

EARLS BARTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT



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1. INTRODUCTION

- 1.1 This Consultation Statement has been prepared by the Earls Barton Neighbourhood Plan Project Group (EBNPPG) to conform with the legal obligations of the Neighbourhood Planning Regulations 2012.
- 1.2 Section 15(2) of Part 5 of the 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;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted;*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.3 This Consultation Statement summarises all non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders in developing the Earls Barton Neighbourhood Development Plan. A further iteration of this Consultation Statement will be produced prior to submission of the Plan, to take account of the statutory Regulation 14 consultation that may raise issues and concerns and how these have been and how these have been addressed.
- 1.4 The aims of the Earls Barton Neighbourhood Plan consultation process were to
- ‘front-load’ the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage;
 - to ensure that consultation events and drop-in sessions enabled people ‘have their say’ and get feedback on the emerging plan at key points in the process and when decisions were required;
 - to engage with as wide a range of people as possible, using a variety of events and communication techniques; and
 - to ensure that results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media.
- 1.5 Earls Barton Parish Council and EBNPPG have been explicit in their desire to make the neighbourhood plan a community led document. The Project Group was established from community volunteers with Parish Council representation and the widest range of people and groups have tried to be engaged.
- 1.6 Consultation was undertaken by the EBNPPG with the support of the Neighbourhood Plan Project Manager. Consultation events and surveys took place at the following stages in the neighbourhood planning process:
- an initial launch event held on 18 April 2012 to commence the Neighbourhood Plan process, consider issues and challenges and to raise awareness of the project and a further drop-in session took place on 21 April. An exhibition was also located in the library between 19 April – 7 May;
 - an ‘issues’ survey conducted between May and June 2012;

- a 'call for sites' from local landowners during July 2012;
- a housing needs survey conduction in collaboration with the Borough Council of Wellingborough during August and September 2012;
- a vision, objectives and strategic options workshop held on 15 November 2012 with follow up drop-in session on 17 November 2012 and 12 January 2013;
- vision, objectives and strategic options survey conducted between December 2012 and January 2013;
- consultation on the preferred option in October 2013.

- 1.7 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations. Further details are provided on the Neighbourhood Plan website.

2. BACKGROUND TO CONSULTATION ON THE NEIGHBOURHOOD PLAN

- 2.1 Earls Barton Parish Council agreed to undertake a Neighbourhood Plan in November 2011. A community project group was established from a request in an article with 2 local magazines and a project manager was appointed in January 2012.
- 2.2 The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation as the Parish Council and EBNPPG has continuously sought to work with the local community to make the plan as much as possible reflect their views and wishes. Both groups have also sought to work closely with the relevant Planning and Local Authorities, Borough Council of Wellingborough and Northamptonshire County Council and thanks should be given for their support in this regard.
- 2.3 In preparing the Earls Barton Neighbourhood Plan the Project Group has consistently ensured that residents and other stakeholders including local authorities, interest groups, land owners, businesses and statutory bodies have regularly been consulted and that their comments have been noted and where appropriate incorporated into the plan as it evolved. In order to make available minutes or Project Group meetings and to update residents and stakeholders on the progress of the plan an early decision was taken to produce a Neighbourhood Plan website so that consultation surveys and events could be publicised and where appropriate information could be provided online.

3. SUMMARY OF CONSULTATION APPROACH TO ENGAGE THE COMMUNITY

- 3.1 A number of consultation exercises and drop-in sessions were designed by the Project Group to help understand the issues of importance to the wider community, dating back to April 2012. During the preceding time, the views of local residents and other stakeholders have been obtained through a variety of exercises including survey questionnaires, public events, meetings and written contributions. Contact details for the Parish Council Clerk have been available on the website,

www.earlsbartonneighbourhoodplan.org.uk and links have been made to the Parish Council's website www.earlsbarton.gov.uk. The neighbourhood plan website address has been well publicised in all correspondence and article to ensure that maximum visibility is available for people to log on to it and engage in the process.

- 3.2 As described above the central focus of all consultation information has been the Neighbourhood Plan's website and has been a useful and well-publicised source of valuable and up-to-date information about all aspects, and stages of the Neighbourhood Plan development and includes information on all consultations.
- 3.3 All updates on the Neighbourhood Plan process and information about forthcoming consultation exercises and events, were also published monthly in Earls Barton's monthly community magazine – Barton Today and for certain months the All Saint's Church magazine (The Tower). Updates on key issues relating to the plan and reminders for consultation events and completion of surveys were also done through social media. The Earls Barton Parish Council and Earls Barton Appreciation Society Facebook pages were utilised in disseminating messages about the Neighbourhood Plan.
- 3.4 Notices and posters for forthcoming events were also a regular means of communication with the community through use of the parish notice boards and by posting within local shop and business premise windows. Short PowerPoint promotional presentations were also produced to be viewed on continual loop in the doctor's surgery at the time of consultation events.
- 3.5 All surveys were distributed to all households and businesses within the village either separately by volunteers or inserted within Barton Today which has full coverage for the village. Drop points for questionnaires at the Post Office and sweet shop in the village centre were provided as well as the Parish Council clerk on top of a free post reply service for all surveys.
- 3.6 The role of the Parish Council has been integral in promoting and supporting the Neighbourhood Plan. As the sponsoring organisation and responsible body the Parish Council has acted as the overarching Steering Group for the project and has provided update reports on the plan as it has considered them at various meetings Council meetings.

4. INITIAL LAUNCH EVENT AND ISSUES SURVEY

- 4.1 The initial launch event took place on 18th April 2012 in the Earls Barton Infant School Hall. The purpose of the first stage of consultation, which was accompanied by a full village survey during May and June, was to obtain the views of as many people as possible regarding the issue facing the village and opportunities that may be available to be exploited in the future.

Who Was Consulted?

- 4.2 The whole of the village was consulted either through the launch event and drop-in session or by the survey which covered the same ground as the events. The Launch Event was widely publicised through an article in Barton Today and the Tower Magazines and an exhibition with hardcopies of the survey was positioned in the village library. A range of stakeholders within the village were notified of the event by letter and encouraged to attend.

How were they consulted?

- 4.3 The launch event attracted 26 people and a variety of techniques were used in order to obtain people's views about the village. Presentations and exhibition boards were provided to inform stakeholders of the Neighbourhood Plan process and the purpose of the event. A 'pros and cons' board was provided with post-it notes and facilitated groups considering the positives and negatives of the village at the present time. A further exercise looked at facilities within the village and whether they were 'Important', 'Neutral' or 'Unimportant' and small groups were assisted to use large scale plans to discuss issues and problems within the village and annotations were made of the points raised.
- 4.4 The drop-in session was held between 10am and 1pm on Saturday 21 April and approximately 50 people attended. EBNPPG volunteers were on hand to explain the Neighbourhood Plan process and to discuss points raised. The post note exercises were repeated from the Launch Event. A considerable amount of face to face dialogue took place at the event.
- 4.5 The exhibition boards located at the library included a large plan of the village and enabled people to pin comments on the board of issues they felt were pertinent. A further exhibition was also provided for the Junior School and an EBNPPG volunteer attend the school to discuss issues and record the points made. Teachers at the school also integrated the Neighbourhood Plan and issues it raises as part of the school curriculum in some year groups.
- 4.6 The village wide survey was distributed to all households and businesses via the Barton Today magazine and nearly 400 responses were recorded.

