(b) subject to paragraph (a) above, to comply, so far as it is economical to do so, with any reasonable request for him –

(i.) to connect to that system, and convey gas by means of that system to, any premises; or

(ii.) to connect to that system a pipe-line system operated by an authorised transporter.

(2) It shall also be the duty of a gas transporter to facilitate competition in the supply of gas.

(3) It shall also be the duty of a gas transporter to avoid any undue preference or undue discrimination –

(a) in the connection of premises or a pipe-line system operated by an authorised transporter to any pipeline system operated by him; and in the terms of which he undertakes the conveyance of gas by means of such a system.

We would not, therefore, develop firm extension or reinforcement proposals until we are in receipt

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			of confirmed developer requests.		

We hope that the above information meets your requirements at present. If you require any further information, please do not hesitate to contact us.

Kind regards,

Andrew Boxall
 Network Support Assistant
 South Strategy, Network Planning

STAT11 – SCOTTISH & SOUTHERN ELECTRICITY

FAO Simon Perkins:

I have looked at your online consultation web page but feel that it is not appropriate for the comments I have.

As a representative of a utility provider, my view is neither for or against any of the housing proposal sites in policies 19,20 or 21. I would simply wish to state that given the current network loadings, the scale of the possible developments and their proximity to each other, I do not anticipate any significant off-site electricity network reinforcement requirements at this time. Depending on the timing of such proposals, this could change in the future but if required, the cost of off-site reinforcement would be shared between the developer(s) and Scottish & Southern Electricity Networks as per our policies approved by Ofgem. Any extensions of our electricity network would be borne by the developer(s) in full.

Regards,
 Jon

We appreciate the interest you have shown in the Ropley Neighbourhood Plan and thank you for your response, which has been very helpful.

No proposed change

STAT12 – WINCHESTER CITY COUNCIL

Dear Sir/Madam

Thank you for reviewing our Neighbourhood Plan

No changes proposed

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Thank you for the opportunity to make comments on the Ropley Neighbourhood Plan. Winchester City Council has no comments to add.

Kind Regards

Lee Smith
 Planning Officer
 Strategic Planning

LAND1 – PEGASUS

Dear Sir/Madam,

On behalf of my clients David Bevan and James Bevan, and Friday Street Developments Ltd, please find attached our response to the consultation on the Ropley Draft Neighbourhood Plan, with specific reference to Land at the junction of Vicarage Lane and School Lane.

Please note that we have also filled out the online consultation response, but this does not enable documents such as our representations to be attached, hence the separate email. We have also sent a hard copy of our representations to the postal address provided.

We look forward to your response, but in the meantime, should you have any queries, please do not hesitate to contact me.

Kind regards
 Joanne Jones
 Associate Planner

REPRESENTATIONS ON DRAFT ROPLEY
 NEIGHBOURHOOD PLAN (REGULATION 14)

LAND AT JUNCTION OF VICARAGE LANE
 AND SCHOOL LANE, ROPLEY

Thank you for your submission. We note that the landowners you represent (the Bevans) have also made some comments which have been separately addressed in the consultation responses. This response to your representations should be read in conjunction with our responses to comments received from James Bevan.

We note that the masterplan to which your submission refers for the land at the junction of Vicarage Lane and School Lane(referenced as the combined area of SHLAA sites 12,13 and 14) was not discussed with the Steering Group prior to its

Remove the word “backland” from evidence base.

Policy #	From	Designation	Comment	Reply	Proposed Amendment
	ON BEHALF OF D. BEVAN, J. BEVAN & FRIDAY STREET DEVELOPMENTS LTD				
	THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)				
	PLANNING AND COMPULSORY PURCHASE ACT (2004) Prepared by: Joanne Jones				
	1.1.2 These representations have been prepared having regard to the requirements set out by the National Planning Policy Framework (NPPF). In summary, it is our belief that the Draft Neighbourhood Plan fails to meet two of the basic conditions required for a Neighbourhood Plan, Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990:				
	<ul style="list-style-type: none"> • That is must have appropriate regard to national policy • That it must contribute to the achievement of sustainable development 				
	1.1.3 We suggest a series of recommendations within these representations, including the addition of Land at the junction of Vicarage Lane and School lane as an allocation for the provision of nine dwellings, including a mix of smaller affordable housing, public open space and car parking for the school/church/wider village community.				
	1.1.4 We trust that the comments contained in these representations will be carefully considered and appropriately responded to by the Neighbourhood Plan Steering Group and Ropley Parish Council in their submission to East Hampshire District Council.				
	2. LAND AT JUNCTION OF VICARAGE LANE AND SCHOOL LANE, ROPLEY				
	2.1 Background				
	2.1.1 David Bevan and James Bevan are brothers who own two parcels of land in Ropley; Land at the junction of Vicarage Lane and School Lane, and Land west of Hammonds Lane. They grew up in				
				publication and that the manner in which it was presented to residents caused a degree of confusion and disquiet with some residents assuming the masterplan has the support of the Steering Group which is not the case. We address below the principal points raised in your submission.	
				The rationale for the proposed amount of new housing need for the parish over the plan period to 2028 is clearly described in the neighbourhood plan. The housing needs assessment report prepared by AECOM included five projections of housing needs based on different approaches and made no recommendations that any one basis should be adopted. The Steering Group proposals for 68 dwellings considered all five approaches and takes account of the Joint Core Strategy's spatial strategy of focusing house building at Whitehill & Borden and in the	

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	Ropley and wish to state that they:		<p>“Have fond memories of the village and our time there. We do not wish to harm the village in any way and may one day wish to return with our families. We are not developers and our objective is not to pack in a huge amount of generic homes to make money, and therefore we have only specified a modest amount of mixed village housing. Our land is at the heart of the village and it would be a very sustainable location for families who could walk to the school, church, and recreation ground. It is not a particularly efficient location for agriculture given its size and location, and we envisage gifting part of the land to the community as public open space.”</p> <p>2.1.2 Friday Street Developments Ltd are the Bevan brothers’ chosen development partners. Established for over 30 years in Odiham Friday Street Developments Ltd are a Hampshire based company with a great affection for sensitive conservation minded projects in villages and market towns. They are also currently involved in their second scheme in the village delivering a small development of six dwellings off Hale Close.</p> <p>2.1.3 Both parcels of land owned by the Bevan brothers were previously considered within the East Hants Strategic Housing Land Availability Assessment (SHLAA) at references ROP018 and ROP019, and both were concluded as being deliverable.</p> <p>2.1.4 For the purposes of these representations we focus on site ROP019. Within the Draft Neighbourhood Plan this site is divided in to three land parcels (listed below), but our reference in these representations is to the site as a whole (the site), Land at the junction of Vicarage Lane and School Lane, as considered in the SHLAA:</p> <ul style="list-style-type: none"> • Site 12 – Land to the rear of The Forge • Site 13 – Land Opposite Ropley School • Site 14 – Land behind Hall Place Cottage <p>2.2 Proposed Masterplan</p> <p>2.2.1 We have developed a masterplan for the site, which we consider addresses the needs of the village (attached at Appendix 1), with the following key elements:</p>	<p>District’s towns and larger villages. The representation received from EHDC does not dispute this approach and we are satisfied that our overall approach is consistent with the requirement to have regard to the NPPF framework and meets objectively assessed need across the parish and District.</p> <p>We are satisfied that the Neighbourhood Plan has regard to the current National Planning Policy Framework (NPPF) and have been advised that that neighbourhood plans submitted prior to January 2019 will be considered against the existing EHDC Joint Core Strategy</p> <p>Our proposals for the mix of housing need take account of the 2015 village questionnaire and provide for both affordable and social housing with specific provision to restrict access to some of this housing to parish residents (policy RNP 22</p>	

