

# SHIPLAKE NEIGHBOURHOOD DEVELOPMENT PLAN



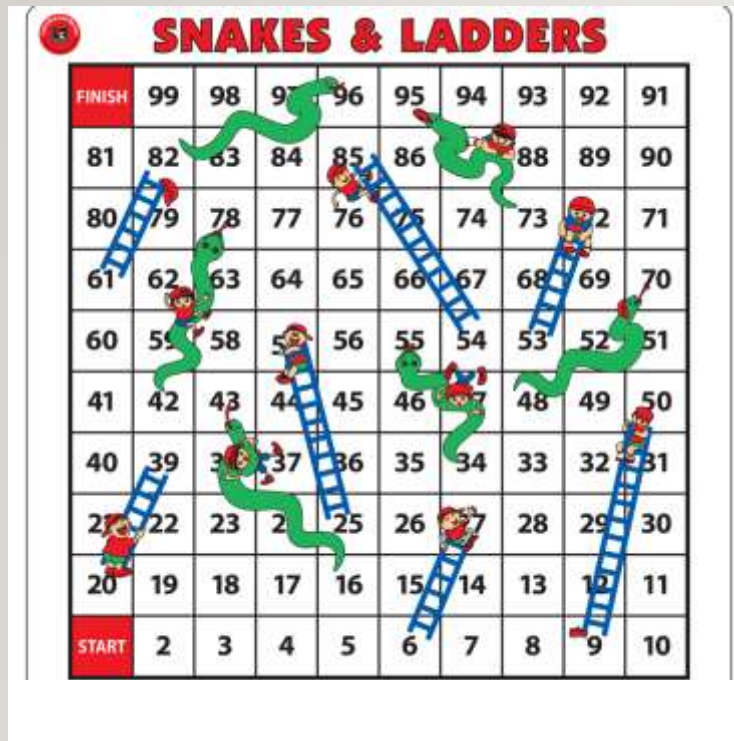
MAY 2019



DAVID PHEASANT



# NEIGHBOURHOOD PLAN



- An Experience!



# DEAD PIONEERS OR INSPIRATIONAL LEADERS.....???

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# 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, legislation & NPPF changes in 2018
- Becomes part of the Local Plan once adopted
- Used in the determination of Planning Applications
- BIG BUT.....
- *Unless material considerations indicate otherwise.....*





# WHY HAVE A NEIGHBOURHOOD PLAN?

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- Have a say in where development takes place – Survey, Consultations and Referendum
- 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 housing for down-sizing
    - Suitable housing for younger families
    - Housing within village boundaries
    - Retain green field /agricultural areas
    - Retain rural environment



