

SHIPLAKE NEIGHBOURHOOD DEVELOPMENT PLAN

24 MAY 2017



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WHAT IS A NEIGHBOURHOOD PLAN?

- 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? 1

- 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- No Local Plan or Out of Date Plan = Presumption in favour of 'sustainable development'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? 2

- 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
 - accommodation suitable for younger families
 - footpaths and or cycle paths
 - more/better parking




WHY HAVE A NEIGHBOURHOOD PLAN? 3

- 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 - *If an authority cannot demonstrate a 5 year housing land supply then national rules say that the Local Plan is out of date*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



THE PROCESS 1

- 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



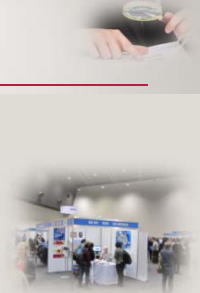
THE PROCESS 2

- 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



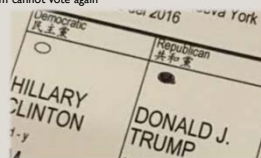
THE PROCESS 3

- 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



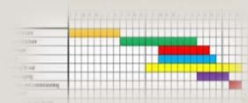
THE PROCESS 4

- 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

- 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

- 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?

Please be gentle