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			<ul style="list-style-type: none"> • Sustainably located development at the heart of Ropley village. • Outdoor educational area for use by the school in perpetuity. • New closer and safer parking area freeing up space on the school site for more teaching facilities. • New public open space – a village green – with community control in perpetuity. • Nine new homes provided through sensible and sensitive infilling development. • A mix of properties to meet the needs of the village including affordable housing or smaller homes for young families or for locals to down-size • Low rise in-fill housing which will not impact on key views and will be designed to be in-keeping with the village. <p>2.2.2 It is considered that this site should be included within the Neighbourhood Plan as an allocated site. Further detail is provided in following sections.</p> <p>APPENDIX 1: PROPOSED MASTERPLAN</p> <p>2.3 Community engagement</p> <p>2.3.1 In order to set out to local residents the alternative proposals of our masterplan to those set out in the Draft Neighbourhood Plan, we have sought to engage with the school and local residents, particularly those immediately adjoining the site, and wider villagers. We have produced a flyer for this purpose (attached at Appendix 2) which illustrates the proposals and what they will provide for the village.</p> <p>2.3.2 We have also spoken to the primary school to understand what is needed to aid their educational delivery. This has been incorporated in to the masterplan. 2.3.3 We acknowledge that, from the perspective of the Steering Group, the publication of our masterplan, the circulation of the flyer and the discussions we have had with local residents may not be ideal having taken place during the consultation period of the Draft Neighbourhood Plan. However, the proposals for the land in the Draft Neighbourhood Plan, in particular the proposed designation of much of the site as Local Green Space, have only been fully known since the publication of the draft plan. This has necessitated our response. It also enables local residents to respond to the public consultation in full knowledge of the available proposals and opportunities.</p>	<p>Occupancy restriction)</p> <p>The approach to site assessment and selection is clearly set out in the plan and its evidence base. Our approach is based on that used by EHDC for its own site assessment and is considered a reasonable framework to be applied consistently to assess the proposed desirability and priority for development. A future update of the neighbourhood plan will need to refresh this assessment framework and we note your suggestions for areas where amendments or a different emphasis could be considered.</p> <p>Thank you for notifying us of the error in relation to Site 14 which has now been corrected</p> <p>The scoring of Site 12 as within Key Vista G is correct as the proposed site is visible from the Key Vista viewpoint. The arrows denoting the viewpoint on the Proposals Map are indicative and</p>	

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2.3.4			It is appreciated that the Steering Group has worked diligently in producing the Draft Neighbourhood Plan, but it is considered important for alternative proposals to be outlined to local residents.	do not show an accurate angle of visibility splays. Therefore the site score for Site 12 is not proposed to be amended.	
APPENDIX 2: VILLAGE GREEN FLYER					
3. DRAFT ROPLEY NEIGHBOURHOOD PLAN – AMOUNT AND LOCATION OF NEW HOUSING					
3.1 Proposed Housing Delivery – Policy RNP18					
3.1.1			Policy RNP18 provides for 73 new dwellings to be provided in Ropley Parish over the period 2016 to 2028. This is to be delivered by a combination of (i) the implementation of existing planning permissions; and (ii) new sites allocated in policies RNP19 to RNP21.	With respect to the top ten sites 20 and 22 scored higher than, or a high as Site 14, even when rescored. Based on advice from EHDC, factors other than the pure site assessment score were considered with respect to all sites and as such Site 20 was considered to be too remote from the main settlements and Site 12 and 14 were considered to be inappropriate in their location in Key Vista G.	
3.1.2			The housing provision proposed is stated to be based on an identified need of 56 dwellings over the period with additional provision proposed to meet affordable housing needs. A housing needs assessment was commissioned to inform the housing need provision for the parish, together with data provided from the social housing register.		
3.1.3			However, it is considered that the amount of housing to be provided by Policy RNP18 will not fully meet the housing needs of the parish. We outline below why this is considered to be the case.		
3.2 Ropley Parish Housing Needs					
3.2.1			The commissioned Housing Needs Assessment for Ropley Parish sets out five projections of dwelling numbers as follows:	We have responded to comments made on individual policies in the full set of consultation responses and you are requested to review these responses in addition to the specific points made below	
1)			A figure derived from the Objectively Assessed Need (OAN) as identified through the SHMA, based on a proportionate share for Ropley (which gives 156 dwellings, or 9-10 dwellings per year);		
2)			A figure derived from East Hampshire’s emerging Joint Local Plan, disaggregated to Ropley, (which gives a total of 10 dwellings, which is less than one dwelling per year);		

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			<p>3) The Government’s 2012-based household projections, extrapolated to Ropley, translated from households to dwellings and rebased to actual 2014 population (which gives 105 dwellings, or just over 6 per year);</p> <p>4) A projection forward of dwelling completion rates 2001-2011, (which gives 85 dwellings, or 5 dwellings per year); and</p> <p>5) A projection forward of dwelling completion rates 2011-2015 (which gives 47 dwellings, or 2.75 per year).</p>	<p>In general, we do not consider it necessary at this stage to require detailed site layout plans for any proposed development sites that would in any event be subject to review and comment during the planning application process.</p>	
			<p>3.2.2 The Neighbourhood Plan is required to have regard to the National Planning Policy Framework (NPPF) in setting out its provisions and with regard to housing provision, the NPPF states at paragraph 47 that the full objectively assessed need for both market and affordable housing should be met, as far as is consistent with other policies within the NPPF. The Planning Practice Guidance (PPG) further states that “Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.” (Paragraph: 004 Reference ID: 2a-004-20140306). This is highlighted in the Housing Needs Assessment.</p>	<p>RNP 19 Land off Hale Close offers a unique housing provision mix with an emphasis on affordable and social housing. The landowner has offered to gift part of the site to the community as part of a development proposal which is considered positive and will protect green space in future. There are no plans to promote further development of this site beyond the proposed 14 units.</p>	
			<p>3.2.3 It is therefore clear that the objectively assessed need should be the starting point when considering what level of housing to provide for. As such, Scenario 1 should have been the starting point for the provision of additional housing in the parish, which states the need for the parish was 156 dwellings over the period 2011 to 2028, an annual provision of 9.2 dwellings.</p>		
			<p>3.2.4 This scenario therefore states that the housing need for the parish is 100 dwellings more than the 56 dwellings which was stated in the draft plan as the need. It is acknowledged that the Scenario 1 figure covers a longer period of time, starting in 2011 rather than 2016. However, even if 5 years’ worth of housing is removed from the housing need figure (5 x 9.2 dwellings = 46 dwellings) such that the time periods covered are the same, the housing need figure would still be 110 dwellings. This is almost 100% higher than the housing need figure used as the basis of Policy RNP18.</p>	<p>RNP 20 Former Chequers pub. We agree that development is likely and desirable on this site and that the number of units and type of units agreed remains to be determined.</p>	
			<p>3.2.5 Scenario 1 was dismissed by the Steering Group as it conflicts with the Joint Core Strategy’s spatial strategy of focusing house building at the Strategic Allocation at Whitehill & Bordon and in the</p>	<p>RNP21 Land between Homeview</p>	

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			<p>District's towns and larger villages. However, it is considered that this is an incorrect approach. The housing need for the Parish identified by Scenario 1 is a population-based derived figure of need, as is required when assessing true housing need, whereas the spatial strategy set in the Joint Core Strategy is an approach to delivering housing supply. The Joint Core Strategy housing requirement figure of 10,060 dwellings is based on an objectively assessed housing need for the district, but the spatial strategy set out to deliver that figure is supply-based. As such, this should not be used as a justification for dismissing what is the correct starting point for determining the level of housing to be provided in the Parish; the objectively assessed need set out in Scenario 1.</p> <p>3.2.6 Instead the housing need figure used in the Draft Neighbourhood Plan is based on a combination of Scenarios 4 and 5. These are both trend-based projections accounting for dwelling completion rates. These scenarios are clearly supplybased figures and are therefore contrary to the requirements of the NPPF and PPG, which require that objectively assessed housing need is the starting point for determining the level of housing provision to be provided.</p> <p>3.2.7 It is therefore considered that more housing will be needed in the parish than the Draft Neighbourhood Plan is currently providing for, and therefore the level of housing to be provided should be increased.</p> <p>3.3 Approach to Housing Delivery</p> <p>3.3.1 Having established above that there is a need for additional housing development within the Parish over what is already being proposed in the Draft Neighbourhood Plan, we nevertheless consider the overall approach taken to provide for the housing needs of the Parish.</p> <p>3.3.2 Housing provision is based on the following:</p> <ul style="list-style-type: none"> • Existing extant planning permissions plus as at April 2016 – 46 dwellings • Expected provision from the Former Chequers Pub site – 9 dwellings • Affordable housing to rent – 5 dwellings • Dwellings for sale at a discount – 6 dwellings • Housing for sale at full market price to support affordable/discounted housing – 3 dwellings • Plots for self-build housing – 4 dwellings 	<p>and Wykeham House. This site adjoins existing housing development and offers potential plots for self-build housing with the support of the landowner.</p> <p>Sites 12,13 and 14 currently comprise one large field put to agricultural use for sheep pasture and in consequence has integrity as a single site. Your proposed masterplan flyer refers to this area as a field. The subdivision into three separate areas known as sites 12,13 and 14 reflects how the landowners chose to respond to the call for sites and has therefore been adopted by the neighbourhood plan for this reason only.</p> <p>We have amended the description of the site in the Evidence base to remove the word "backland" which you have objected to, but this does not change the overall view of the Steering Group on the preferred site priority for development and in any event the Steering Group</p>	