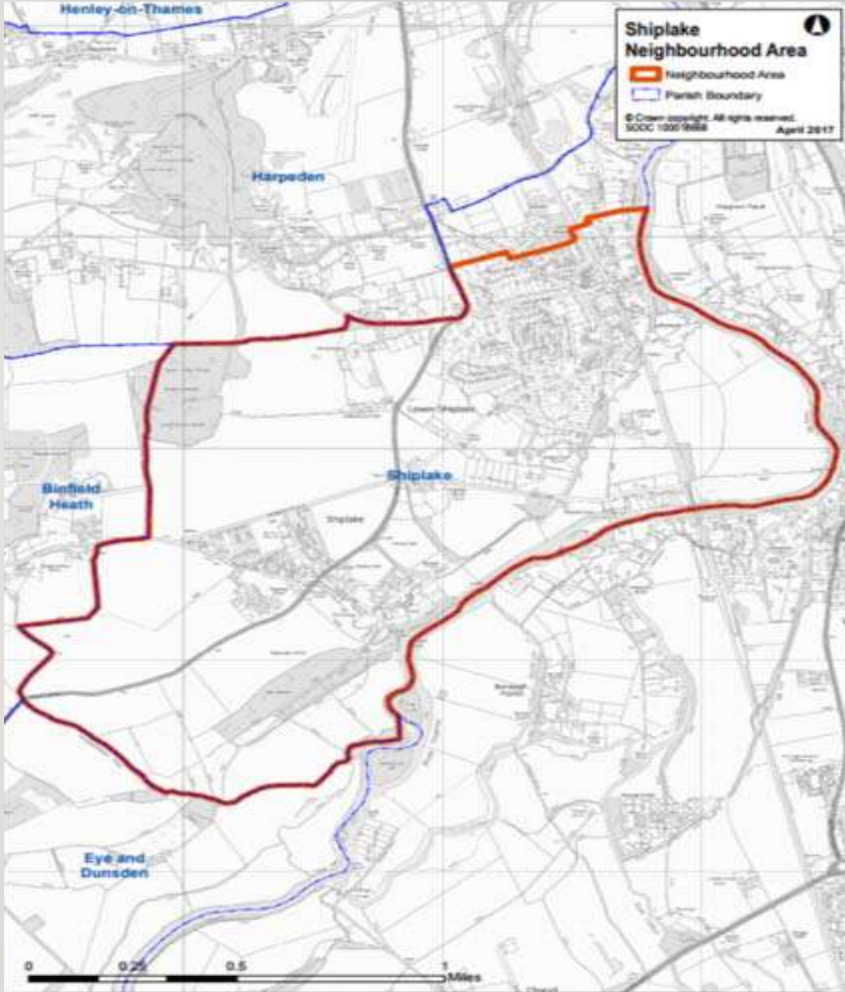
# WHY HAVE A NEIGHBOURHOOD PLAN?

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- The 5 year rule! (Note changes in new Local Plan re: 3-Years supply & Oxford/Cambridge Initiative)
  - *If an authority cannot demonstrate a 5 year housing land supply then national rules say that the Local Plan is out of date*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
- Originally Accept at least 33 new units (+5%) in order to be able to have a NP
- 22+ already exist! >33 will be built by 2031



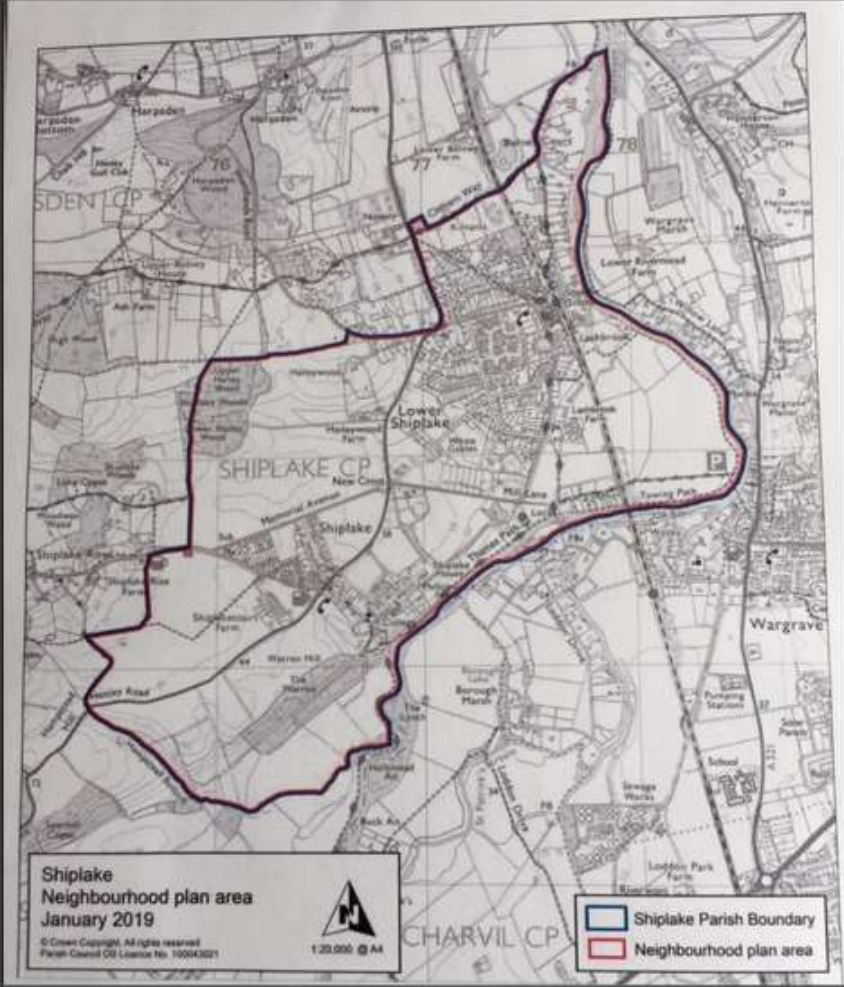
# The NP Boundary as Approved – June 2017



