

Wootton and St Helen Without Joint Neighbourhood Plan

NEIGHBOURHOOD PLAN FRAMEWORK - DRAFT FOR DISCUSSION

The following text takes material from adopted Neighbourhood Plans (NPs) and guidance resources to create a Framework for the Wootton and St Helen Without Joint Neighbourhood Plan (WSHWJNP).

The overarching question: “what kind of area does the community want WSHW to be?”

Essentially:

- how extensive should development be and of what type?
- what infrastructure is necessary?
- how it might look and feel over the next five, ten or twenty plus years?

The purpose of the NP is to make planning policies that can be used to determine planning applications in the area and how the area will develop. NP policies are often aimed at preserving and respecting the special heritage and character of villages and parishes.

Plans must contain only land use planning policies that can be used for how planning applications are decided by the VWHDC. This often means that there are important issues of interest to the local community that cannot be addressed in a NP if they are not directly related to planning.

Neighbourhood plans and orders may not promote less development than set out in the local plan or undermine its strategic policies.

The NP must demonstrate that it is consistent with the provisions of the National Planning Policy Framework (NPPF) published by the Government in 2012, in particular the NP needs to be seen to be Sustainable, being positively prepared, justified, effective and consistent with National Policy.

The NP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Plan Regulations. The development plan of the Vale of White Horse District Local Plan Part 1 (VWHDLP1) to cover the period up to 2031 was adopted on 14 Dec 2016. Part 2 was published on 9 March 2017 and is currently out for consultation.

The NP must be in accordance with the Development Plan – Part 1. Part 2 and a NP would generally carry the same weight, the NP would generally trump a Part 2 once it is made. However, the VWHDC Part 2 contains significant strategic policies which the NP would need to be in accordance with (ie) Dalton Barracks Redevelopment.

The current Development Plan (Part 1) has WSHW covered by Green Belt policy. Part 2 proposes significant changes to part of St Helens Without (Shippon).

Consultation on LP Pt 2 –This emerging development plan for the Vale of White Horse District Local Plan Part 2 (VWHDLP2) to cover the period up to 2031 was published on 9 March 2017 for consultation until 5pm 4 May 2017. The exact timescale for Pt 2 being adopted is not clear but appears to be 2nd - 3rd quarter 2018. **It is essential the SG assists the PCs to produce a coordinated response and sign off that response as well as encouraging all stakeholders to input individually as there are strategic policies of relevance to our NP area.**

Steering Group (Committee) -At present the SG does not include: local businesses and chambers of commerce, schools and health centres, landowners and developers. **It will need to ensure these are consulted at appropriate stages. Parish Councillors need to communicate all interactions with stakeholders which impact on the development of the NP to the SG.**

Given the large impact of the Dalton Barracks proposal in Pt 2 of the Local Plan, the NP must have a specific section on the Community's response. The SG needs to have a key sub-group which focuses on this.

Need to have allocated sub-group /individual from SG to monitor new planning applications in the designated area.

Joint Monitoring Committee(JMC)- For PCs to oversee the process and as set out in the Notes to SG.

Volunteer Network - Some 30 residents have offered their services / support.

Designated Area -Covers area defined by both parish boundaries including the MOD land. Document submitted to VWHDC(LPA) for designation. The LPA must publicise for 6 weeks. Shortly thereafter LPA should designate or refuse designation and publish their reason (s) in a decision document.

We recommend consulting with Cumnor re their designated area which was approved in Jan 2017 and their timetable for their NP.

The SG should organise a "walking tour" of the Parishes so everyone on the SG is familiar with their geographical coverage, etc?

Land use plan for designated area needed as a SG priority.

1. Steering Group to draft Vision statement for WSHW - JMC / PCs to adopt.

"The aim of the Joint Neighbourhood Plan is to improve and create a vibrant living and working environment of the present and future residents of the parishes of Wootton and St Helen Without and to ensure that any future development is sustainable and contributes to this aim, whilst being in line with the NPPF and the VWHDC Local Plan Parts 1 and 2."

