

# Concerns raised regarding the Regulation 14 Consultation

At the Parish Council meeting of 9 December 2019, the Parish Council agreed to request a second opinion before proceeding with the Regulation 14 consultation due to the method of appointment of its Planning Consultant and the absence of community benefits from the Haileybury site. No further Parish Council meeting appears to have been called, yet the Parish Council subsequently advised that the Plan was “discussed by the full Council and it was agreed unanimously to proceed”

The Parish Council failed to properly consult with Historic England as part of the regulation 14 consultation. After establishing that Historic England had not been consulted, rather unusually, the Parish Council’s Planning Consultant thereafter requested that Historic England respond to say it was too busy to be able to provide detailed comments. This prompted Historic England to request a Strategic Environment Assessment Report (SEA).

The Parish Council pressed on with the Regulation 14 consultation, despite a lack of clarity in the consultation as to what community benefits could be offered by the Haileybury site. In accordance with the EHDC District Plan, any release of Green Belt land should generate countervailing community benefits.

The consultation indicated that there may be two smaller sites and the consultation may have misled people into thinking that there was an option for one of the smaller sites. In fact, these two were then subsequently merged into one larger site. This may well have had a significant influence on the outcome of the consultation.

The Parish Council initially failed to consult with Natural England as part of the Regulation 14 consultation, which is a legal requirement pursuant to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The Parish Council did not consult on the principle of a mixed-use allocation delivering community benefits at the Barclay Grange site, despite the promoters of that site seeking such throughout.

There appeared to be a lack of clarity in the methodology used to score the alternative sites and some confusion for local people as to how the scoring resulted in the removal of certain sites from future options consideration.

For more information on our plans for Barclay Grange, visit [www.barclaygrange.com](http://www.barclaygrange.com)

# Barclay Grange Suggested Timeline

We have written to the Parish Council and suggested appropriate next steps for the consultation on the SEA Report and Neighbourhood Plan. We await the Parish Council's response. Below is a timeline of the process so far, including an example of how we think the Neighbourhood Plan process should progress.

**Sept 2018** - Parish Council consultation on draft plan. The owners of Barclay Grange were not asked for information, and as a result it contained out of date and incomplete details. The consultation omitted the various community benefits which Barclay Grange would bring to the village, in addition to its Section 106 contributions.

**Oct 2020** - Parish Council begin the Regulation 14 consultation.

**Jul 2021** - Barclay Grange consultation held.

**SEA Report to be published and Parish Council to consult upon its findings, alongside the Neighbourhood Plan.**

**Parish Council to consider all responses received during the consultation process and any implications arising for the Neighbourhood Plan. Alterations to the Plan to be made as required.**

**Mar 2017** - Initial public meeting to discuss Neighbourhood Plan.

**Nov 2017** - Survey distributed to every household in the village.

**Feb 2018** - Parish Council publish analysis of the survey distributed the previous year.

**Dec 2018** - Parish Council put the combined Haileybury sites forward as the preferred option to provide new homes in Hertford Heath.

**Feb 2021** - Historic England request the Parish Council get a SEA Report produced.

**Aug 2021** - Present day

**Once SEA Report has been completed, the Parish Council should consider any implications arising for the Neighbourhood Plan and make alterations as necessary.**

**The Neighbourhood Plan, together with the SEA Report, will then be submitted for examination.**

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