

# The Neighbourhood Plan

## Your Opportunity to Shape the Future

Local Businesses?

Green Landscape  
Or Urban?

Leisure Facilities?

Environmental  
Concerns?

A 4155?



Schools?

Housing Development  
What & Where?

Affordable Homes?

Register your Views in the Questionnaire  
Closing date 10th June

# SHIPLAKE NEIGHBOURHOOD DEVELOPMENT PLAN

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24 MAY 2017

PETER BOROS



# WHAT IS A NEIGHBOURHOOD PLAN?

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- A right for communities to influence how land use planning and development takes place very locally
- Introduced by Localism Act 2011
- Becomes part of the Local Plan once adopted
- Used in the determination of Planning Applications
- BIG BUT.....the weasel words.....
  - *Unless material considerations indicate otherwise.....*



# WHY HAVE A NEIGHBOURHOOD PLAN? |

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- England has a Plan led system of Development.
- Local Plans are a Statutory Policy to provide the guidance for determining applications
- SODC are developing their new Local Plan (to 2033)
- SODC intend to adopt Neighbourhood Planning as Policy
- No Local Plan or Out of Date Plan = Presumption in favour of 'sustainable development'



# WHY HAVE A NEIGHBOURHOOD PLAN?

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- Have a say in where development takes place
- To have a say in what form/scale of development happens locally
- Identify things we want/need in the community eg.
  - We have a rapidly ageing local population
    - suitable accommodation for down sizing
    - accomodation suitable for younger families
    - footpaths and or cycle paths
    - more/better parking



# WHY HAVE A NEIGHBOURHOOD PLAN? 3

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- The 5 year rule!
  - *If an authority cannot demonstrate a 5 year housing land supply then national rules say that the Local Plan is out of date*
- Hence.....
- Open season for Planning Applications at present with large numbers of current applications viz: Thames Farm, Retirement Villages, Sonning Common etc etc
- This is the primary reason why PC has gathered support for producing a NP
- Must accept at least 33 new units (+5%) in order to be able to have a NP
- 13 already exist!



# THE PROCESS I

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- Steering Group established of local residents in February
- Road map and timetable (end of year)
- Developed Questionnaire.....your opportunity to tell us what matters to you!
- June 10 is target to complete!
- Analysis of responses
- Creation of statements and policies



# THE PROCESS 2

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- Identification of sites suitable for development/ranking/discussions with owners
- Public consultation regarding proposals
- Prepare draft of plan/modify
- Submit to PC for consideration and.....
  - Consultation with residents
  - Statutory consultation
  - General public consultation





# THE PROCESS 3

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- PC formally submits to SODC
- Review by SODC and public exhibition
- Examination by independent examiner
- Update plan as necessary
- Prepare and submit for local referendum



# THE PROCESS 4

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- Who can vote.....
  - All local residents of voting age in parish (as it existed in 2014)
  - People who voted in Henley and Harpsden referendum cannot vote again
- Simple majority of voters required
- Acceptance of NP by SODC at Committee
- Adoption (mandatory if approved at referendum)



# TIMESCALES

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- Begin February 2017
- Questionnaire June
- Initial Working Draft July/August
- Public Consultation September
- Submit to PC November
- Submit to SODC December/January
- Referendum mid next year



# THE STEERING GROUP

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- Peter Boros
- David Pheasant
- David Bartholomew
- Susan Mann
- Emer Bollinghaus
- Gareth Evans
- Michael Reid
- William Stevens
- James Dalzell
- Marnie McKendrick
- John Walker
- Shiplake X Resident ???





# QUESTIONS AND ANSWERS?

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Please be gentle .....!