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3.3.3			<p>The extant planning permissions provide for some 46 dwellings, which would increase to 55 dwellings if the Former Chequers Pub site is also included. This equates to 50% of the true housing need of the Parish, as identified by Scenario 1, or 75% of the level of housing proposed by Policy RNP18. However, whilst the permissions represent a significant proportion of the housing needed under either scenario, it is questionable as to whether they will truly cater for the specific needs of the Parish i.e. smaller 1 and 2 bed units. This need is also identified in the Housing Needs Assessments for starter homes for local firsttime buyers and young families or for older residents to downsize.</p>	<p>has proposed the majority of this field as a Local Green Space under policy RNP 8.</p>	
3.3.4			<p>Of the existing planning permissions, and including the Former Chequers Pub site, only 20% of the dwellings being provided are 1 or 2 bed units. The proposed allocation at RNP19 Land of Hale Close confirms that the majority of will be 1 or 2 bed dwellings so contributes to meeting the need for smaller housing in the Parish.</p>	<p>We note that the masterplan that you propose includes two areas of housing provision, one on site 14 adjoining Petersfield Road that looks to be intended as market housing for five units and a second group of 4 units on site 12 adjoining Hammond’s Lane which includes smaller affordable units though the location of such is not identified or quantified. We note that the masterplan proposes to gift the remaining land within sites 12,13 and 14 to the community with a suggested car park included in the northern part of the field. We welcome the willingness of the landowners to consider a community gift of land but do not consider that the village requires additional permanent car parking in this location which would be unsuitable for a car park due to the likely increased congestion of</p>	
3.3.5			<p>Nevertheless, this further emphasises the need for greater levels of housing to be allocated for development in order to meet the general housing needs in the Parish, but also to provide additional smaller units to meet the specific needs of the Parish.</p>		
3.4			<p>Critique of Site Assessment Scoring</p>		
3.4.1			<p>In order to determine which sites were to be proposed for allocation, the Steering Group has undertaken a scoring assessment against a number of criteria. We have some concerns as to this assessment as follows:</p> <ul style="list-style-type: none"> • There is no weighting of the criteria against which the sites area assessed and therefore all of the criteria are considered as equal. This is not considered to be appropriate. For example, criteria ii) addresses whether the site is previously developed land or not, and criteria iii) SINC sites or sites of biodiversity value. These elements are imbedded in planning policy as to their appropriateness for development and therefore should have a higher weighting. Other criteria, for example in relation to flood risk (iv), contamination (v) and ground water source protection zones (xv), are a consideration for development but do not automatically prevent development. Indeed, the former Chequers Pub site, which is proposed for allocation at Policy RNP20 is located within a Water 		

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			<p>Source Protection Zone, but yet is still allocated for development. Their impact on the assessment should therefore not be weighted as highly.</p> <ul style="list-style-type: none"> • With regards to the scoring for the sustainability criteria (vi), (vii) and (viii), insufficient positive recognition is provided through the scoring for those sites located within close proximity to a food shop or the village score. There is only a 1 point difference between a site that could be right next door to the facilities and a site which could be over 1.6km away. 1.6km is a significant distance particularly when considering it could be primary school children walking to school. As such, there should be a greater difference in the scoring in recognition of this. • One criterion addressing Local Green Spaces designations (ix) is considering land against something, which has not yet been formalised. At present the designations are only proposals and, as set out in Section 4 of these representations, we do not consider the designation to be appropriate for Land at the junction of Vicarage Lane and School Lane. We therefore do not consider that Local Green Space should be used as an assessment criterion and should be removed. • Errors – We have only considered in detail the scoring in relation to Sites 12, 13 and 14, so cannot confirm whether there are any further errors, but in relation to Site 14, criterion ix, the site should score '2' on the basis that it is not located within the proposed Local Green Space. This is not withstanding the concern raised about that criterion in the previous bullet point. This would therefore take the Site 14 score to 25. It is also considered that there is a further error in relation to Site 12, criterion xii. The site scores a '0' meaning that there will be more than a low impact on the visual landscape. However, we do not consider this to be the case. The site is actually not visible from the Key Vista G, as shown by the photograph of the view included in the evidence base. The arrow lines on the map defining the key vista do not include this site, only Site 13. Also, the backdrop for this site when considered from the junction of Vicarage Lane and School Lane is the existing properties on Hammonds Lane. The development of this site with regards to possible impact on the visual landscape should be considered in this context. As such, Site 12 should receive a score of '2' which would take its score to 25. <p>3.4.2 Appendix 2 to the Draft Neighbourhood Plan lists what it states are the 10 sites with the highest scores. This is not actually the case, notwithstanding the errors made in relation to Sites 12 and 14. Site 20 and Site 22 both received lower scores than various others, including Sites 12 and 14 when rescored. Site 22 is the Former Chequers Pub site, which has been proposed for allocation. It is therefore clear that other factors are involved when determining which sites were ultimately allocated, and this is not clear from the Draft Plan.</p>	<p>traffic at this junction that would be involved. We also note that the area of this field that is proposed by the Steering Group as Local Green Space (LGS3 under policy RNP 8) comprises sites 12 and 13 and excludes site 14.</p> <p>For these reasons, we do not consider that your proposed plan amendments (paragraph 3.7.1) should be adopted.</p> <p>The approach to proposed local green spaces has been set out in the plan and the assessment framework is contained within the Evidence Base appendix. Further to consultation responses, we have re-considered and accepted for inclusion an additional site (now known as LGS5) which is the land west of Hammonds Lane also in the ownership of your clients. Designation of these sites as local green spaces will preserve the special character and rural nature of Ropley village and prevent future development on them</p>	

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3.5			Critique of Proposed Site Allocations		
3.5.1			In addition to the above generalised assessment which we have some concerns with, we provide a qualitative assessment of the three sites which have been proposed as allocations. RNP19 – Land of Hale Close	other than in very special circumstances.	
			<ul style="list-style-type: none"> No site layout plan has been provided as to how the development might be laid out, only a block plan of areas so it is not clear how the residential development would integrate with existing development. The residential area proposed is separated from the existing built form – there is pasture proposed on the western side which would separate it from the existing development on Hale Close, and there is a significant width between the houses to the south on Church Street. The development would therefore not be integrated and would stand out ‘on a limb’. It is not clear what type of community uses area proposed – no detail is provided. The community uses are located remotely on the site. It is accessed from Hale Close, but located at the eastern end of the site, separated by an area of pasture. It would surely make more sense to have any community uses adjoining the housing. It is our suspicion that the layout has been planned this way in anticipation of delivering additional housing in the future on the pasture land between the housing site and community uses, but it does not make for the most appropriate layout as proposed. It is not clear whether the Hale Close access is suitable for the level of traffic that the development as a whole might generate. RNP20 – Former Chequers Lane (junction of Winchester Road and Gascoigne Lane) Development of this site has recently been refused planning permission by East Hants Council and an appeal against this decision has been submitted. Development of this site in its current form is therefore not guaranteed. Nevertheless, the site is previously developed land, located largely within the settlement boundary and it is anticipated that a development of some description will inevitably follow, even if this is for a slight reduced number of units – current proposals are for nine dwellings. RNP21 – Land between Homeview and Wykeham House, Petersfield Road The site was considered by East Hants Council as part of the SHLAA 2014, but was excluded. It was considered that the site was in an unsustainable location, detached from the main settlement. 	<p>We consider that the overall housing numbers provided for in the plan are adequate to meet the assessed need and have received no evidence that Ropley primary school expects or needs to expand.</p> <p>We do not consider that designation of the land at LGS3 as Local Green Space contravenes paragraph 76 of the NPPF. Consultation responses to policy RNP 8 are overwhelmingly positive and in respect of LGS3 reflect the appreciation of this green space for its vistas (we note you accept the designation of this key vista from the north of the site in your paragraph 6.1.1), tranquillity and its role in preserving the historic setting and rural character of the village centre.</p> <p>In respect of the land west of Hammonds Lane, we received</p>	