What did the consultees say?

- 4.7 The overall summary and conclusions from the initial consultation events and survey regarding issues is as follows and this was fed back to the community in the August edition of Barton Today after analysis was undertaken on the results and comments. Most important in descending order.

Main characteristic that made Earls Barton Special

- Still a village and functions like one.
- Rural setting
- Local facilities
- Open Spaces

Housing needs within the village

- More owner occupied and affordable rented housing
- Greater amount of shared ownership properties
- Starter homes and retirement bungalows were the most demanded type of property

If more homes were built in Earls Barton what changes would concern you most?

- Greater traffic pressure
- Impact on parking
- Impact on schools

Most important existing facilities in the village

- Doctor's Surgeries
- Chemist
- Shops in general
- Post office
- The library also featured highly, additional facilities that people identified included better parking, a bank, more shops, good restaurants/'gastopub' and better sports facilities/community hall.

Job creation/employment

- 51% of people wanted to see more jobs in the village
- Best way to provide for this was through increased accommodation for shops and local services, a business centre and then additional workshops

Transport issues

- Improvement of travel information through real-time information displays for buses
- Improved links to the railway stations in Wellingborough/Northampton

How were the issues and concerns responded to?

- 4.8 From this consultation on issues with the community a draft vision and objectives were developed through the Project Group. Three strategic options for how the village might grow in the next 20 years were also developed taking account of residents' comments and concerns but also considering the level of housing would be appropriate as a minimum with higher levels of growth which may deliver wider benefits for the village.
- 4.9 Growth scenarios setting out minimum, medium and high levels of development for the village were produced and tested in the next round of consultation. Before this was undertaken two further consultation exercises were undertaken; a 'call for sites' to determine what land might be available to deliver any growth aspirations and a Housing Needs Survey to understand housing requirements for the village.

Call for Sites – Landowner consultation/site availability

- 4.10 In order to understand what sites might be available to support any potential options for future growth in the village a 'call for sites' was issued to known landowners and local agents who were known to operate in the area.

- 4.11 The Project Group wanted to understand which landowners would be willing to put forward particular sites which could help to achieve the objectives and aims of the plan.
- 4.12 A pro forma was circulated requesting details and notification was also made of the call for sites in the local magazines. A total of 12 responses were received with 16 individual sites identified. The Borough Council's Strategic Housing Land Availability Assessment (SHLAA) also provides evidence of what land has previously been identified and assessed in terms of its sustainability criteria.
- 4.13 After the consultation had ended on 10th August 2012 the Project Group provided an opportunity for all landowners to have a meeting with members of the project group to better understand the emerging aspirations of the Neighbourhood Plan, the process and likely timescales and to discuss any site specific issues or constraints.
- 4.14 The exercise was very value in feeding to the emerging strategic options. A total of 6 landowners were met and further discussions were also held after this point.

Housing Needs Survey

- 4.15 It was decided that a local housing needs survey was required in order to determine what level of housing requirements existed for the village. The existing Core Spatial Strategy provides a blanket housing target for the rural area of 1,210 dwellings to 2021. The Site Specific Plan (Preferred Option October 2010) for Wellingborough has not been progressed and has now been overtaken by the review of the Core Strategy. Housing Needs requirements for villages could not be derived from the Strategic Housing Market Assessment that had been updated for the emerging Core Strategy, therefore, it was decided with the Borough Council that a local Housing Needs Survey should be carried out.
- 4.16 Through the knowledge and expertise of the Council's Housing department a Housing Needs Survey was compiled for Earls Barton requesting a range of information on people's housing requirements and other concerns for the village. The survey was sent out by EBNPPG in August 2012 with a freepost return envelope and a response date in September 2012 was given as a deadline. The Council then analysed the responses and published a report in October 2012. A total of 772 households completed the survey which represents a 33% return rate.

Results of Housing Needs Survey

- 4.17 The survey revealed that average house prices had fallen significantly over the last 5 years although in the last year preceding the survey a small recovery had occurred. All forms of rent or home ownership within Earls Barton were assessed as being unaffordable on a lower quartile income. With a Median income all forms of rent become affordable, however open market housing still remains unaffordable for 3, 4 and 5 bedroom properties.
- 4.18 In terms of households in housing needs a total of 64 respondents regarded themselves having a need either for open market housing (12), social housing (43) or

for share ownership (9). A variety of different housing sizes were required with 1 and 2 bedroom bungalows, flats and houses being the most popular.

- 4.19 As a minimum housing requirement for the village it was estimated that 105 dwellings would be required taking existing commitments into account. The three strategic growth options were developed on this basis providing a low, medium and high growth option for residents to consider. Further work by the Borough Council on the housing needs for rural areas in the Borough (see WBC – Identifying a Rural Housing Target for the Joint Core Strategy) considered that a robust level of housing growth for Earls Barton should provide a minimum of 220 dwellings over the plan period to 2031. 250 dwellings was therefore taken as the maximum level of housing allocation for the village on top of existing commitments and future windfall sites.
- 4.20 The survey also addressed various concerns that residents had with accepting new development. The greatest concern was for parking (90%) followed by increased traffic congestion (84.5%), pressure on schools (71.2%) and environmental issues (48.7%) which to a large extent supports the findings and results of the previous issues consultation.

5. VISION, OBJECTIVES AND STRATEGIC OPTIONS

- 5.1 The draft vision and objectives responded to the issues consultation and sought to provide a vision which allowed the village to grow while maintaining the ‘feel’ of the settlement as a village and to protect those issues which residents and stakeholders had regarded as important.

Who was consulted?

- 5.2 A survey questionnaire was issued to the whole village over Christmas 2012 and hand delivered to all households and businesses by volunteers. The survey set out the draft vision and objectives, proposed 3 strategic options and provide a 4th option for individuals where their views differed greatly from the ones suggested. The consultation also set out various benefits and issues with each option. A database of businesses were contacted by letter to attend the workshop and drop-in session which was arranged prior to the questionnaire being circulated on 15th November and 17th November 2012 respectively. Letters also went out to key stakeholders and landowners who had submitted sites via the previous consultation inviting them to attend the events. Information and publicity regarding the events and survey questionnaire was published in the village magazines and posters were put up around the village.

How were they consulted?