Red Line = Neighbourhood Plan Area - June 2017  
Blue Line = Parish Boundary



# The NP Boundary Re-Designated – May 2019





# CONSULTATION MEASURES WITH RESIDENTS

- Villages Questionnaire Summer 2017 - 705 Responses
- Independent Analysis and Report on Views of Residents
- Open Exhibition November 2017 – 73% Approval Rating
- Village forum
- Emails and Responses
- Web Site Information Base and FAQ's
- News Letters
- Monthly Updates
- APM Presentations
- Pop Up Exhibitions in Pubs
- Supplementary Survey 2019 undertaken (Another probably required)



# OTHER TASKS COMMISSIONED

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- Landscape Character Assessment (Needs Updating Re: the New Approach)
- Strategic Environmental Assessment Including 'Reasonable Alternatives' Test (Changes TBA)
- Shared Community Space Feasibility for Centre of Lower Shiplake (Not essential for a NP)
- Review of Evidence Base and Health Check
- Character Assessment to be commissioned



## Site Selection **(Revised SODC Local Plan changes the requirement)**

Target 5% say 33 units give or take (may be reviewed up or down given recent announcements)

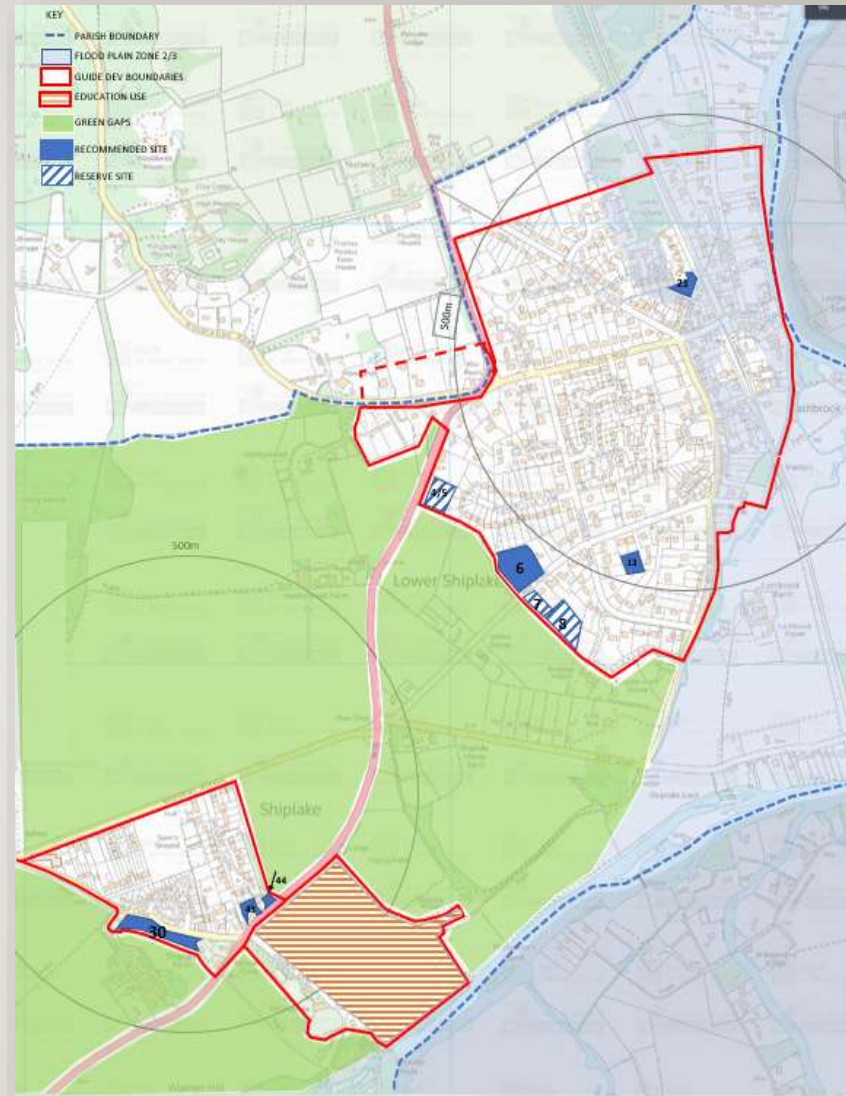
Long list of 44 sites from all sources - SHMA, Arups report, SODC candidates (call for sites), Applications past and present, own knowledge, a good look around the villages.