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			<p>Circumstances have not changed to alter this assessment. 3.5.2 We consider that there are some genuine concerns with the sites put forward for allocation, regardless of their having scored well in the generic matrix – Land at the junction of Vicarage Lane and School is considered to, qualitatively, provide a more appropriate development. 3.6 Critique of assessment of Sites 12, 13 and 14</p> <p>3.6.1 Further concerns are raised about the site assessment process when the commentary of Sites 12, 13 and 14 from the Site Assessment Report are considered. Whilst these representations address the three land parcels as a whole, together with our proposed masterplan, the three land parcels are actually distinctly different in their character. It is therefore quite surprising to see that they all receive the same assessment commentary, as follows:</p> <p>“The site is outside the Settlement Policy Boundary and is currently pasture. The site is visible from higher ground to the south and sits between the two Conservation Areas. Backland development of this site would be out of character with the existing settlement pattern and would have a high visual impact and as such has been redlined.”</p> <p>3.6.2 In reference to the visibility/views comment, this only applies to Site 13 which is covered by a key vista. Site 12 is not within the key vista and has the backdrop of the existing residential development. It is therefore not visible in the same way at Site 13. Nor is Site 14 which also sits outside the key vista as it is located below a ridge.</p> <p>3.6.3 We also do not consider the reference to backland development to be appropriate for any of the sites. A simple online search provides various similar definitions of backland development all of which draw on the same points; that there is generally no street frontage, development would be landlocked behind existing buildings. The Planning Portal Glossary defines backland development as:</p> <p>“Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.”</p> <p>3.6.4 This definition clearly does not apply to Sites 12, 13 or 14 either individually or combined. All sites have a street frontage, and indeed most of the site boundaries are street frontage and not behind existing buildings. This is further evidenced by the proposed masterplan; the housing</p>	<p>numerous consultation responses to express support that this site should also be included as a Local Green Space. The Steering Group considered that this level of response confirmed the importance of this site to local residents and a further review was undertaken to assess whether sufficient evidence had been obtained to warrant LGS designation. A record of this review and discussion is contained in the updated Evidence Base which will be submitted with the Regulation 15 version of the Ropley Neighbourhood Plan and the decision was taken to add this site to policy RNP8 as LGS5.</p> <p>For these reasons, we do not consider that your proposed plan amendments (paragraph 4.4.1) should be adopted.</p> <p>In respect of policies RNP 5 and 6 we have amended the glossary definitions to define a narrow lane We consider that significant</p>	

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			<p>proposed on Site 12 clearly has a frontage on to Hammonds Lane, and the housing off Petersfield Road, whilst it would site behind Hall Place Cottage, it is clearly not landlocked and has a frontage with Church Lane.</p> <p>3.6.5 In the light of the above, we reiterate that we have genuine concerns about the site assessments both in terms of the matrix and commentary. Land at the junction of Vicarage Lane and School is considered to, qualitatively, provide a more appropriate development than Sites 19 and 21 which are proposed for allocation.</p> <p>3.7 Recommendations</p> <p>3.7.1 In the light of the above, the following is therefore suggested as amendments to the Draft Neighbourhood Plan:</p> <ul style="list-style-type: none"> • Policy RNP18 to be amended to include additional dwellings to meet the identified objectively assessed housing need for the Parish which is some 110 dwellings over the period 2016 to 2028. • To include an additional site allocation for development at Land at the junction of Vicarage Lane and School Lane (Sites 12, 13 and 14) in accordance with the submitted proposed masterplan, which proposes 9 dwellings of a mix of sizes, including smaller affordable units, public open space and car parking. <p>4. DRAFT ROPLEY NEIGHBOURHOOD PLAN – POLICY RNP8: LOCAL GREEN SPACES</p> <p>4.1 Proposed Local Green Spaces (LGS)</p> <p>4.1.1 Policy RNP8 proposes to designate four sites around the village centre as LGS, as follows:</p> <ul style="list-style-type: none"> • LGS1 - the recreation ground • LGS2 - the field behind Vicarage Lane between the recreation ground and Ropley House • LGS3 - west of School Lane/Church Lane • LGS4 - the village pond. <p>4.1.2 For the purposes of these representations, we do not propose to comment on LGS1, 2 and 4.</p>	<p>widening of accesses or creation of new accesses is a particular issue with the sunken lanes that have higher banks and poorer visibility and have therefore retained RNP5 and RNP6 as separate policies. These policies like all the policies in the plan are intended to provide a framework within which individual planning applications can be assessed and determined. Whilst there may be occasion when exceptions to certain policies are made by the Local Planning Authority it is not considered necessary or appropriate to introduce flexibility wording into each policy. Please also note that we are proposing additional changes to the policy wordings for RNP5 and RNP6 to reflect views and concerns raised by residents in responding to the consultation and these are detailed in the respective policy response sections of the plan.</p> <p>For these reasons, we do not</p>	

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			<p>Instead we simply focus on LGS3, my clients' land, which is not considered appropriate for designation as LGS. The reasoning for this is set out below.</p> <p>4.2 Basis and Purpose of LGS Allocations</p> <p>4.2.1 The NPPF sets out the circumstances for when LGS can be designated in two paragraphs, paragraphs 76 and 77, which we address in turn below. "76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period." (our underlining)</p> <p>4.2.2 We highlight two key points stated in paragraph 76 which are particularly relevant to Ropley as LGS3.</p> <p>4.2.3 LGS3 is at the heart of the village, so in terms of its sustainability i.e. access to services and community facilities, there are arguably no sites which are more sustainable within the village. All levels of planning policy require that new development is sustainably located, and therefore in meeting the current and future needs of the village, it is considered that such a sustainable site should not be automatically eliminated from development, as would be the impact of the LGS designation.</p> <p>4.2.4 As outlined in Section 3 of this report, there is already a greater need for housing than is currently being provided for in the Draft Neighbourhood Plan and, in future plan periods, housing need is only likely to increase further. A need for an expanded school may also follow as a result; it is already oversubscribed. Sustainable locations at the heart of the village should be considered as a priority for meeting any future development needs. Designating the land at LGS3 as an LGS would therefore seem contrary to the local planning of sustainable development and as such, there is significant potential that such a designation would not endure beyond the end of the plan period. The LGS3 proposal, would therefore be contrary to paragraph 76 of the NPPF.</p>	<p>consider that your proposed plan amendments (paragraph 5.3.1) should be adopted</p> <p>In respect of policy RNP2 we see no justification for amending the settlement boundary as you propose and consider that additional development of this part of the site would be contrary to the plan policies as regards access.</p>	

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4.2.5 Paragraph 77 of the NPPF states: “77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- where the green area concerned is local in character and is not an extensive tract of land.” (our underlining)

4.2.6 The opening sentence of paragraph 77 is crucial in that it makes it clear that LGS designations are not appropriate in most circumstances; planning policy already provides protection for ‘green space’ outside settlement boundaries from development. There therefore needs to be exceptional circumstances, relating to the criteria outlined in the NPPF, as to why an LGS designation is necessary. It is considered that such circumstances do not exist in relation to the land covered by LGS3.

4.2.7 We would contend that the Draft Neighbourhood Plan has not demonstrated that the land is of special significance to the local community. It is acknowledged that some local residents appreciate the views across the land, but the land is not intrinsically historic. Nor does the land contain rich or unusual wildlife.

4.2.8 Furthermore, the land has no recreational value at present. It is private land that is only open to the public on two specific occasions in the year for parking purposes only associated with community events. The table relating to the LSG3 designation in the supporting document ‘Ropley Local Green Spaces’ states, as part of the supporting justification for the proposed LGS designation, that “Residents and visitors to Ropley village enjoy and appreciate the car parking access on this site, permitted by the landowner and the loss of such access would be to the detriment of the village community”. Designating the land as an LGS will have no bearing whatsoever as to whether or not the parking opportunity remains for the benefit of the community; it is simply a matter of the owners granting permission or not. The masterplan proposals actually create recreational benefits to the community as well as providing permanent parking in the heart of the village.

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4.2.9 The table in the supporting document also states as justification for the designation that “this area is one of the few fingers of farmland which penetrate right into the centre of the old village”. This may be the case, but as farmland, it is less than ideal as a location. It is currently used for grazing sheep, but it is isolated away from other farmland, making management more difficult and the public parking use is in direct conflict with the farming use, as the livestock has to be relocated every time the field is opened up. Again, an LGS designation will have no bearing on whether the land is used for farming, or how it is used for farming (arable or livestock). This is again a matter for the landowner and whether the farmer actually wants to use the land.

4.2.10 In the light of the above, we consider that the land outlined by LGS3 does not meet the requirements set out in the NPPF for an LGS designation and, as such, it should not be included.

4.2.11 Nevertheless, the masterplan proposals for the Land at the junction of Vicarage Lane and School Lane propose to maintain the majority of the ‘green space’ covered by the proposed LGS designation. In particular, it will maintain the key vistas which appear to be main reason for the proposed LGS allocation. However, unlike the current circumstances of the proposed LGS3 designation land, which is not open for general public access, the proposed masterplan will open up the land for public access for the enjoyment of residents in perpetuity.

4.2.12 Whilst we do not consider that an LGS designation is appropriate for any of the site, if the LGS3 designation were to be retained in the Neighbourhood Plan, it should only apply to the land shown in the masterplan as the village green – public space, specifically Site 13. This should be the case irrespective of whether or not the masterplan proposals for development are taken forward and included in the Neighbourhood Plan. Unlike Site 13 which it is acknowledged provides a view of the wider countryside, Site 12 does not provide this; it lies outside the key vista and already has the immediate backdrop of residential development on the western side of Hammonds Lane.