- 5.3 Residents and stakeholders were consulted through the questionnaire which was printed and distributed. A copy was also available online through the website. An information sheet was also produced and uploaded to the website which provided further information to enable residents to better understand the options that were being proposed and the potential impact on the village. The questionnaire had comment boxes for people to complete as well as being able to respond yes, no or no

opinion to whether they agreed to the vision, objectives and strategic options. 15 people attended the workshop in the Junior School and 41 attended the all morning drop-in session held in the Methodist Church. A range of post-it notes exercises and facilitated workshops enabled people to express what they liked and disliked about the vision and objectives and the strategic options.

What did the consultees say?

- 5.4 The survey was completed by 444 people a return of approximately 20% of all households. The results indicated that 68% of respondents agreed with the vision although some of the detailed comments question what criteria there was to determine 'retaining the key features of Earls Barton Life'. This element of the vision led to some confusion.
- 5.5 In terms of the objectives the following responses were recorded.

Objective	Yes %	No%	No opinion%	Left blank%
1	67%	18%	3%	13%
2	61%	23%	2%	14%
3	56%	28%	1%	15%
4	44%	21%	7%	28%

Strong support was shown for all of the objectives apart perhaps from objective 4. This may have been due to the wording of the objective which may not have been comprehended by all those completing the survey. This seems to be borne out by the higher number that were left blank.

- 5.6 In respect of the responses to the strategic options the following results were as follows;

	Option 1	Option 2	Option 3	Option 4	No opinion	Left Blank
Yes	29%	38%	14%	12%	1%	6%

The greatest level of support was expressed for option 2 which was for medium level of growth located to the north of the village on a large in fill site. The least preferred option of those put forward was option 3 which suggested higher level growth to the south of the village. The workshop and drop-in session feedback also largely mirrored this response. Summary comments and points are provided in Appendix 6.

- 5.7 A high level of comments were made in the response boxes. 71% of all respondents provided comments to the objectives and strategic options. An analysis of key words was undertaken to identify what were the 5 top issues that people had in relation to their concerns. From the analysis it was found that 124 comments related to traffic, access or congestion; 115 comments were made about the village in general, its size and it remaining a village; 94 comments related to parking issues; 92 comments were

made about schools, their capacity and concerns regarding future spaces for village children; and 40 comments were made about doctors and healthcare.

How were the issues and concerns responded to?

- 5.8 Following this stage of the consultation the strategic housing growth requirement that had been identified for Earls Barton by the Borough Council of Wellingborough, as part of the emerging evidence base for the revised Joint Core Strategy, was reviewed in light of the consultation responses.
- 5.9 The consultation responses to the Strategic Options indicated that a level of growth of up to 250 dwellings would be preferable concentrated in a defined location to the north of the village associated with a sports and leisure development which could be potentially delivered as part of the development scheme. Low levels of dispersed development were not as well supported or much larger development to the south of the village, where land could be made available, predominantly due to concerns regarding congestion, traffic issues and pressure on parking within the village.
- 5.10 The results enabled the Project Group to work up a preferred option which focussed on the in-fill site around the 'Grange' to the north of the village. Discussions took place with the landowners and further in the process the Project Group were informed that a 'preferred developer' had been engaged that would be able to demonstrate the deliverability of the preferred option for the Neighbourhood Plan.
- 5.11 The opportunity was taken to revise the vision statement so that it was less confusing, however, the essence of the original word was retained as this had been strongly supported. The objectives had also been supported but minor changes were made especially to Objective 4 to make it clearer what this objective was seeking to achieve.

6. PREFERRED OPTION

- 6.1 The preferred option developed from understanding the previous consultation responses, engaging in a dialogue with the landowners and preferred developer (David Wilson Homes) and through a desire to achieve a long held ambition to deliver better sports and recreation facilities for the village.

Sports and Leisure Proposals

- 6.2 A project to deliver enhanced sports and leisure facilities for the village focussed around increased football and cricket pitches and improved facilities has been a priority for the Parish Council for over 10 years. The project has been well supported by residents of the village, however, the biggest barrier to delivering the project had been gaining control of sufficient land to enable bids to be made to funding organisations.
- 6.3 Limited facilities exist at the Grange where a shared football and cricket pitch with small pavilion and changing rooms are leased from the Community Union who is the landowner.

- 6.4 In 2010 a change of use application was approved for approximately 10 hectares of land including all of this land and adjacent land in an attempt to progress the project potentially considering a Compulsory Purchase Order (CPO) if negotiation with the landowners was not achieved. At this time no significant housing development was required within the village, however, a CPO did not prove to be a financially viable option.
- 6.5 The previous consultations for the Neighbourhood Plan did not specify where potential sports and leisure facilities could be located. It was not felt that this opportunity should be promoted as several locations could deliver this dependent on land availability and housing levels to contribute towards this.
- 6.6 Now that the preferred strategic option was indicating growth up to 250 dwellings to the north of the village in this location the Project Group actively started to negotiate with the landowners and preferred developer for an amount of land which could provide enhanced facilities.

Who was consulted?

- 6.7 In September 2013 David Wilson Homes undertook a consultation with the village regarding their proposals for a planning application for the land between the Grange and the Industrial Estate. In order to confirm support for the Neighbourhood Plan's preferred option the Project Group distributed a leaflet (appendix 7) to all households and businesses in the village via Barton Today. The leaflet set out the preferred option which closely mirrors the David Wilson Homes proposals for that site. Discussions had taken place to ensure that the proposals took account of community views but also that they were financially deliverable.

How were they consulted?

- 6.8 The questionnaire leaflet was distributed in October 2013 with a return date of 15th October. The leaflet set out a series of sub-objectives for the plan and posed a range of questions in relation to how the preferred option could achieve a number of things which had been raised as issues previously. Notification of the consultation was provided through Barton Today magazine as well as via social media networks.

What did the consultees say?

- 6.9 A total of 459 people responded to the consultation which represents 19% of all dwellings within the village. From this response 88% stated that they supported the preferred option to the north of the village where access could be provided onto major roads. 40 people disagreed with this and 4 stated they had no view.
- 6.10 79% of the respondents agreed with the sub-objectives of the plan which had been developed (see Appendix 7). 291 (63%) people supported the development of a small business centre or additional office space within the village and (230) 50% felt it should be located within the main development area, whereas 64 (14%) preferred it to be closer to the village centre.

- 6.11 Residents were asked what density of housing would be supported within the new development area. The majority 255 (56%) felt that a medium density of housing between 25-40 dwellings per hectare would be acceptable. 356 respondents (78%) supported the development of a community hall or hub at the preferred option main allocation site. Only 11% felt that it should be elsewhere in the village and 6% had no view.
- 6.12 274 people (60%) supported change the use of properties within the centre of the village to provide more accommodation for shops and services. 333 respondents (73%) would support additional car parking close to the village centre if land could be identified and funding prioritised; 12% disagreed and 2% had no view. 392 people (85%) supported the proposal to improve pedestrian and cycle routes throughout the village especially from new development to help it better integrate.

