

HARGRAVE NEIGHBOURHOOD PLAN

Expressions of Interest

from Landowners intending to develop their land: “Call for Sites”

Introduction

1. Through its Steering Group, Hargrave Village Parish Council is working to develop, publish, consult on and formalise a Neighbourhood Plan, setting out clearly the villagers’ preferred scale, pattern and style of development for the village across the next 25 years.
2. A village survey has been conducted, and the results of survey have been collated and fed back to the village in further consultation. From the feedback and its verification, a clear mandate for the content of the plan has been secured through the villagers’ expressions of their preferences.
3. The policies which will sit behind the neighbourhood plan for the future guidance of County planners have been drafted in accordance with those clearly stated preferences. Those policies are now published for public consultation (currently on the website and in a scheduled open meeting 5th September 2020) in order to secure further feedback ahead of drafting the plan itself.
4. The survey preferences clearly indicate an appetite for only low expansion of the village community (less than a house a year on average), with a clear preference stated that favours any new houses being sited on roadside infill plots within the village boundary.
5. The draft policy document sets out this detail together with policies covering design architecture, sustainability, amenity, rural diversity and environment.

Expressions of Interest: A “Call for Sites”

6. In a spirit of co-operation and openness, the Steering Group, working on behalf of the Parish Council and village community, now issue an invitation for landowners who intend to develop their land within the parish to:
 - a. Consider an early copy of the draft policies and survey results - both published on the Hargrave Neighbourhood Plan section of the Parish Council website.
www.pariah-council.com/hargrave/
 - b. Take up an opportunity to meet (virtual “zoom” given covid-19 restrictions) with the Chair together with members of the Hargrave Steering Committee for a personal briefing on the survey results and those draft policies.
 - c. Submit to the Chair of the Steering Group before 27th September their outline proposals for development, in order to have them published on the HPC/HNP website for public consultation with villagers during the first two weeks of October. Those outlines should indicate the landowners’/developers’ intended scale (number of houses or type of industry), nature, and position of their developments.
 - d. Meet with villagers during a chaired open day in early/mid-October and participate in a Q&A regarding their proposals. Receive feedback from the villagers on their proposals, through a structured process. The same feedback to be included together with their outline proposals within the drafted Hargrave Neighbourhood Plan.

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7. It is emphasised that:
- a. This process does NOT form an intrinsic part of any formal planning process: although inevitably details such as the proposals, meeting records and the public commentary will be placed into the public domain and therefore may be referred to by any party should a formal planning application later be submitted.
 - b. There is no obligation or undertaking of confidentiality offered, implied or given by any member of the Steering Committee or its collective body. This is because all discussions and materials will be fully in the public domain (refer above).
 - c. This “Call” simply constitutes an opportunity for developers to enjoy benefit from public consultation in an open, structured process of consultation within the village environment. No responsibility for the success or failure of future planning applications is implied or conferred throughout this process.
 - d. Through this process, it is NOT the current intention of the HNP Steering Group to formally “allocate sites for development” within the Hargrave Neighbourhood Plan.
 - e.
8. **Early indication (without obligation to then submit) of a landowner’s intention to make a submission into this process is required by the 15th September.** This is to ensure that there is adequate time for public consultation to be marshalled and organised in terms of venue, scale and the anticipated number of submissions which will be made on the day.

Given Covid-19 risks, only one occasion of a public meeting for this consultation will be held.

It is the intention that all submissions of expressed interest will be displayed on the website for the period of at least 4-6 weeks, as well as at the venue in hardcopy. Each submission can be then discussed at the venue, with the public, by each landowner/developer in turn, in order that informed opinions can be forged, with constructive feedback later provided by the village community in writing as part of this process of early consultation and completion of the village Neighbourhood Plan.

Should you have an interest in developing your land within Hargrave, please consider this opportunity and contact the Chair of the Steering Group in writing in order to make the necessary arrangements as set out above.

Please direct all correspondence and submissions to both email addresses below:

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