4.3 Land to the West of Hammonds Lane

4.3.1 From recent discussions with village residents, we are aware that some are of the view that an area of land to the rear of properties west of Hammonds Lane and south of Vicarage Lane should be designated as another LGS – reference ROP018 in the East Hants SHLAA 2014. This land is also owned by my clients and we would argue that there is no justification for this land to be designated and

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would therefore support the current stance in the Draft Neighbourhood Plan that it is not included as an LGS. The reasons for this are as follows:

- There is no public access.
- The land is not historically significant.
- The land does not have rich or unusual wildlife.
- The land is largely enclosed from view by properties on its perimeter and therefore, arguably, any benefit or significance that could be attributable to the land can only be for the residents living on its perimeter and not the wider village community.

4.4 Recommendations

4.4.1 The following are therefore suggested as amendments to the Draft Neighbourhood Plan:

- That proposed designation LGS3 is deleted in its entirety as it does not meet the LGS designation requirements set in the NPPF. The public open space proposed by the masterplan can still be provided without an LGS designation.
- Notwithstanding the above bullet point, if any of the LGS3 designation is to be retained, this should only apply to the area proposed in the masterplan as the village green (Site 13), and not to Site 12.
- That Land to the West of Hammonds Lane does not have an LGS designation, as is currently the case, as it also does not meet the LGS designation requirements set in the NPPF.

5. DRAFT ROPLEY NEIGHBOURHOOD PLAN – POLICIES RNP5 AND RNP6:

SINGLE WIDTH ACCESS AND SUNKEN LANES

5.1 Proposed policies

5.1.1 The Draft Neighbourhood Plan proposes two policies, which relate to the network of lanes in the Parish. Policy RNP5 sets out the circumstances where new access points would be permitted off single track lanes, and Policy RNP6 addresses sunken lanes, also single-track lanes, preventing new access points being created.

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5.2 Critique of Policy Approach

5.2.1 Firstly, we question whether both policies are required, as they appear to effectively be relating to the same thing, single lane tracks and whether or not it is appropriate to have additional access points coming off them. We suggest that a single policy can adequately deal with the matter.

5.2.2 Secondly, it is unclear how a 'sunken lane' is defined in reference to RNP6 and therefore what the distinction is between them and the single track road that would be covered by RNP5. In reviewing some of the designations, it would appear that some of the defined sunken lanes, either in part or in their entirety, are no more 'sunken' than the defined narrow lanes and it is therefore not clear why they should be treated any different.

5.2.3 For example, we would contest that School Lane is defined as a sunken lane as it is no more 'sunken' than some of the defined narrow lanes. This adds further justification for having a single policy which covers single track roads; there is no clear distinction between the two designations.

5.2.4 Lastly, we question what the justification and evidence base is for the position taken in both policies. As far as we can see no formal assessments relating to, for example, highways engineering/traffic safety, ecology or trees/hedgerows have been undertaken. It is therefore not clear as to how such restrictions, particularly in the case of RNP6 where an absolute stance is proposed, can be justified. This is particularly the case when such policies can influence the ability to meet the housing needs within the Parish; there is no flexibility in the policy wording to account for justified exceptions or site-specific circumstances.

5.2.5 As part of any planning application, supporting assessments would have to be presented, which demonstrate that any development proposals can be accessed without impact to highways safety, ecology or trees/hedgerows, and therefore this exception should be incorporated into any policy wording

5.3 Recommendations

5.3.1 The following is therefore suggested as amendments to the Draft Neighbourhood Plan:

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- Delete Policy RNP6 – it is an effective duplication to Policy RNP5 which can adequately address the matter of single track lanes, and there is no evidential justification to the absolute restriction it would impose.

- Amend the wording of RNP5 in order to include some flexibility if proposals are supported by appropriate assessments which demonstrate no significant impacts would occur including transport or ecology evidence. Our suggested wording for the policy is as follows: Policy RNP5
A new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road or it can be demonstrated that the proposed development would not have a significant detrimental impact on road safety, ecology or existing trees/hedgerows.

6. OTHER POLICIES IN THE DRAFT NEIGHBOURHOOD PLAN

6.1 Policy RNP3: Vistas and Visual Prominence

6.1.1 This policy defines a number of key vistas and areas of visual prominence, which includes Land at the junction of Vicarage Lane and School Lane. We accept the policy wording and the identification of the key vista from the north of the site.

6.1.2 However, we contend that the proposed masterplan allocation for the land, outlined above, does not impact on this vista. The land which forms the vista would remain open as public open space and the residential development proposed would not impact on this. The area of residential development along Hammonds Lane lies outside the key vista and, in any event, this area already has the immediate backdrop of residential development on the western side of Hammonds Lane. The residential development to the south of the site off Petersfield Road is lower lying, falling below a ridge, and therefore will also not impact on the key vista.

6.2 Policy RNP2: Settlement Boundary

6.2.1 Policy RNP2 proposes a series of amendments to the settlement boundary of the village which is defined as six areas. We have no objection to any of the proposed amendments, but suggest a further amendment to the settlement boundary is also included relating to the proposed masterplan.

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6.2.2 It is considered that the housing in the masterplan along Hammonds Lane (Plots 1 to 4 inclusive) should be included within the settlement boundary. The settlement boundary already runs around properties immediately to the north and south of the proposed housing and therefore this proposed amendment provides a logical extension.

6.3 Recommendation

6.3.1 The following is therefore suggested as an amendment to the Draft Neighbourhood Plan:

- Amend Policy RNP2 to include a further amendment to the settlement boundary to include Plots 1 to 4 shown on the masterplan along Hammonds Lane.

7. SUMMARY AND CONCLUSION

7.1.1 It is considered that the Draft Neighbourhood Plan fails to meet two of the basic conditions required for a Neighbourhood Plan with regards to its proposed approach for meeting housing needs, namely:

- That it must have appropriate regard to national policy; and
- That it must contribute to the achievement of sustainable development.

7.1.2 The NPPF is clear that the objectively assessed need should be the starting point when considering what level of housing to provide for. As such, Scenario 1 from the Housing Needs Assessment should be the starting point for the provision of additional housing in the parish, which states the need for the parish was 156 dwellings over the period 2011 to 2028, an annual provision of 9.2 dwellings.

7.1.3 Instead the housing need figure used in the Draft Neighbourhood Plan is based on a combination of Scenarios 4 and 5. These are both trend-based projections accounting for dwelling completion rates. These scenarios are clearly supplybased figures and are therefore contrary to the requirements of the NPPF and PPG, which require that objectively assessed housing need is the starting point for determining the level of housing provision to be provided.

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7.1.4			It is therefore considered that more housing will be needed in the parish than the Draft Neighbourhood Plan is currently providing for, and therefore the level of housing to be provided should be increased. Policy RNP18 should be amended accordingly to include additional dwellings to meet the identified objectively assessed housing need for the Parish, which is some 110 dwellings over the period 2016 to 2028.		
7.1.5			In order to meet the additional housing needs of the Parish, it is suggested that an additional site allocation is included for development at Land at the junction of Vicarage Lane and School Lane (Sites 12, 13 and 14) in accordance with the submitted proposed masterplan, which proposes 9 dwellings of a mix of sizes, including smaller affordable units, public open space and car parking.		
7.1.6			In addition, we also suggest a number of further amendments to the Draft Neighbourhood Plan		
			<ul style="list-style-type: none"> • That proposed designation LG3 is deleted in its entirety as it does not meet the LGS designation requirements set in the NPPF. The public open space proposed by the masterplan can still be provided without an LGS designation. • That Land to the West of Hammonds Lane does not have an LGS designation, as is currently the case, as it also does not meet the LGS designation requirements set in the NPPF. • Delete Policy RNP6 – it is an effective duplication to Policy RNP5 which can adequately address the matter of single track lanes, and there is no evidential justification to the absolute restriction it would impose. • Amend the wording of RNP5 in order to include some flexibility if proposals are supported by appropriate assessments which demonstrate no significant impacts would occur including transport or ecology evidence. Our suggested wording for the policy is as follows: Policy RNP5 A new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road or it can be demonstrated that the proposed development would not have a significant detrimental impact on road safety, ecology or existing trees/hedgerows. • Amend Policy RNP2 to include a further amendment to the settlement boundary to include Plots 1 to 4 shown on the masterplan along Hammonds Lane. 		

Policy #	From	Designation	Comment	Reply	Proposed Amendment
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Image not inserted

APPENDIX 2

Image not inserted

LAND2 - GVA

Dear Sirs,

Please find attached a response to the Ropley Neighbourhood Plan pre-submission consultation, prepared on behalf of the LPA Receivers of Hornbeam Homes (Ropley) Ltd.