All sites ranked by whole team of SG – numerical ranking against 10 key criteria:

- Planning Sustainability
- Brownfield/Greenfield
- Highway Impact
- Integrated with Village
- Inside Villages or on boundary
- +/- Impact on Community
- Heritage/Archaeological Impact
- Ecology Impact
- Mixed Size Potential
- Landscape Impact/Value



# Where We Were Before Thames Farm





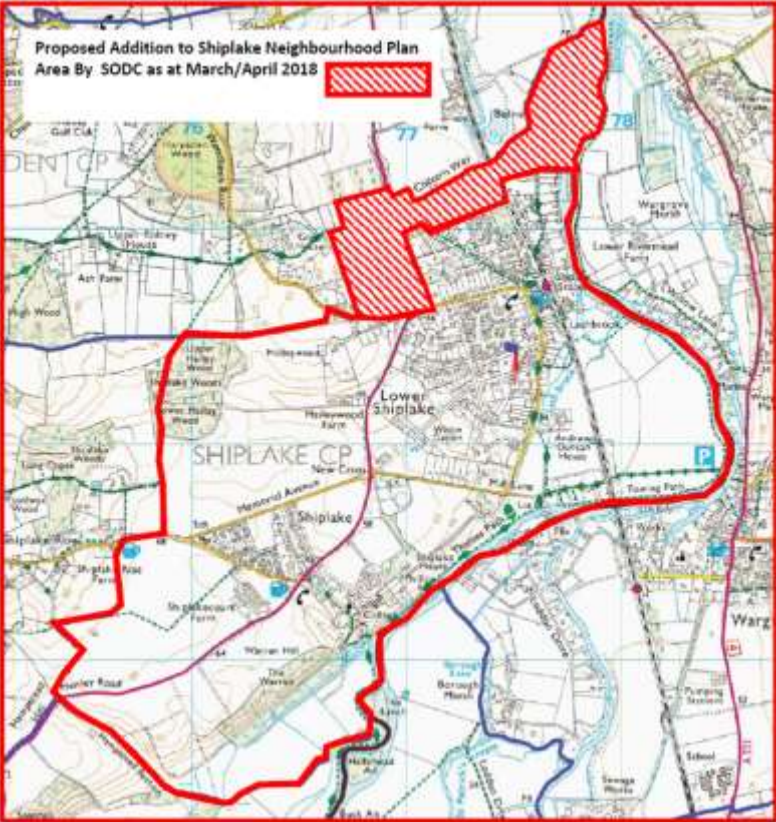
# THAMES FARM CHANGED EVERYTHING

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- Appeal went in favour of Land Owner for 95 Houses – **positioning of arguments was critical**
- Leave for Judicial Review Refused
- Discussion with SODC Re: the impact of Thames Farm resulted in attribution of Thames Farm Housing number to Shiplake **(Things changed!)**