How were the issues and concerns responded to?

- 6.13 The responses to the preferred option consultation have helped to inform the way that the Project Group has approached the development of the draft Neighbourhood Plan.
- 6.14 The plan identifies up to 280 dwellings to be accommodated on the preferred allocation site. This has been increased due to capacity testing by the developer David Wilson Homes, which could provide further housing here rather than recourse to other sites.
- 6.15 A site for a community hall in association with enhanced sports and leisure provision has been identified and could come forward through a range of funding opportunities. Additional reserve land for employment uses has been identified to extend the existing industrial estate and to provide facilities such as a small business centre if demand were sufficient.
- 6.16 A village centre core has been identified which will seek to protect retail and commercial uses and encourage the change of use to these activities if demand for additional accommodation is required. This will help to maintain and increase the economic vitality and viability of the village centre.

7. CONCLUSIONS

- 7.1 The level of community consultation and engagement undertaken during the production of the Earls Barton Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through leaflet surveys which have gone out to the whole community and from follow-up drop-in sessions. A wider variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.
- 7.2 Further consultation on the draft plan will be undertaken as required by Regulation 14 of the Neighbourhood Plan (General) Regulations 2012 and a revised Consultation

Statement will be produced together with an amendments to the Plan before submission to the Local Planning Authority.

- 7.3 The comments received so far regarding the Neighbourhood Plan have been considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

Appendices

Appendix 1: Launch Event Poster & Agenda



**EARLS BARTON
NEIGHBOURHOOD PLAN PROJECT GROUP
WILL BE HOLDING LAUNCH EVENTS AT:**

**7.30PM – WED 18 APRIL – EB INFANT SCHOOL
&
10AM – SAT 21 APRIL – ALL SAINTS CHURCH HALL**

**WE NEED YOUR INPUT, VIEWS AND OPINIONS TO
SHAPE A NEIGHBOURHOOD PLAN FOR EARLS
BARTON, TO HELP DETERMINE FUTURE GROWTH AND
DEVELOPMENT FOR OUR VILLAGE.**

**EARLS BARTON NEEDS YOU...
PLEASE ATTEND IF YOU CAN!!!**

**For further information visit
www.earlsbartonneighbourhoodplan.org.uk**

EARLS BARTON NEIGHBOURHOOD PLAN LAUNCH EVENT 18.04.2012

Venue: Earls Barton Infant School Hall
Time: 7pm – 8.30pm

Draft Format:

7.00	Arrival (Refreshment & seating)	
7.15	Introduction & Welcome – Project Group Chairman	(PW)
	(Setting the scene – why are we doing this/project team etc)	
7.25	Localism Act/Neighbourhood Planning Process	(JW)
7.40	Earls Barton – Issues & Opportunities	(PW)
7.55	Break out groups – led by facilitators	5-6 people
	(Getting early ideas and feedback on current issues)	
8.15	Feedback	(JW)
8.20	Summing Up – What Happens next	(PW)

Appendix 2: Issues Consultation Survey

Earls Barton Neighbourhood Plan Survey

WE NEED YOUR VIEWS - HAVE YOUR SAY

YOUR CHANCE TO WIN £20 GIFT VOUCHER

The Localism Bill has changed the way Earls Barton will grow. We need a neighbourhood plan for Earls Barton. To help us draw up the plan, we need your views!

Please complete the survey and return it using the Freepost facility or drop it in to the Post Office or the Library, by 30th June 2012. Take part and have a chance to win a £20 gift voucher.

You can find more information about the Neighbourhood Plan and why it is needed, or more copies of the questionnaire by visiting our web site www.earlsbartonneighbourhoodplan.org.uk or tel 01604 812850

Earls Barton Neighbourhood Plan Project Group

Housing

Question H1 What type of new houses does Earls Barton need?
Tick as many boxes as you wish

Owner Occupied	Affordable - rented	Private rented	Shared ownership	No preference	Other (Please State)

Question H2 What size of new houses does Earls Barton need?
Tick as many boxes as you wish

Flats	Starter homes	Semi detached	Large family	Sheltered housing	Retirement bungalows	Homes with office space	No preference

Question H3- What kind of housing could someone in your household need in the next 5 years?
Tick all that may apply

Flat	Starter home	Semi detached	Large family	Sheltered housing	Retirement bungalow	Homes with office space	Others (Please give details at end of survey)

Question H4 Where should they be built?
Tick as many boxes as you wish

Infill only	The edge of the Earls Barton	Smaller scale development	Larger scale developments	No preference

Question H5- If more homes were built in Earls Barton, what changes would concern you most?
Please rank 1-7 with 1 being the highest

Changes to Earls Barton	School intake	Increased traffic	Parking issues	Changes to the environment	Impact local facilities	Impact on leisure facilities	Others (please give details at end of survey)

Facilities

Question F1 How important are the following local facilities to you?
Tick all that you wish

	Very Important	Important	Not important	No opinion
School(s)				
Churches				
Community halls				
Post Office				
Shops				
Pubs				
Cafes/restaurants				
Takeaways				
Doctors surgery				
Dentist				
Local chemist				
Optician				
Library				
Police office				
Pre-school facilities				
Youth facilities				
Sports facilities				
Facilities for the elderly				
Parking in village centre				
Open spaces				
Play equipment				
Allotments				
Other (Please state)				

Question F2- Are there any other facilities you would like to see in Earls Barton?
Please state:

Employment

Question E1 Where do you work?
Tick one only

Earls Barton	Northampton	Wellingborough	Rushden	London	Other (Please state)

Question E2 Do you run a business or work from home?
Tick one only

Yes	No	Does not apply

Question E3 Would you like to see more jobs created in Earls Barton?
Tick one only and if reply yes add comment

Yes	No	No opinion

Question E4 Do you think there is a need for more business accommodation?
Tick as many boxes as you wish

Offices	Business centre (small & start-up companies)	Workshops	Storage units	Shops & services	Others (Please state)

Environment

Question Ev1 What do you think are the special characteristics of Earls Barton?
Tick as many boxes as you wish

Architectural character	Rural setting	Listed Buildings	Open spaces	Mixture of old & modern	It's a village	Low crime	Local facilities	Other (please give details at end of survey)

Question Ev2 Is the Conservation Area important?
Tick one box only

Yes	No	No opinion

Question Ev3- What improvements to its environment does Earls Barton need?
Please state:

Transport/Access

Question T1 Are better public transport links to and from the village important?
Tick one box only

Yes	No	No opinion

Question T2 If public transport improvements are important what needs improving most?
Tick as many boxes as you wish

Better bus routes	More frequent bus services	Lower bus fares	More real-time information at bus stops	Wellibus	Links to Trains	Other (Please state)

Question T3 Is reducing traffic congestion important to you?
Tick on box only

Yes	No	No opinion

General Information

Question G1 What age group do you belong to?