We apologise that the response was not submitted prior to last week's consultation deadline. Notwithstanding this, we hope that the representations will be taken into consideration before the Plan is progressed further.

If you require any further information please do not hesitate to contact Robert Gardner on 0121 609 8232 or Robert.gardner@gva.co.uk or myself on the details below.

Eleanor Suttie MRTPI
Planner

RESPONSE TO ROPLEY NEIGHBOURHOOD PLAN PRE-SUBMISSION CONSULTATION

JOINT LAW OF PROPERTY ACT RECEIVERS OF HORNBEAM HOMES (ROPLEY LTD) IN ADMINISTRATION,
ROPLEY LIME QUARRY, SOAMES LANE. ROPLEY

GVA's Planning Development and Regeneration (PDR) department is instructed by the Joint Law of Property Act (LPA) Receivers of Hornbeam Homes (Ropley) Ltd (In Administration) to provide town

Thank you for your comments.

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>planning advice in respect of Ropley Lime Quarry, Soame's Lane, Ropley.</p> <p>Outline planning permission was granted previously for the erection of six dwellings on the site. GVA has subsequently submitted an outline planning application for ten dwellings to East Hampshire District Council (EHDC), under the reference 20209/011. The application is under consideration.</p> <p>The site also benefits from an extant permission for the extraction of minerals, which could recommence at any point until 2042, subject to the discharge of planning conditions.</p> <p>GVA is instructed to respond to the Pre-Submission Draft Ropley Neighbourhood Plan. Our response focuses on two areas:</p> <p>the premise of the Neighbourhood Plan and its general principles and strategy; and detailed consideration of the draft policies proposed.</p> <p>The final section of this letter proposes amendments to the Neighbourhood Plan to ensure its soundness.</p> <p>The Premise of the Neighbourhood Plan</p> <p>The Ropley Neighbourhood Plan (RNP) has been prepared by the Steering Group to guide change in the village over the next ten years. The main focus of the plan is housing. Three housing allocations are proposed.</p> <p>The Steering Group has not engaged with GVA during the plan preparation process. This is despite:</p> <ul style="list-style-type: none"> the grant of planning permission for housing on the site; the current planning application; the extant planning permission for quarrying; and, GVA's engagement with the Parish Council prior to the submission of the application. 	<p>The Ropley Neighbourhood Plan proposed a number of minor changes to the various Settlement Policy Boundaries, but it is not the expressed wish of the parishioners to identify any additional SPB areas and therefore the plan does not seek to do so.</p> <p>The Ropley Ridgeline LNCN is considered important to the flora and fauna of the Ropley parish and as such the quarry site is an important part of that LNCN considered worthy of a certain level of protection outwith National designations, containing as it does unusual habitats and several protected species.</p> <p>The Ropley Housing Allocations have been carefully considered in the Neighbourhood Plan, taking into account the AECOM Report, identified housing need from EHDC sources as well as the housing types and sizes. 31 housing sites for development were identified from landowner</p>	

Policy #	From	Designation	Comment	Reply	Proposed Amendment
			<p>The plan does not identify the opportunity offered by the site at Ropley Lime Quarry.</p> <p>This planning history and the current application demonstrate the Receiver’s intention to redevelop the quarry site for residential use. We conclude that this should be considered as an opportunity for the delivery of housing within the RNP. The previous planning permission demonstrates that EHDC recognise that the site is suitable for housing.</p> <p>GVA has reviewed the submitted Strategic Environmental Assessment and noted that whilst this report identifies a number of alternative sites that were considered during the preparation of the RNP, the Ropley Lime Quarry site is not referred to. This appears to be a significant omission. The emerging plan fails to consider the benefits of including the site as a housing allocation.</p> <p>We conclude that the strategy of the plan is unsound and ought to be revisited to take into account the potential opportunity offered by the Ropley Lime Quarry site.</p> <p>Detailed Consideration of Draft Policies</p> <p>GVA has considered the draft policies of the RNP and provides responses to policies of relevance to the Ropley Lime Quarry site below.</p> <p>Policy RNP2 – Settlement Policy Boundary Areas</p> <p>This policy identifies six settlement policy boundary areas, taken from policy CP19 of the EHDC JCS. Each of the boundaries is identified on a map, which each show any proposed modifications to the boundary set out in the JCS.</p> <p>The number of settlement boundaries is unusual in respect of a village, but necessary due to the nature of development at Ropley. The village is characterised by ‘ribbon’ development ‘clustered’ around key junctions. Unlike many villages, Ropley does not have an obvious village centre. Housing</p>	<p>responses to a call for sites. The Ropley Lime Quarry site was not submitted at that time and was therefore not assessed as a development site. Housing of the type proposed in the current planning application was not identified as a need in either the AECOM Report or the questionnaire responses from Parishioners.</p>	

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and community facilities are dispersed along the country lanes.

GVA notes that no settlement boundary has been drawn at Soame’s Lane. This would be a logical addition for the RNP, to recognise both the existing development along the lane and the proposals for residential development at the Quarry site.

Policy RNP10 – Local Nature Conservation Networks

This policy identifies three Local Nature Conservation Networks within the RNP. One of these networks identified is the Ropley Ridgeline, which includes the Ropley Lime Quarry to its southern edge.

The inclusion of the quarry within this network is not considered appropriate. The site has an extant permission for quarrying that could be recommenced at any time.

GVA requests that the Ropley Ridgeline Local Nature Conservation Network be amended to exclude the Ropley Lime Quarry from its southern edge.

Omitted Policy – Housing Allocation at Ropley Lime Quarry

GVA has noted the three housing allocation policies RNP19, RNP20, and RNP21. It is considered that a fourth housing allocation policy should be proposed, to allocate the site at Ropley Lime Quarry for housing of up to 10 dwellings, in accordance with the current planning application.

The allocation of this site would provide an additional 10 dwellings to support the NDP and provide a safeguard in the event that other allocations did not come forward within the plan period.

GVA’s Recommendations

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We conclude that the RNP should be modified as follows in order to make is sound.

- Amendment to Policy RNP2 with the identification of an additional settlement boundary at Soame’s Lane to include Ropley Lime Quarry;
- Amendment to Policy RNP10 to exclude Ropley Lime Quarry from the Ropley Ridgeline Local Nature Conservation Network;
- Additional Housing Allocation to identify Ropley Lime Quarry for development of up to 10 dwellings.

We hope that these alterations will be made to the RNP Steering Group prior to the submission of the RNP to EHDC.

If you require any further information about the details of these representations, please contact Robert Gardner of this office via telephone on 0121 609 8232 or via email robert.gardner@gva.co.uk.

Yours faithfully

LAND3 – HOMBERSLEY

Dear Ropley Neighbourhood Plan

I attach a letter in response to the Neighbourhood Plan consultation, raising procedural errors (I’ve also included this as additional comments to a response to the online form).

Yours sincerely

Simon Hombersley

By email.

Policy #	From	Designation	Comment	Reply	Proposed Amendment
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26 March 2018

Dear Ropley Neighbourhood Plan Consultation

Land South of Church Cottages, Site 17 in Site Assessment Report Background

Thank you for the opportunity to respond to a very professional and well managed consultation exercise. I write as one of the owners of Site 17, which was given to us in the 1980s by our grandmother Helen Hobourn, who lived very happily in Ropley for 30 years.

We are in favour of most of the policies in the Consultation, but oppose the proposed allocation of sites. We believe that there has been a procedural error, would ask that you include our site, which is an infill site between existing properties, in your final plan submitted to EHDC.

AECOM Assessment Exercise and Policies

We recognise that the prioritisation of the housing sites in the Plan are determined by the independent AECOM assessment exercise, to the criteria and policies set by the Parish Council. We believe that there are several erroneous points in that exercise:

Assessment Criteria

Under criteria viii, Site 17 has been scored 1 rather than 2. This suggests that the site is 800m-1600m from the bus stop at the Village Hall. This is not correct – the distance is around 400m. So, this score should be 2, taking the overall score for the site to 28.

This score is joint highest in the Assessment Report, equal to the preferred Hale Close site and significantly higher than the other preferred sites.

RNP 5 – Distance from Two-lane road

The site has been ‘redlined’ in the Assessment Report, “due to its failure to comply with NP policy 5.1”.

Thank you for your comments.

No change proposed

Bus 240 and its stop at the Parish Hall, to which you refer, were not considered for inclusion in the criteria as a full scheduled service is not available with the bus only running two return journeys on Mondays and Thursdays. The measurements were taken from the nearest full daily service of the 64 Bus along the Winchester Road (A31).