# SODC RECOMMENDS NEW SETTLEMENT AREA FOR SHIPLAKE'S NEIGHBOURHOOD PLAN



# SHIPLAKE NEIGHBOURHOOD PLAN DRAFT CONSULTATION DOCUMENT

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- Bumps in the road, but with agreement by NP SG and SPC produced in July 2018
- Reviewed by SODC, with lots of discussions on Policies and Processes





# THAMES FARM LAYOUT PROPOSALS





# SODC'S REVISED LOCAL PLAN: DEC 2018

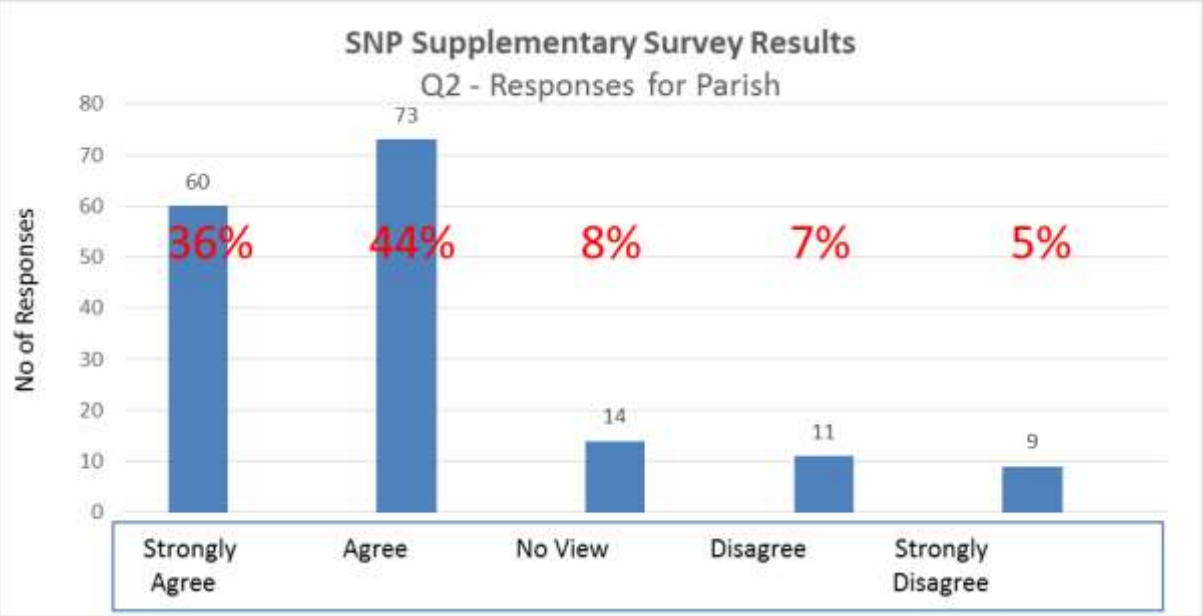
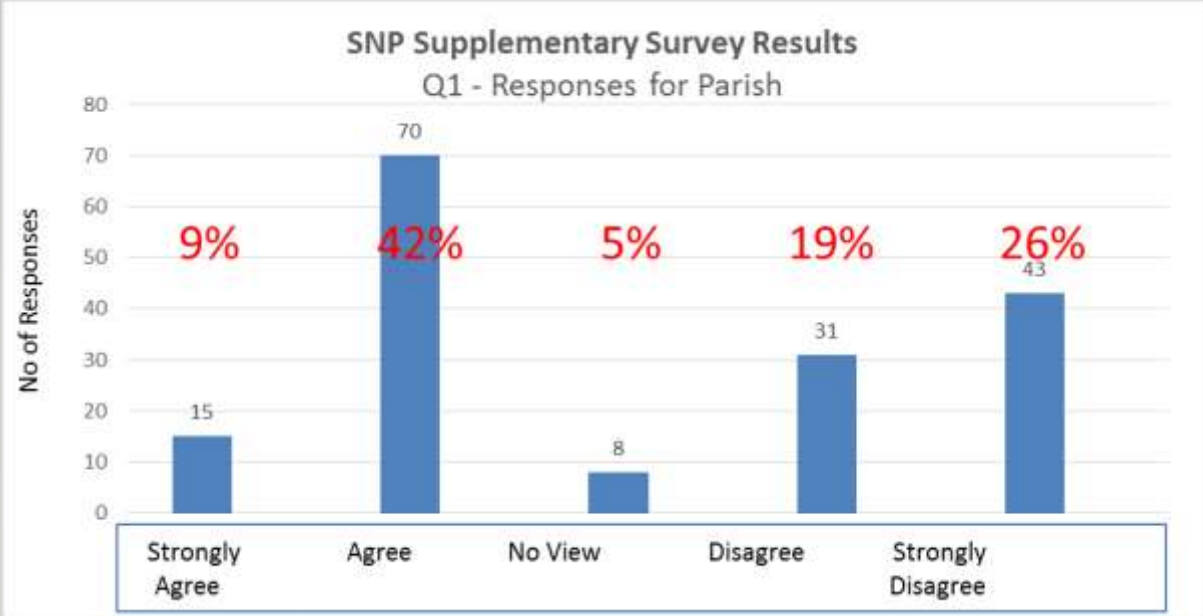
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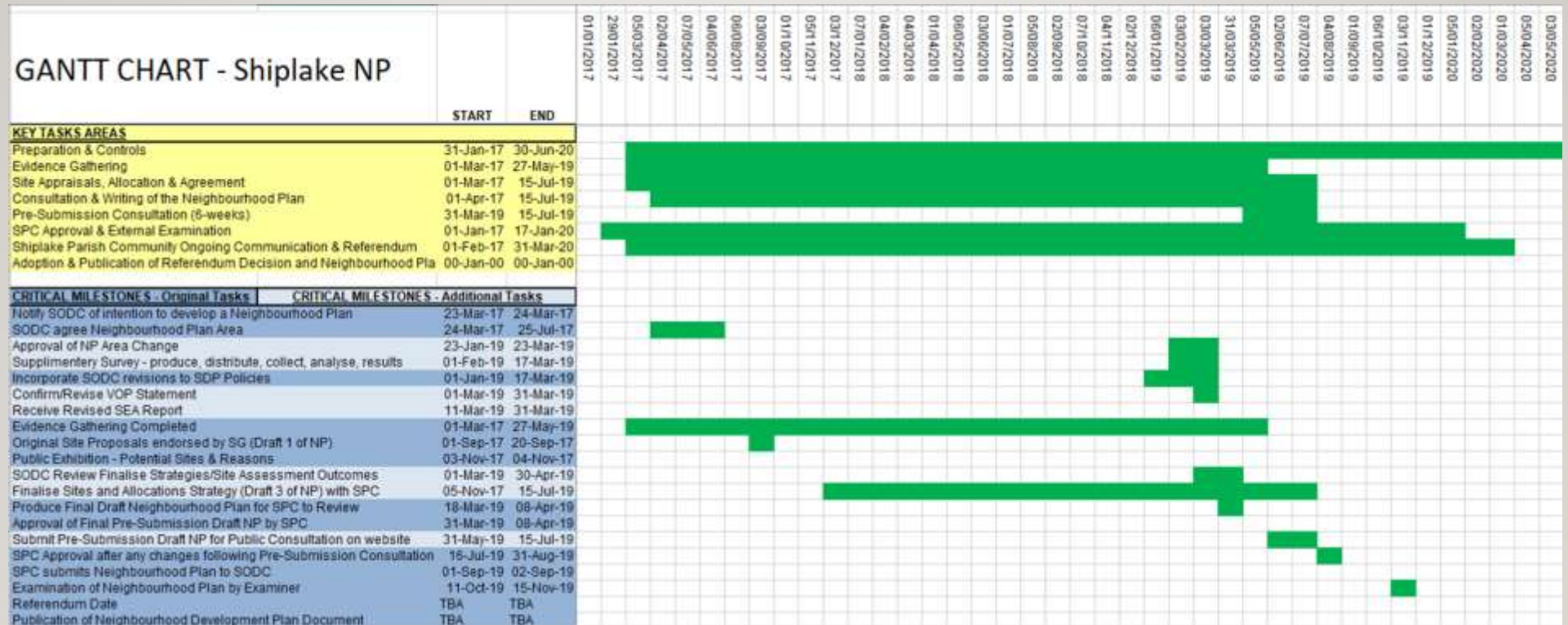
Impact to be covered later