0-18	19-24	25-44	45-59	60-74	75+

Question G2 Gender?

Male	Female

Question G3 **How long have you lived in Earls Barton?**

Less than a year	1 – 5 years	6 – 10 years	11 – 25 years	Over 25 years

Question G4 **What is your main means of transport to work, training or study?**
Tick one box only

Bicycle	Car / van	Car, then train	Motorcycle / scooter / moped	Private bus	Public bus	Taxi	Train	Walking	Not applicable

Please provide your name and email or address to be entered in the prize draw and to be kept informed of progress with the Neighbourhood Plan

First Name*

Last Name*

Email*

Address 1

Address 2

Post Code*

* Required fields

By entering my personal information, I consent to receive email communications from the project group based on the information collected.
If you do not wish to be contacted by the project group purposes please tick the box. ☐

No personal information will be used or passed on to third parties by the Neighbourhood Plan Project Team or Earls Barton Parish Council.

Thank you for taking the time to complete the survey

Post to using Freepost either cut out this label or hand write

Freepost RSXH-CXTA-KRUA
Earls Barton PC
83 Douthorpe H111
Earls Barton
Northampton
NN6 0PY

Hand in to either to

- The Post Office
- The Library

or for collection please call 01604 812850

Further information for H3/H5/Ev3 or any other comments you wish to make.

Please put comments here

Appendix 3: Launch Event Workshop Photographs



Appendix 4: Exhibition Boards for Vision, Objectives & Strategic Options Consultation

What is the Neighbourhood Plan?

About Today's Event

The Earls Barton Neighbourhood Plan Project Group is producing a Neighbourhood Plan sponsored by the Parish Council which will let local people have a say in how Earls Barton is going to develop over the next 20 years. We have held several events and sent out surveys to find out what you like about Earls Barton, what you don't like and what you'd like to see changed. You have helped us to understand the key issues that concern you and shared a wide range of ideas for the future of the village. **Now is the time to start to think about what these ideas could mean in reality.** At this event we want your views on the Vision and Objectives for Earls Barton and what your thoughts are on various strategic options for future development.

What you like about Earls Barton

What don't you like about Earls Barton

What your concerns are for future development

A Vision for Earls Barton

DRAFT VISION

'Earls Barton will continue to be a thriving community delivering better facilities and services for a growing population while retaining the key features of Earls Barton life'

Proposed Vision

From what people have told use a Vision for Earls Barton has been created through to 2031, the period of the Neighbourhood Plan. This is now being tested through consultation with the community.

To make the Vision a reality and to focus on a number of key priority which you have identified four objectives have been created.

OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4
Improve resident's quality of life by improving the facilities and services within the Earls Barton	Allow some housing and commercial development to meet the needs of local people and increasing local employment opportunity while providing some degree of growth	Protect and conserve the best heritage assets and environmental features within in Earls Barton Parish and promoting high quality design in all new developments	Increase accessibility within Earls Barton by providing better parking and to other communities through improved public transport links and other modes of transport
SERVICES	DEVELOPMENT	DESIGN	ACCESS

What does this mean for Earls Barton?

The population of Wellingborough and Northamptonshire is growing like the rest of the country and Earls Barton will need to plan for more housing, employment and new community facilities. **Each local area is required to plan housing needs of its local residents as a minimum.**

The Neighbourhood Plan needs to be in line with 'higher level' planning policy. This means that it should reflect what is in the North Northamptonshire Core Spatial Strategy and the emerging Wellingborough Local Plan. **However, these strategies are not complete and therefore the Neighbourhood Plan has the opportunity to influence these from the 'bottom up'.**



A Housing Needs Survey was carried out in collaboration with the Borough Council to establish what the minimum amount of affordable housing is required for Earls Barton. The Project Group has developed some Strategic Options of how Earls Barton might grow in the future. This is based on a minimum level of development, a medium scenario and a large scale extension. **All the options have their positive and negative points.**

Housing Needs Survey



If housing is delivered in line with current planning policy – where 30% affordable housing is normally delivered as part of housing developments – the project group estimate that a minimum of 105 houses are required to be allocated for Earls Barton over the period to 2031 in addition to the Redrow development .

This is a minimum figure Neighbourhood Plans can decide to allocate more housing and this may bring with it other benefits.

The recent Housing Needs Survey updates a previous one for the village undertaken in 2008. They should be reviewed every 5 years and as the village is undertaking a Neighbourhood Plan this is a critical part of the evidence base.

The results of the survey indicate that 51 affordable houses are needed – 42 of these are for social rent and 9 are shared ownership. A further 12 people stated that they had a need for market housing which they could afford to buy.

earls barton
neighbourhood plan

Potential Strategic Options

Option 1 – Dispersed Development Within and Around Earls Barton (105 dwellings)

Benefits

- Minimum growth needed for Neighbourhood plan approval
- Dispersed Development
- Uses infill and small sites on edge of Earls Barton for development
- Less pressure on vital local services ?

Concerns/Issues

- Greater number of smaller sites needed
- Limited improvements to facilities
- Sustainability of shops and other facilities in doubt
- No additional employment sites
- Increased pressure on schools intake

4.5% increase in number of houses in Earls Barton



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Potential Strategic Options

Option 2 – Northern Development/Medium Growth (150-250 dwellings)

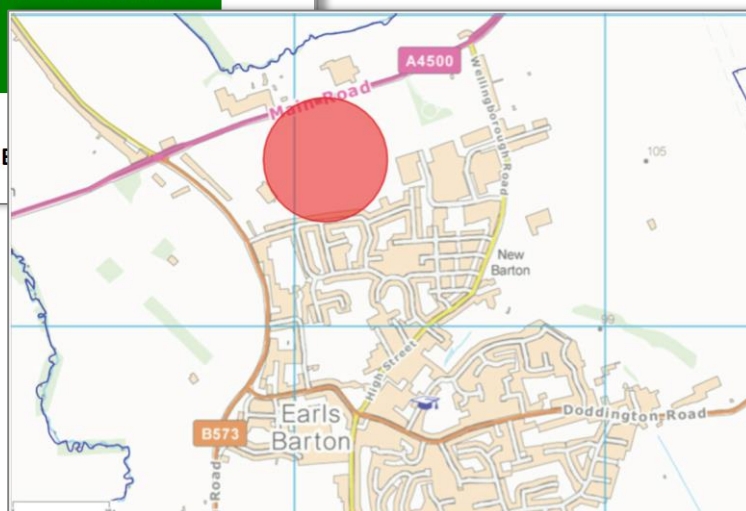
Benefits

- Development at edge of Earls Barton
- Increased traffic - does not go through centre
- Potential to deliver community benefits – better parking, community centre and sports and leisure facilities.
- Improved sustainability of shops and other services - bigger population
- Potential for additional employment areas

