

## NEIGHBOURHOOD PLAN UPDATES NOVEMBER 2018 - JANUARY 2019

### NEIGHBOURHOOD PLAN UPDATE – NOVEMBER 2018

1. **Draft Pre-consultation Document:** Following reported meeting with SODC on 04/09/2018 and Susan Mann's responses to SODC's specific requests, two subsequent meetings have taken place with SODC with the objective of **finalisation of text regarding planning policies (02/10/2018)** and **matters related to site selection process (17/10/2018)**. The summary of the actions arising from these meetings is outlined below. The most immediate outcome was the decision to defer the pre-consultation phase of the plan, which it had been hoped would start on 22/10/2018. This will necessarily result in a delay to all subsequent aspects of the project. The principle reasons for the delays relate to the impact of new NPPF and Neighbourhood Planning legislation, coupled with SODC's increased experience of neighbourhood plan outcomes, not least in respect of the 'robustness' of plans when objections to a plan's proposals are raised.
  2. **Planning Policies (02/10/2018):** Revisions to planning policies are largely cosmetic, including elements of layout and text considered to be of an ancillary support nature or unnecessary/redundant and therefore moved or deleted. Some 'policies' e.g. 'Protection and Enhancement of Community Asset' and 'Highway Safety and Sustainability' are better referenced as 'Aspirations' rather than as policies. It was agreed that SODC provide proposed new text for certain policies and any other suggested elements, consistent with new NPPF guidelines. The changes are expected by w.e.17/11/2018.
  3. **Site Selection Process (17/10/2018):** Whilst recognising the professionalism with which the site selection process was undertaken by the Steering Group, SODC feel this aspect of neighbourhood plans needs to be as robust as possible, again reflecting recent experience of objections to plans and the increased requirement for specialist expertise. Whilst there is frustration that this will extend the period prior to the pre-consultation process, available members the SG met on 17/10/2018 and 18/10/2018 to discuss possible options and voted 5-0\* in favour of seeking the services of AECOM to undertake a supplementary site selection evaluation, based on their established methodology. This approach will ensure our plan is as robust as possible in challenging predatory developer applications inconsistent with our proposed plan. (NOTE: This option is based on the services of AECOM being available through the government's Locality funding programme.)
  4. **NP Evidence Base, GDPR and Privacy/Confidentiality & Project Plan:** Meetings to be arranged as required to progress and monitor this phase of the NP.
  5. As stated previously, **if agreed draft plan changes do not impact current SEA, approve it as final version for submission** with Pre-consultation document.
  6. Once pre-consultation draft agreed initiate AECOM 'health check'.
  7. **Retirement Village Planning Application:** As changes in the new application for this site are not significantly different to the prior application, from a landscape perspective, the landscape assessment prepared for this site produced by the retained consultant for the NP, has been submitted as an objection to the application on behalf of the SG.
- There are currently 7 members of the NP Steering Group

David Pheasant –12/11/2018

## NEIGHBOURHOOD PLAN UPDATE –DECEMBER 2018

1. **Planning Policies SODC Review & Proposals:** Received in November and viewed as appropriate and largely cosmetic, including elements of layout and text.
2. **Site Options and Assessment Study:** Technical assistance funding request c/o Locality programme approved on Nov 27, 2018 after several weeks of delay under consideration by HMHCLG. Conference call between Steering Group members and AECOM consultant lead and team member on Dec 3, 2018. Positive response to our current position and requirements with relevant information provided to AECOM. Awaiting 'best and worst case' assessment of timescales for completion of the project by AECOM.
3. **SODC reversal of Thames Farm housing units from Shiplake to Henley & Harpsden:** All further actions on neighbourhood plan following notification of the above on Dec 7, 2018 on hold until after meeting with SODC NP Team Leader at meeting with Shiplake PC and NPSG team members on Dec 12, 2018. This meeting to be followed by meeting(s) of NPSG with recommended next steps tbc.

David Pheasant – 10/12/2018

## NEIGHBOURHOOD PLAN UPDATE - JANUARY 2019

1. Pursuant to discussions on and transfer of NP information to AECOM, they have confirmed commencement of updated site assessments, as requested by SODC and consistent with ensuring all assessments are as robust as possible in the context of new NPPF guidelines and experience with recent NP submissions. All relevant\* sites in the current parish boundary (includes those in Bolney Lane and Mt Ida) will be assessed with a projected completion date of mid to late February..
2. December meeting with SODC's NP Team Leader, to discuss status of Shiplake's NP and SODC's reversal of previous commitment of Thames Farm housing units from Shiplake to Henley & Harpsden, was unsatisfactory in providing no logical argument for the decision. Dissatisfaction with the decision and its perverse consequences for Shiplake and potentially other villages have been conveyed to SODC and District Councillors. Decision viewed as 'political' and inconsistent with NP legislation recommendations.
3. NP Steering Group meeting on 16/01/2019 to discuss and propose a revised timetable for producing a revised draft Neighbourhood Plan, incorporating changes referenced in 1 and 2 above, together with updated local planning policies as agreed in principle with SODC in November 2018.
4. Given the recent changes and the requirement to rewrite and reschedule the projected delivery date for the revised draft, the SG will discuss and very probably propose we take this opportunity to re designate the Shiplake NP boundary to be

consistent with our current parish boundary. This has been discussed prior with SODC and Henley and Harpsden councils and agreed as appropriate. **It is therefore proposed to the parish council that we re-designate the boundary at this stage**, given the SG agrees on 16/01/2019.

\* sites automatically excluded will those classified as not available, in the flood plain or other relevant NPPF consideration AECOM viewed as material at this stage in the assessment process.

David Pheasant – Chair, Steering Group 14/01/2019