Your assessment that the exclusion of the site against RNP5.1 was a numbering error is correct and this is correct in the Regulation 14 Consultation document. Unfortunately some policy re- numbering took place after the completion of the Site Assessment Report production, therefore the correct reference is

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			<p>RNP 5 is “A new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road.”</p> <p>Site 17 should not be ‘redlined’ against this policy. The distance to Church Street from the site’s access gate is 125m. On this basis, it is not procedurally correct to redline Site 17 as a consequence of RNP 5, and development of over 5 units is within policy.</p> <p>RNP 6 – Sunken Lane policy</p> <p>It is possible that reference to “NP policy 5.1” in the Assessment Report is a numbering error, and the report intends to reference RNP 6. This policy states: “Development which would involve the creation of a new access onto a sunken lane will not be permitted.”</p> <p>Again, the site should not be ‘redlined’ against this policy. The site has an existing access on to Church Lane. Development would not therefore involve the creation of a new access. Site 17 does not breach RNP 6.</p> <p>Designation of Site 17 as ‘Preferred’</p> <p>These procedural errors in the Assessment Report exercise have led to an otherwise highest scored site being excluded from the Neighbourhood Plan. The redlining of Site 17 is incorrect under the methodology of the exercise, and should be corrected.</p> <p>We respect the professional and transparent nature of the process for determining the Neighbourhood Plan. We can only conclude that the exclusion of Site 17 is a procedural error rather than there being any bias or lack of transparency in the process. We do not wish to delay the Plan, but if this error is not corrected we will raise this at the next stage with EHDC.</p> <p>We would request that the Neighbourhood Plan therefore includes Site 17 as a preferred site on the basis that it is joint highest scoring of all the sites assessed and is fully compliant with all the Plan’s stated policies.</p>	<p>RNP 6.</p> <p>The existing access that you mention is not considered adequate for a housing development and necessary sightlines would be impossible to achieve without considerable destruction of the hedge and bank. Thus Site 17 was “redlined” at the time of the site assessment, and is non-conformant with policies RNP4 and RNP5.</p> <p>Ropley’s Neighbourhood Plan has allocated sufficient sites to meet the local need for new housing without needing to allocate sites along any sunken lanes.</p> <p>Please note that RNP 5 has been amended as a result of consultation responses to a distance of 125m in place of 250m and this policy will apply by reference to the distance from the nearest two vehicle width road.</p>	

Policy #	From	Designation	Comment	Reply	Proposed Amendment
	Yours sincerely				
	Simon Hombersley			In a future iteration of the neighbourhood plan , this site ,if proposed for development, would be reconsidered against the extent policies and assessment criteria at that time.	

LAND4 – DEAN FARM

Introduction The following abbreviations have been used in these representations on the Ropley Neighbourhood Plan:

EHDC - East Hampshire District Council

Framework - National Planning Policy Framework

JCS - East Hampshire Joint Core Strategy aka Local Plan 1

LGS - local green space

RNP - Ropley Neighbourhood Plan

SDNP - South Downs National Park

This submission was made prior to online completion via the RNP portal and thus duplicates responses to individual policies. Please see comments under individual policy sections.

To aid the reader policies have been identified in blue font where detailed representations are being made

Policy 1: Settlement Gaps

Score: 0 (no view)

Comment: none

Policy 2: Settlement Policy Boundaries

Score: 1

Comment: The settlement boundary shown on map A should be re-drawn to include Dean Cottage along with the 15 new houses as it makes no sense to exclude this single dwelling adjacent to the

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proposed settlement policy boundary now that it will be seen and read as being part of the built up area of Ropley Dene. The rationale for including Dean Cottage is that it will not now stand 'detached' and within agricultural land as it previously did but is being subsumed within the extension of the built form of Ropley Dene and cannot now be regarded as countryside. See plan below 2

[image removed]

Policy 3: Vistas and visual prominence

Score: 1

Comment: This policy concerns two themes - vistas and visual prominence. The definition of key vistas is understood but the application of that definition is flawed in so far as Map 3A is concerned. The extract from Map 3A below shows the two vistas of a modest arable field that should be omitted for the reasons explained below

[image removed]

The alleged vistas from a point west of the recreation ground are not of areas of significant visual prominence (the field is not identified as an area of significant visual prominence on Map 3B). They are simply views of an arable field of no special visual or landscape merit and those views are curtailed by the field boundary tree and hedge lines to the north and west.

Although the RNP says that a comprehensive survey of the Parish has identified areas of significant visual prominence and the locations that are key vistas it has not been possible to review this survey if it has been included in the RNP evidence base because the web page for that doesn't work.

The vistas identified to the north and west are more properly of the wider landscape and historic parkland at Ropley House. Include Omit 3.

If an area is of significant visual prominence (which the field isn't) it must surely be more than just an enclosed modest field and it must be visible in the landscape and from important viewpoints. That isn't the case with these two 'key vistas' and neither is the field of significant visual prominence.. Thus neither is the case with this individual field where, if it were to be developed, it would not be visible

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from a number of viewpoints; let alone important ones - where ever they may be. In the latter respect there is nothing in the RNP that identifies where this particular field would be visible from and thus how, if it were to be developed, it would have a negative visual impact on the landscape. The two vistas should be omitted from Map 3A and maps 4B, 8 and 9B.

Importantly policy 4 should not be proceeded with without the full and proper disclosure of the alleged evidence on which it is based. As an aside, the claim that the parish is bordered on three sides by the South Downs National Park is false - the SDNP only borders 1.5 sides

Policy 4: Trees, hedgerows, verges and banks
Score: 8

Comment: The wording of the first sentence of the policy is confusing and could be better expressed as: New development should retain existing healthy mature trees, hedgerows, verges and banks which contribute to the amenity of the area.

Policy 5: Narrow lanes
Score: 0.

Comment: none

Policy 6: Sunken lanes
Score: 9

Comment: But many accesses may not require planning permission being permitted development to un-classified roads. You may also wish to consider including alterations to existing accesses

Policy 7: Construction traffic
Score: 5

Comment: None

Policy 8: Local Green Spaces

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Score: 1

Comment: Local green space LGS2 is an arable field with public rights of way on its southern and western boundary and crossing diagonally. The users of the rights of way do so in the context that they have no other rights to use the arable field as this is not access land. The RNP does not show it to be an area of particular visual significance. The Framework provides for communities to “identify for special protection green areas of particular importance to them”. There is no evidence to show what the ‘particular importance’ of walking the margins of or across an arable field are. Moreover the Framework at paragraph 77 cautions that LGS designation will not be appropriate for most green areas or open space and, inter alia, should only be used:

“where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

The explanation for proposed designation on page 30 of the RNP simply does not provide a case that the land is demonstrably special to the community. It is also extremely doubtful that school children living in 4 Ropley use the footpath and cross the field to reach school buses on the A31 except perhaps in good weather in the summer term. It is submitted that in this case, seeking an LGS designation for site LGS2 has nothing to do with demonstrable special qualities and particular local significance but is simply a device to sterilise the site from being considered for development in the future and this is the driver behind designation. This is not the correct approach. There must first be special qualities and particular significance to warrant an LGS designation - if there isn't then an LGS designation is uncalled for.

The problem with LGS2 is that it has been given a vista and visual prominence significance for which there is no published justification and the significance of views of and from the field have been exaggerated. It is only when leaving the field at its south west and north west corners is there any view of the wider landscape and the historic landscape of Ropley House. The explanation in the RNP that the LGS2 site has views across the adjacent parkland and these are an important part of the historic setting and landscape context for Ropley House misapplies what is actually the case. Yes the views of the parkland are important but those views do not apply within the proposed LGS designation. As a result, the justification for the LGS designation is misplaced

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and unreasonable There simply is nothing about being able to walk across or on the boundaries of the filed that makes it special to the local community especially as that enjoyment would continue without an LGS designation.

LGS2 should be omitted from the RNP.

Policy 9: Built heritage

Score: 0

Comment none:

Policy 10: Nature conservation

Score: 0

Comment none:

Policy 11: Rights of way

Score: 0

Comment: none

Policy 12: Impact of new development

Score: 0

Comment: none

Policy 13: Design and height of new housing

Score: 0

Comment: none

Policy 14: External materials

Score: 0

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Comment: none

Policy 15: Driveways and parking
Score: 0

Comment: It is bad english to place "of" between comprise and permeable.

Policy 16: Extensions
Score: 0

Comment: none 5 and new outbuildings

Policy 17: Light pollution
Score: 0

Comment: none

Policy 18: Amount of new housing
Score: 1

Comment: The RNP should not be progressed after this consultation stage until the outcome of three key planning policy matters have been settled because they, individually and cumulatively, could have a major impact on the approach being taken in the RNP. The issues are:

☒☒The review of the East Hampshire District Joint Core Strategy (JCS) that has just commenced and is working towards a submission plan in October 2018

☒☒The impending release of the Government's standard means of assessing a district's housing requirement due late Spring 2018

☒☒The lack of clarity as to what the SDNPA is doing about its housing

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requirement and arrangements for adjacent districts to pick up any shortfall.