Concerns/Issues

- Large single development on edge of Earls Barton
- Community benefits not achieved
- Higher pressure on schools intake
- Pressure on other local services
- Some new community facilities not central

10.6% increase in number of houses in Earls Barton



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neighbourhood plan

Potential Strategic Options

Option 3 – Southern Development\Major Growth (200-400 dwellings)

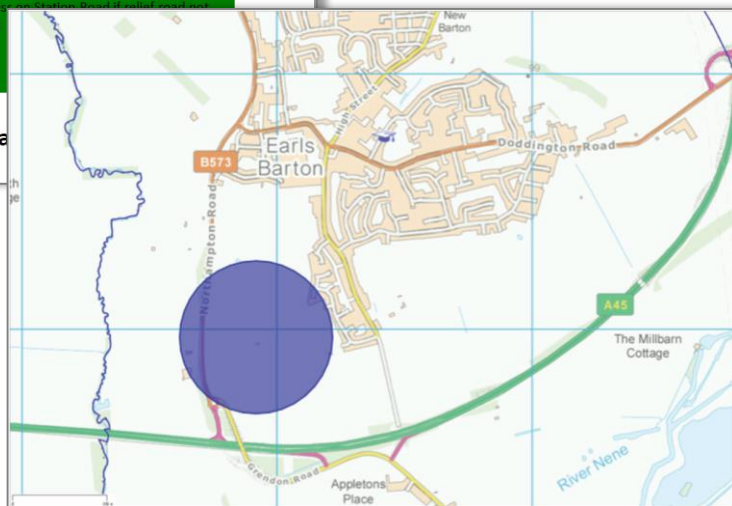
Benefits

- Development at Edge of Earls Barton
- Potential for relief road from Station road to Whites farm roundabout
- Potential to deliver significant community benefits – better parking, community centre and sports and leisure facilities.
- Improved sustainability of shops and other services- bigger population
- Potential for additional employment areas

Concerns/Issues

- Very larger single development on edge of Earls Barton
- Great pressure on schools intake
- Additional benefits may not be realised
- Some new community facilities not central
- Considerable congestion and issues with access to Earls Barton Road if development built

17% increase in number of houses in Ea



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Potential Strategic Options

Option 4 – Your suggestions

Benefits

?

Concerns/Issues

?

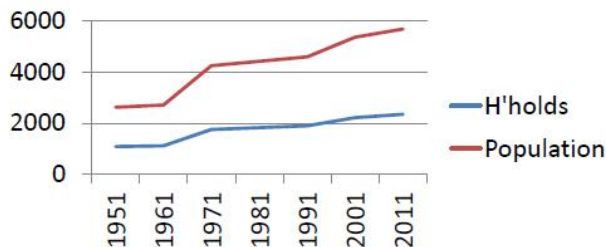
Previous development

Earls Barton has seen significant growth in previous decades. The total number of households has grown from 1,081 in 1951 to 2,342 in 2011.

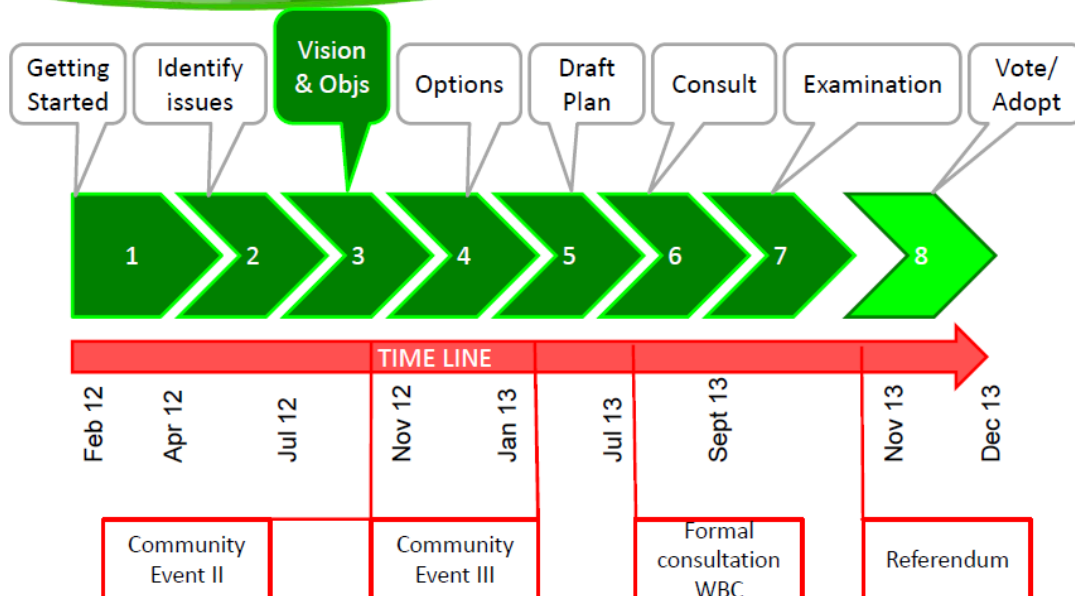
The period between 1961 and 1981 saw the greatest growth – 63% increase. More recently (1991 to 2011) the village grew by 24%.

The project team has done some research into how much development Earls Barton has accommodated over the last few decades.

Population growth closely mirrors the growth in households. In 1951 the population was 2,615 and it has now risen to an estimated 5,668 in 2011.



Where are we in the process?



The Project Group is interested in working with all stakeholders within Earls Barton to understand the views of different residents and sections of the community as to what their future needs are and how best these can be provided for.

Next stages

The next stage of the Neighbourhood Plan is to put together some detailed options and to test these before developing a draft plan and working up policies based on a refined Vision and Objectives from this round of consultation.

Engagement with Local Business

We are particularly interested in further contact and work with the business community. **If you are a business within Earls Barton would you be interested in attending a meeting which could specifically address business issues?** If so please contact one of the Project Team and leave your details.



Appendix 5: Survey Questionnaire for Vision, Objectives & Strategic Options Consultation

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neighbourhood plan


THIRD SURVEY
HAVE YOUR SAY
Planning for Earls Barton's Future

**RETURN TO
ENTER
£20 DRAW**

The Neighbourhood Plan is reaching a critical stage. We have analysed the replies to the first two surveys and now we are developing your Neighbourhood Plan. The answers you give in this third survey will confirm if we have correctly identified what you want. They will also tell us how you want Earls Barton to develop over the next 20 years. Remember having no development is not an option.

PROPOSED VISION

Earls Barton continues to be a thriving community delivering better facilities and services for a growing population while retaining the key features of Earls Barton life.