# SUPPLEMENTARY SURVEY RESULTS



# CUMULATIVE IMPACT OF CHANGES TO PROJECT TIMETABLE



# KEY CONSIDERATIONS, ACTIONS & CONCLUSIONS

## JAN 2019 – APR 2019

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- SODC Revised Local Plan April 2011 – March 2031 & new political leadership unlikely to change/can change the plan
- Smaller Villages do not need 5%-10% increase in housing – already assumed ‘built’
- Housing attribution and CIL defined by admin. boundaries not proximity to settlements.....but understood the impact is on the nearest settlement.
- All Oxfordshire districts and Oxford contracted to Oxford – Cambridge Growth & Infrastructure Initiative which requires BIG boost in housing provision.
- SODC has a district target of 17,825 (775 homes pa) plus a share for Oxford City needs of 4,950 (495 homes pa) = total of 22,775 new homes by end of Local Plan period (2031).
- All districts only have to have 3 year land supply over 1<sup>st</sup> 3 years of agreement - next 2.5 year in reality ...a BIG Target...we need protection for **if and when ‘the tide goes out’!**
- A Constraints and Policies NP should provide strong protection from inappropriate speculative development based on professionally drafted NP with robust policies suitable for smaller robust villages. We also should not need to revise the plan every 3 years





# NEIGHBOURHOOD PLAN – LIGHTBULB MOMENT

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'... the time when well informed volunteers without planning experience could produce a robust Neighbourhood Plan was drawing to an end. The examiners are expecting more professional documents and applying stricter scrutiny. It has also been repeatedly demonstrated that any ambiguity or inferred meaning, intentional or not, in the plan, particularly the policies, was picked up by predatory developers. Approval of these predatory applications in contradiction of the Neighbourhood Plan often are granted on the lack of precise wording and planning phraseology in the Neighbourhood Plan.'

*John Howell, MP for Henley*



# WHAT ARE THE NEIGHBOURHOOD PLAN CONSTRAINTS & POLICIES

**Policy summaries** In the light of the limited scope for further development we have focused our attention on policies that seek to ensure that new houses are targeted, as far as possible, at directly meeting the perceived needs of the community.

- **P1 Location of residential development** – Defines the built area of the village. Outside the built area, development is only permitted if it is a Rural Exception Site to provide affordable housing.
- **P2 General principles for development** – Sets out conditions, based on the Landscape and Village Character Assessments, that must be met by any planning proposals. New development must preserve the character of the village and landscape, and not harm heritage assets or views.
- **P3 Housing mix** – Developments should favour smaller dwellings. Specifies minimum percentages of one, two and three bedroom homes.
- **P4 Provision of affordable housing** – Developments of 11 houses or more must provide affordable housing as required in the Local Plan. This must be distributed around the site and be indistinguishable from market housing.
- **P5 Allocation of affordable housing** – 20% of new affordable housing is reserved for people with a strong local connection.
- **P6 Design and aesthetics: new development** – Specifies good quality design that respects the characteristics of the immediate area and uses suitable materials.
- **P7 Design and aesthetics: new development, in an historic setting and extensions to historic buildings** – New development in the conservation area must be sensitive to the historic qualities and context. Alteration or extensions to historic buildings must respect the building's character, materials and historic plot boundaries. Cob walls must be preserved. Paths, open spaces and views must be retained and enhanced. The dark visual ambiance of the village should be preserved.
- **P8 Amenity: new development** – New development must minimise noise, odour and light pollution. It must provide sufficient outdoor storage space for refuse, recycling and parking of cars and bicycles. If 10 dwellings or more with two or more bedrooms, it must include communal green space for children's play.