The outcome of all three could have a profound outcome for the review of the JCS and the approach being taken to the amount of housing in the RNP. For these reasons the RNP should not be progressed beyond this current consultation stage as the essential district wide Local Plan may render the RNP approach out of step and inconsistent

Policy 19: Proposed housing site off Hale Close

Score: 0

Comment: none

Policy 20: Proposed housing on the site for the former Chequers Inn

Score: 0

Comment: none

Policy 21: Proposed housing site on Petersfield Road

Score: 0

Comment: none

Policy 22: Occupancy restriction

Score: 0

Comment none:

Policy 23: Protecting community facilities

Score: 0

Comment: none

Policy 24: New Community land

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Score: 0

Comment: none

Additional Email Query:

Hi,

I have a clarification question about the Neighbourhood Plan and policies RNP20 – 22.

Policy RNP20 concerns the Chequers and has no requirement for self build homes. Policy RNP21 concerns land at Petersfield Road and proposes four self build homes. Policy RNP22 then sets out how self-build homes would be delivered at the Chequers in:

- a) Planning permission to 'set out' self-build plots on the sites in RNP20 as individual or collections of serviced plots together with the associated supporting infrastructure, will be granted;

Is this a mistake, should criterion a) be saying "site in RNP21"?

Best regards

Ian Ellis BA MRTPI
Director

LAND5 - NEXTPHASE

Dear Sirs

I attach comments for and on behalf of Ms I Tillen of The Ramblers. I would request that this submission is added to the consultation response submissions.

Regards

Thank you for your comments.
Appendix 1 of the
Neighbourhood plan summarises
the five alternative projections of
housing need to 2028 for Ropley
parish provided by AECOM in its

Policy #	From	Designation	Comment	Reply	Proposed Amendment
	Christopher Whitehouse	MRICS BSc (Hons) RICS Accredited Expert Witness Managing Director / Chartered Planning & Development Surveyor	<p>By Email</p> <p>Dear Sirs,</p> <p>Re: Provision of comments on behalf of Miss I. Tillen in relation to the circulated pre- submission Ropley Neighbourhood Plan.</p> <p>Consultation period comments.</p> <p>With reference to the above I provide comments on behalf of the landowner Miss I. Tillen, for whom I submitted representations in relation to the potential housing site known as “The Ramblers”, Sutton Wood Lane, providing comments in relation to the draft circulated pre-submission Ropley Neighbourhood Plan.</p> <p>I have reviewed the draft Neighbourhood Plan in full and predominantly concentrate my comments on the approach that has been taken to calculating housing needs, the consideration of self and/or custom built plots and contribution that the Ramblers site can make to the Plan that has not been considered by the Steering Group to date.</p> <p>With the regard to the general approach that has been taken to the development of the draft plan and the overarching principles of the policy brought forward I make no specific comments. With regards to the suitability of the proposed allocation sites for development, I make no comment in particular other than the proposed allocation of such plots is in my opinion an under delivery of the requirement for the area.</p> <p>My considerations on the document are concentrated on the assessment of housing need, in particular to the justifications raised at Appendix I, which brings together the conclusions raised by AECOM following their Housing Needs Assessment and the subsequent justifications taken forward by the Steering Group in relation to the proposed and appropriate Housing Needs Assessment.</p>	<p>report and clearly identifies the basis upon which the Steering Group focused on the ranges from the fourth and fifth assessments of 47-85 dwellings. The selected housing needs number in the plan of 68 dwellings is above the median of this range and is considered appropriate.</p>	
				<p>Please note you state incorrectly the conclusions of the second assessment which are not 10 dwellings a year but only 10 dwellings over the plan period.</p>	
				<p>The Neighbourhood Plan group has been advised that plans submitted prior to the launch of the public consultation on the reviewed East Hampshire District Council Local Plan (currently expected in January 2019) will be considered against the existing JCS, and that remains our target for submission. Indeed, this plan must be in conformance with the current JCS to be considered valid, and cannot take into account any changes that might be contemplated for the local plan review.</p>	

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			<p>AECOM identified five alternative projections of housing for Ropley between 2011 and 2028 based upon analysis on the range of published data including East Hampshire District Council’s Objectively Assessed Need Assessment (OAN), its Strategic Housing Market Assessment (SHMA) and supplementary evidence base underpinning the Council’s Emerging Joint Local Plan.</p> <p>The proportionate provision of dwellings identified by AECOM within the five alternative projections, provide a series of average dwelling provisions ranging from 10 dwellings per year down to 2.5 dwellings per year.</p> <p>Importantly in this instance AECOM did not make any recommendations of which of the five projections should be adopted and in this scenario the result has been an unsubstantiated set of justifications provided by the Steering Group to bring forward a proposed delivery of an average of 4.3 homes across a 13 year plan period. The justification of this has been based upon the discounting of the proportionate share for Ropley from a figure derived from the Objectively Assessed Need which is based upon 9 – 10 dwellings per year; a figure from the Council’s Emerging Joint Local Plan disaggregated to Ropley which again provides a figure of 10 dwellings per year and instead concentrates on a rate based upon average dwelling completion rates over the previous plan period.</p> <p>The approach is considered misguided with regards to the robustness of the evidence base used to come to this justification. A justification based on previous completion rates misses the specific point; East Hampshire District Council has failed to deliver a required need for housing over a significant period of time, rarely meeting a rolling 5 year housing supply across the period since 2001 and as such their Objectively Assessed Need taken forward has had to take into consideration that specific under supply over that period of time.</p> <p>The process by which neighbourhood planning has been brought forward is to provide a robust local framework for organised areas on the basis that they can bring forward a plan that is reasoned, proportionate and makes use of evidence bases that have been independently reviewed and considered to be robust.</p> <p>In this instance the Steering Group have dismissed the figures derived from the OAN and the Council’s Emerging Joint Local Plan because they conflict with the Joint Core Strategy Spatial Strategy of focussing house building at the strategic allocation at Whitehill and Bordon and in the district’s</p>	<p>Recent changes to the NPPF require local and neighbourhood plans to be reviewed at least every five years in order to retain validity, and such reviews will take into account changes in demographics.</p> <p>The number of units provided for self-build is based upon the information available at the time in the local registers and takes account of consultation feedback and is considered appropriate at this time.</p>	

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towns and larger villages.

However this dismisses the fact that allocation sites taken forward by the Neighbourhood Plan will be considered to be robust, deliverable and in accordance with the Development Plan should the plan be considered sound. As such by providing a plan that is sound and identifying sites that are suitable for delivery of development the contribution to the wider housing supply targets of the Joint Core Strategy and the Council's Development Plan will be met in policy terms.

Further to this the Steering Group is advised that a draft National Planning Policy Framework update is currently out for consultation and it is expected very shortly that advice will be provided from Central Government on an update to housing supply calculations, which given the current overuse provided by the Department of Communities, Local Government and Housing, are likely to provide an uplift to the calculation projection of need.

It is not considered that justification identified by the Steering Group in relation to the proposed number of dwellings over the plan period is robust in Development Plan terms, its justification has not been considered in sufficient detail and to take forward housing projection numbers in a manner that has not substantively assessed the ability for the area to contribute to the Development Plan in a proportionate manner (or not) is grounds upon which the plan will not be considered sound upon inspection.

With reference to the consideration of self/custom built housing it has been identified in the document that there is a requirement for delivery within the locality and further to this find my own inspections it is clear that the local self-build register has a significant number of interested parties identified on it. I would consider that neighbourhood planning, by way of its ability to consider smaller clusters of development site below the definition of major development in Development Plan terms, should play a greater role in the delivery of self-build plots; particularly given the localised nature of the self-build register list.

As such I consider that the provision of four plots for self-build, outside of my concerns in relation to the overarching housing needs delivery numbers, is a significant under provision and loses the opportunity to underpin a localised delivery of high quality self-build homes for the benefit of existing generations of families within the locality.

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With the points identified above in mind I do consider that the proposed site brought forward by my client at The Ramblers offers both a proportionate contribution to housing supply and the opportunity to contribute to the characteristics required for self/custom build development in a manner that offers limited harm in Development Plan policy terms; harm which in our opinion is outweighed by the planning balance associated with the provision of self/custom built homes in a locality that can support it.

As such, I would respectfully request the Steering Group to reconsider the site at The Ramblers with regard to its contribution to the Neighbourhood Plan and advise that a more considerable review of the housing needs figures to be relied upon is undertaken.

Kind Regards

Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness
Managing Director / Chartered Planning & Development Surveyor