PROPOSED OBJECTIVES

OBJECTIVE 1 SERVICES
Improve residents quality of life by improving the facilities and services within Earls Barton

OBJECTIVE 2 - DEVELOPMENT
Allow some housing and commercial development to meet the needs of local people and increase local employment opportunities providing some degree of growth

OBJECTIVE 3 - DESIGN
Protect and conserve the best heritage assets and environmental features within Earls Barton Parish and promote high quality design in all new developments


OBJECTIVE 4 - ACCESS
Increase accessibility within Earls Barton and to other areas through improved public transport links and other modes of transport, providing better parking and access to the centre of Earls Barton

If you want more information on the Neighbourhood Plan or wish to contact one of the Project Team please go to www.earlsbartonneighbourhoodplan.org.uk



Option 1

Dispersed Development within and around Earls Barton - minimum growth
50-105 dwellings*
(does not include 65 from Redrow Homes, Compton Way)
Represents 4.5% increase in number of houses in Earls Barton over 20 years



Benefits


- Minimum growth needed for Neighbourhood Plan approval
- Dispersed Development
- Uses infill and small sites on edge of Earls Barton for development
- Potentially less pressure on vital local services

Concerns/Issues

- Greater number of smaller sites needed
- Limited improvements to facilities
- Sustainability of shops and other facilities in doubt
- No additional employment sites
- Increased pressure on schools intake

Option 2

Northern Development- medium growth
150-250 dwellings
(does not include 65 from Redrow Homes, Compton Way)
Represents 10.6% increase in number of houses in Earls Barton over 20 years



Benefits


- Development at edge of Earls Barton
- Increased traffic does not go through centre
- Potential to deliver community benefits - better parking, community centre and sports and leisure facilities.
- Improved sustainability of shops and other services- bigger population
- Potential for additional employment areas

Concerns/Issues

- Large single development on edge of Earls Barton
- Community benefits not achieved
- Higher pressure on schools intake
- Pressure on other local services
- Some new community facilities not central

Option 3

Southern Development- Major Growth 200-400 dwellings
(does not include 65 from Redrow Homes, Compton Way)
17% Increase in number of houses in Earls Barton over 20 years



Benefits

- Development at Edge of Earls Barton
- Potential for relief road from Station Road to A45 roundabout
- Potential to deliver significant community benefits - better parking, community centre and sports and leisure facilities.
- Improved sustainability of shops and other services- bigger population
- Potential for additional employment areas


Concerns/Issues

- Very larger single development on edge of Earls Barton
- Great pressure on schools intake
- Additional benefits may not be realised
- Some new community facilities not central
- Considerable congestion and issues with access on Station Road if relief road not built

Option 4

Your alternative suggestion
(does not include 65 from Redrow, Compton Way)

Please mark on the plan where you think that development would be best located and indicate the general amounts for each location



Benefits

Concerns/Issues

Questions we would like you to answer and send to the project group

Vision and Objectives	Yes	No	No opinion	Comment
Do you agree with the proposed vision				
Do you agree with objective 1				
Do you agree with objective 2				
Do you agree with objective 3				
Do you agree with objective 4				

Potential option Tick which you prefer

Potential option	1	2	3	4	No opinion	Comments

Additional Comments

First Name*

Second Name*

Email*

Address 1

Address 2

Post Code*

(* Required fields)

By entering my personal information, I consent to receive email communications from the project group based on the information collected.

If you do not wish to be contacted by the project group purposes please tick the box. ☐

No personal information will be used or passed on to third parties by the Neighbourhood Plan Project Team or Earls Barton Parish Council.

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY

Please return this questionnaire in the FREEPOST envelope provided or handwritten address

Freepost RGXH-CXTA-KRUA
 Earls Barton PC
 83 Downton Hill
 Earls Barton
 Northampton
 NN6 0PY

Alternatively please hand in to either to The Post Office or The Library or the sweet shop in the centre of the village for collection or complete online at www.earlsbartonneighbourhoodplan.co.uk
Please return your questionnaire to us by 21st January 2015

Appendix 6: Workshop and Drop-in Session feedback – Vision, Objectives & Strategic Options

Earls Barton Neighbourhood Plan – Vision & Objectives Community Events

Community Presentation & Workshop Thurs 15.11.12 Number attended - 15
Drop-in Session Sat 17.11.12 Number attended – 41

Feedback on Vision:

Reference needed to – Living village; not suburbia/dormitory community (as written [vision] could be applied to similar community in Northants).

Not clear what vision means or refers to. Need to be clearer e.g. what are the key feature making up Earls Barton 'life'.

Feedback on Obj1:

Maintaining existing services as well as improving the facilities and services – sustainability, maintaining the infant/junior schools.

Important to keep current shops, library and possibly add to them, such as hardware and electrical retailers.

Better services and shops.

Another playing field on recreation ground because it is difficult to play netball when others are playing football.

Feedback on Obj2:

Emphasis of any development should be on housing for the elderly (life time homes idea could be looked into); special needs housing and starter homes. No big 'unaffordable' houses (like the Dell).

Broadly agree, affordable housing is key to attract young families.

Build a senior school to avoid travelling out of the village

Feedback on Obj3:

Design to blend in with current buildings

Right wording – new design must maintain existing heritage character – not visually intrusive.

Feedback on Obj4:

Maintain public transport; not necessarily improve.

Any development should include linking footpaths, like New Barton, Saxon Rise, London End have.

What constitutes better access?

Feedback on Strategic Option 1:

Positives – Minimal impact on surrounding countryside – opportunity to improve areas

Negatives – Developers/builders won't like it – Existing facilities would have to cope with any new housing in-fill. Traffic problems would not be relieved in the centre of the village – traffic problems hamper village if as no funding to solve traffic/parking problems – 'A vote for status quo' – Not enough land for in-fill – access issues, not as problematic on some of the peripheral sites.

Overall comments – Should be a mixture of in-fill and mixture of smaller sites on the edge – preferred option but understand that practicalities of landowners/builders profits make it unlikely to be a feasible option.

Feedback on Strategic Option 2:

Positives – Traffic not coming through the centre of the village – traffic access directly onto main roads (A4500), N'pton Road and W'boro Road – Community facilities likely – Better option for mix of uses – possibility for cemetery extension and more allotments – contained development

Negatives – People more inclined to drive in, as perceived to be a long way out of the village centre and schools – severed from the rest of the village but can be made to work (footpath links to Elizabeth Way, road access through industrial estate) – Children driven to school which would lead to traffic problems around increased school entrance – loss of community as a bespoke development.

Overall comments – Best of a bad bunch – Sewage issues? Does this site need to have a technical solution to connect any new houses to mains sewers, pumps perhaps? A water main also runs across the site.

Feedback on Strategic Option 3:

Positives – Provide additional facilities (but not school) – Relieves pressure on traffic flow in centre of village but not parking –

Negatives – Greater impact on existing primary school facilities, no additional school – Parking problem increases – becomes one single community – Dormitory houses – only benefit would be the link road – Link road allows development all the way up to bowls/tennis club – too big (400 houses) too much pressure on schools etc – Station Road just couldn't cope

Appendix 7: Preferred Option Consultation

Progress So Far... Preferred Option

HAVE YOUR SAY!

