

## **Neighbourhood Planning Regulations 2012 (Part 5 s15)**

### **Neighbourhood Development Order Proposal - Consultation Statement**

**To: Eden District Council (Local Planning Authority)**

**By: Skelton Parish Council (Qualifying Body)**

Neighbourhood Development Order Title: Greenhollows Neighbourhood Development Order



## **Introduction**

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, which are set out in the Legislative basis below.

## **Background**

An initial round of consultation took place in May 2014 for 6 weeks. However, EDC considered that it wasn't lawful for it to form part of the pre-submission consultation because the decision to designate Skelton as a Neighbourhood Area had not been taken by EDC. The Consultation was therefore restarted after the decision to Designate Skelton was confirmed and the 'call in' period for Executive Decisions had expired. The restarted consultation began on 7<sup>th</sup> July 2014. It was made clear to those who had responded within the initial consultation period that they would not need to respond again.

## **Specific NDP Consultation**

This Consultation Statement builds on this earlier process and is designed to meet the requirements for such a statement as set out in the regulations. In many ways the level of responses to the formal consultation reflect the general level of support given to the plan by local people through earlier processes.

It is a rule of thumb, generally acknowledged, that in planning matters it is often those who disagree with plans or decisions that are the most vocal. This has given rise to the term NIMBY (Not In My Back Yard). Whereas those who support are often the silent majority. Nevertheless to achieve the response level among the general public who support the NDO is considered a notable result and, to receive no comments opposing it, is even more remarkable.

## **Legislative Basis**

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations sets out what a consultation statement should contain:

*(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan; (See Annex A)*

*(b) explains how they were consulted; (See Annex A)*

*(c) summarises the main issues and concerns raised by the persons consulted; (See Summary of Issues Raised) and*

*(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan (See Summary of Issues Raised).*

## **Consultation Statement**

The Draft Greenhollows NDO Proposal was published on 20<sup>th</sup> May 2014 and made available on the Skelton Parish Website ([www.skeltonparish.co.uk](http://www.skeltonparish.co.uk)) and the H&H Land and Property website ([www.hhland.co.uk](http://www.hhland.co.uk)) and in the locations set out in Table 1 below.

The formal parts of the Consultation Statement are contained in Annex A. Annex B contains a copy of the article within the 1<sup>st</sup> August Cumberland and Westmorland Herald.

Table 2 sets out the consultation strategy and refers to additional meetings, events, adverts and posters and other communication devices.

*Table 1 - Locations where the Draft Proposal or NDO Notice was available for inspection*

<b>Parish</b>	<b>Location</b>	<b>Date</b>	<b>Comments</b>
<b>Skelton</b>	Village Hall, Skelton	20 <sup>th</sup> May 2014 – October 2014	Available to users of the Village Hall and at Parish Meetings.
<b>Skelton</b>	Greenhollows Country Park	20 <sup>th</sup> May 2014 – October 2014	Replenished fortnightly
<b>Internet</b>	www.hhland.co.uk	20 <sup>th</sup> May 2014 – October 2014	Estimated 100 hits
<b>Internet</b>	www.skeltonparish.org .uk	20 <sup>th</sup> May 2014 – October 2014	Links from <a href="http://www.eden.gov.uk">www.eden.gov.uk</a> and <a href="http://www.hhland.co.uk">www.hhland.co.uk</a> Estimated 150 hits and 20 downloads from this site.
<b>Skelton</b>	Skelton Notice Parish Notice Board	20 <sup>th</sup> May 2014 – October 2014	Replaced with updated Notice in July 2014
<b>Skelton</b>	Greenhollows Country Park	20 <sup>th</sup> May 2014 – October 2014	Replaced with updated Notice in July 2014

*Table 2 - Consultation Strategy. The following additional publicity was undertaken to comply with Part 5 s15 of the Regulations.*

<b>Method or consultee responding</b>	<b>Area</b>	<b>Date</b>	<b>Summary of Comments on the proposal</b>
Article in 'The Cumberland and Westmorland Herald'	District wide	1 <sup>st</sup> August 2014	See Annex B

Method or consultee responding	Area	Date	Summary of Comments on the proposal
Letter to consultees	See list in Annex A (most contacted by email, those without email were contacted by post)	Email - 20th May 2014 and 16 <sup>th</sup> July 2014	See below
Network Rail	National	20/05/14	No comment
Highways Agency	National	21/05/14	No comment
Natural England	National	30/5/14	No comment
United Utilities	North West	26/06/14	No comment
Castle Sowerby Parish Council	Adjoining parish	27/06/14	Support the proposal
Eden District Council	District	19/08/14	No comment
Crown Inn, Broadfield	Neighbour	02/07/14	Support the proposal

### Consultation with Owners within Greenhollows Country Park

The people who live at Greenhollows Country Park were consulted through the documents being available at the office of the Park and displayed on the Notice Board. The owners of the Park, Mr Gordon Martin and Mr Harrison Martin, spoke to all the residents in an informal way and urged them to write.

During the consultation period, the Government consulted on changes to the Neighbourhood Planning Regulations and suggests that there may be a duty to specifically consult with all the landowners of the area affected by an NDO. In the light of this suggestion, although it is not a requirement of the regulations, it was felt reasonable and sensible to write to all the owners of the Park Homes within the NDO area specifically setting out the proposal in full. This occurred in 3<sup>rd</sup> September 2014. There is confidence

that all the people who could be affected by this NDO have been consulted and given ample opportunity to comment upon it.

<b>Name</b>	<b>No</b>	<b>Comments</b>
Mrs Webb	45	Support
Eileen Wain	43	Support
Ann Marie and Brian Chilvers	36	Support
David and Diana Parkinson	41	Support
Mr and Mrs E Bull	17	Support
David Roberts	15	Support
John Wharton	11	Support
Karen and Philip Chester	8	Support
Mr C and Mrs Y Butterworth	38	Support
Barbara Casson and Margaret Day	47	Support
Mrs Elizabeth Pearce	44	Support

### **Summary of Issues Raised**

The Consultation responses fall into three main groups, no reply (12), no comment/no objection (5) and support the proposal (13).

Those who did not reply consisted mainly of voluntary or third sector organisations that have little direct contact with Greenhollows Country Park (the school, HCA Cumbria Action, Housing Associations etc.)

Those who had no comment or no objection comprise mostly of statutory organisations such as Natural England, Eden District Council or the Highway Agency.

Those who support the proposal comprise mostly of people who live at Greenhollows Country Park and the local pub and one of the neighbouring parishes.

There were no comments amounting to any issues or concerns about the NDO that could warrant a change to the proposal put forward in the Pre-submission draft Order.

## **Conclusion**

This Consultation Statement and its appendices are considered to comply with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations

Annex A Details of the persons or bodies consulted and how they were consulted

Annex B Copy the article in the Cumberland and Westmorland Herald from Friday 1<sup>st</sup> August 2014

Annex C Copies of consultation material used.