# WHAT ARE THE NEIGHBOURHOOD PLAN CONSTRAINTS & POLICIES

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- **P9 Natural environment** – Where possible, boundaries should be native or wild life enhancing hedgerows. Fencing and walls should reflect traditional rural styles; high fences or walls restricting views are discouraged.
- **P10 Sustainable development** – New housing should have provision for high-speed broadband or similar, and boxes for technology, services and utilities should be unobtrusive, with cables buried if possible. Developments of 10 or more units must show how their design follows the principles of the Building for Life 12 Guide.
- **P11 Water management** – Requires adequate wastewater drainages and freshwater capacity.
- **P12 Drainage and flooding** – Requires adequate, sustainable drainage systems to avoid flooding problems.
- **P13 Access and movement** – New development must provide sufficient parking, integrated into the landscape to avoid dominating the street scene. Safe pedestrian access to bus stops, schools and other facilities must be provided, allowing for use of Blewbury Neighbourhood Development Plan: Referendum Version – 7 – pushchairs, mobility scooters, etc. Developments should be open to the public, to allow social integration in the village.
- **P14 Highways and traffic principles** – New development must not impact unduly on infrastructure and road safety. Priority should be given to pedestrians where possible.
- **P15 Retail space, business services, restaurants and cafes** – New businesses are encouraged. No loss of retail, restaurant or cafe space is permitted unless the site has been marketed for one year with no viable offers, or if an equivalent replacement is provided elsewhere in the village, or new employment space would be created.
- **P16 Public houses** – Change of use or redevelopment of the two existing pubs will be refused unless there is robust evidence to show that the pub is not economically viable and no longer required.
- **P17 Community assets** – There will be a planning presumption against any proposals that would lead to a loss of community value.



# WHAT NEEDS TO BE DELIVERED & DECISIONS MADE?

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- Formally decide to pursue revised approach – Constraints & Policies
- Review consultant options & proposals & make selection
- Apply for another SEA Screening opinion
- Determine whether current SEA can be modified for ‘no site selection’ based NP
- Minor changes anticipated to Landscape Character Assessment & deemed more valuable for Constraints & Policies based NP
- Villages Character Assessment undertaken by selected consultant
- Determine New Policies
- Conduct additional Supplementary Survey
- Write revised draft NP for pre-consultation
- Timescale to reach pre-consultation stage – 3-4 months.....September 2019?





# WHAT LIES AHEAD?

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- After Consultation – Review as necessary
- Deliver to SODC to Review
- Independent Examiner Reviews and Amends/Rejects/Accepts
- Formal Referendum
- If Simple Majority then Adopted by SODC and Shiplake Parish
- Plan is then ‘Made’
- Manage implementation of NP and projects, depending on CIL+



# DEAD PIONEERS OR INSPIRATIONAL LEADERS.....???

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# NEIGHBOURHOOD PLAN STEERING GROUP

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Peter Boros, Chair

Susan Mann

Will Stevens

James Dalzell

David Bartholomew

John Walker

David Pheasant, Chair & SPC

Emer Bollinghaus

Marnie McKendrick

Gareth Evans

Mick Reid

Plus supporting team of volunteers

Key: Previous Members are greyed out



# WHAT HAPPENS IF THE PLAN DOESN'T SUCCEED?

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- Mission Impossible!
- ... Anyone got Tom Cruise's email address!