Your Village - Your Future - Your Decision

Following consultation earlier in the year on the Vision and Objectives for the Plan the Neighbourhood Plan team has taken on board your responses and has been working up a preferred option which will form the basis of the plan. Now is your opportunity to comment on whether this is the right approach and how the village can benefit from additional facilities and development.

**OPTION 2
PREFERRED AREA
FOR GROWTH**

- Housing/ Employment/Community
- Expanded Sports/ Leisure pitches
- Protected Open Space
- Existing Employment
- Vehicular access
- Access for Sports/Leisure
- Pedestrian routes
- Village centre/ Conservation Area

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What the Preferred Option could provide...

- A medium level of growth (approx 250 houses)
- Affordable housing for local need
- Approx. 6ha of sports and leisure pitches
- Community Hall and additional employment land
- Controlled traffic impact on village
- Sustainable pedestrian links to centre
- Additional parking
- Additional population to sustain community activity
- Greater contributions for local services

WE NEED YOUR RESPONSES BY 15th OCTOBER 2013

Please complete the questionnaire and return in the FREEPOST envelope or to the drop off points listed

Your feedback from our 3rd Survey

We sent a questionnaire out to every home and those responding indicated that you generally supported the Vision and Objectives for the Neighbourhood Plan. We have taken on board your comments and slightly changed some of the wording to make them more understandable and clear.

The strategic options obtained the following support from those that responded

Option 1 – Dispersed (Minimum Growth 50-100 houses) 29%

Option 2 – Northern Development (Medium Growth 150 - 250 Houses) 38%

Option 3 – Southern Development (Major Growth 200-400 Houses) 14%

Option 4 – Your Alternative Suggestions 12%

Some responses were left blank.

You also told us that the main issues affecting the village were (Ranked in order)

- Traffic & congestion
- Retaining the village atmosphere
- Parking problems
- School related issues
- Doctors and Healthcare

Revised Vision & Objectives

Vision & Objectives to 2031

Earls Barton will be a thriving community delivering greater access to local facilities and services for a growing population while maintaining its rural, village character.

Ob1 Services: Improve residents' quality of life by improving the facilities and services within Earls Barton.

Ob2 Development: Allow limited housing and commercial development to meet the needs of local people and increasing local employment opportunity while providing some degree of expansion.

Ob3 Design: Protect and conserve the best heritage assets and environmental features within the Parish and promote high quality design in all new developments.

Ob4 Getting Around: Improve the way we get around the village and to other areas by improved transport links, including routes for walking and cycling, and providing better parking and access to the centre of Earls Barton.

Preferred Option

The Neighbourhood Plan is more than just allocating land for housing. While this is an important function of the plan it also considers local services, employment provision, community facilities and accessibility. We have taken what you have previously told us and sought to prioritise these issues through a series of sub-objectives. When we draft the plan we will develop policies to help address them. We would like your comments to see if you think we have covered all of the important issues and have dealt with them in an appropriate way through preferred option. Please give us your views

Objective 1 - Services

Sub Objectives:

- Support Earls Barton's Shops and Services
- Develop Sports and Leisure Facilities for all
- Create more community meeting space
- Support the redevelopment/expansion of the Infant and Junior schools

Objective 2 - Development

Sub Objectives:

- Allocate 250 new dwellings
- Focus growth of the village around 'The Grange' – northern option.
- Allow in-fill development where appropriate – within existing village boundaries
- Provide a greater range of affordable and shared ownership housing
- Provide a range of different housing types across all tenures
- Maintain opportunities for small businesses within the village centre – promote a business centre for small and start up businesses

Objective 3 - Design

Sub Objectives:

- Provide more open space sympathetically designed with new housing
- Protect existing heritage and village character
- New development should reinforce the character and quality of Earls Barton
- New Development should have an appropriate density and minimise the impact on street parking.

Objective 4 - Getting Around

Sub Objectives:

- Ensure that major new development has direct access to main roads to minimise traffic congestion
- Integrate new housing into Earls Barton and the surrounding area with good pedestrian, cycle and bus connections
- Ensure that car parking within the village supports the vitality and viability of the village centre
- Improve public transport to better meet people's needs

For more information visit www.earlsbartonneighbourhoodplan.org.uk

Preferred Option - Your Comments

We need your comments to ensure that we develop our Neighbourhood Plan in accordance with the views of the majority of the residents, businesses and other stakeholders within the village. Remember - we need to provide for the needs of the village over the next 20 years and therefore having no development is not an option we can choose. Housing requirements are derived from higher level plans and it is calculated that Earls Barton should accommodate a minimum of 250 dwellings over the next 20 years.

Please complete the following questions so that we can take these into consideration when drafting the plan and policies.

Earls Barton Neighbourhood Plan - Preferred Option

Please indicate your view by marking x in the column appropriate and write a comment in the spaces provided. Please use a further sheet of paper if necessary.

	YES	NO	NO VIEW
1. Do you support the emerging Neighbourhood Plan and agree that any housing growth should be located on the periphery of the village with access onto major roads?			
2. Do you agree with the sub objectives for the plan? Are there others which are of higher priority? Please state _____			
3. Do you support the development of a small business centre or provision of more office space within the village and where would this be best located? <input type="checkbox"/> with the main development <input type="checkbox"/> nearer to the village centre Other: Please state _____			
4. What level of housing density would you support on the new development site? ^a <input type="checkbox"/> Low (15-25dph) <input type="checkbox"/> Medium (25-40) <input type="checkbox"/> High (50dph)			
5. Do you support the development of a community hall/hub at the Grange site? Are there better alternative sites? Please state _____			
6. Do you agree that properties within the village centre should/could provide wider opportunities for businesses and services?			
7. Would you support additional parking close to the village centre if appropriate sites could be sought and funding is prioritised from developer contributions? What other parking controls would you support?			
8. Do you support the improvement of pedestrian and cycle routes through the village - especially from new development for better integration?			
Additional Comments:			

^a Typical densities for different types of development - Terraced 80-100 units/ha. Suburban semi's 25-30 units/ha - new urban villages 15-22 units/ha (dph) = dwellings per hectare

Please provide your name and address for us to validate your response

Name: _____ Address: _____

No personal information will be used or passed on to third parties by the Neighbourhood Plan Project Team or Earls Barton Parish Council

Thank you for taking the time to complete this questionnaire

Please return by 15th October 2013 in the Freepost Envelope provided or hand write address

Freepost RS001-CXTA-KRUA
Earls Barton PC
83 Douthorpe Hill
Earls Barton
Northampton, NN6 0PY

Alternatively please hand in to the
Post Office
The Library
Sweet Shop in village centre

Appendix 8: Sample of Consultation Feedback and Progress Updates on Neighbourhood Plan