2. Steering Group to draft Key Objectives for WSHWJNP - JMC / PCs to adopt.

The NP must be Sustainable and all policies must be drafted with the presumption in favour of Sustainable Development.

Key constraints and opportunities.

1. Sustainable Economic Development

- Sites for development - homes, business and industrial units.
- Infrastructure - to support development sites -
 - Transport – Roads; cycling; walking; bus service; parking.
 - Utilities –Water; gas; electricity; surface water drainage; sewerage.
 - Flooding
 - Digital connectivity
 - Viability of local shops and businesses

2. Social Development

- Design and build - high quality; in keeping with the local environment; providing affordable housing.
- Community Facilities - good standard of amenities for existing and future occupants; activities; recreation; sport; shopping and religion.
- Protecting roles and characteristics of different areas- countryside; Green Belt
- Improve education; health; social and cultural wellbeing.
- Diversity - senior citizens; young people; disabled people; disability access; people with lower incomes.
- Education- ensure schools have sufficient capacity for children

3. Environmental Development.

- Conserve and enhance natural environment and reduce pollution.
- Conserve heritage/historic assets.
- Low carbon future.
- Promote mixed use development.

3. Steering Group to appoint NP Project Manager (and Deputy?)

PM to draft project plan - see  (Double click icon to open)

Project Plan to include-

Stage 1-

The early stages – evidence gathering and engagement including the questionnaire.

Stage2-

Plan Preparation.- Front loading , assembling evidence , demonstrate co-operation, develop alternative options and appraise through Sustainability Appraisal(SA) . Engagement.

Stage3-

Plan preparation –formulation phase- writing the NP including engagement

Stage 4-

Publication , engagement

Stage 5

Submission

Stage6

Referendum

4. Steering Group to agree proposed start and end dates for each task in project plan and assign responsible member.

5. Input from Residents and Others - SG to appoint an Engagement Coordinator (and Deputy?) to develop the community engagement strategy.

Manage website / newsletters / etc.

Seek written comments on local issues under eight headings – Housing, Schooling, Communications, Transport, Environment, Facilities & Amenities, Sports and Recreation and Community.

Managing expectations will be key ie what can be included in planning policies and how other issues will be pursued through appropriate projects.

6. Build the Evidence Base - Appoint an Evidence Coordinator (and Deputy?) to gather existing evidence and determine the need for further supporting evidence and how it would be obtained.

7. Develop the Community Questionnaire - Appoint Questionnaire Coordinator (and Deputy?) to design and test the Questionnaire.

This can be brief or as long as we consider appropriate. We would advise the questionnaire is succinct (Note Longworth's NP questionnaire was 23 p long!)

Clearly, the current residents of the army quarters will not be here once the Barracks are closed. Notwithstanding this, all residents have a right to be involved and consulted and their comments should be taken in to account along with all other residents in the NP area.

The questionnaire will need to make clear what constitutes a planning policy and what issues will need to be projects.

Include sections on:

- Environment
- Schooling
- Housing
- Communication - media
- Sports and Recreation
- Community and Clubs
- Transport and Links
- Facilities & Amenities
- Local economy
- About you

(Note - part completed questionnaires are acceptable)

8. Develop the specific proposed policies of the NP addressing development issues in the area - Appoint Policies Coordinator (and Deputy?) to draft policies aided by SG members with relevant expertise and experience.

'A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision-maker can apply it consistently and with confidence when determining planning applications. It can only relate to the development of land, and should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.' The golden rule is that the policies in our Plan should be clear, positive, relevant and capable of being delivered. They need to be based on evidence – our policies cannot conflict with government policy, or challenge the strategic elements of the Vale's planning policies.

Examples of policies in adopted NPs:

- Spatial Plan covering limited infill development
- Design of developments including alterations to existing buildings
- Flood risk
- Heritage / Conservation areas - for historic heart of Shippon
- Community facilities - loss of and improvement to existing and new
- Countryside / Ecology / Local Green Spaces - existing and new
- Village Greens - for heart of Shippon
- Climate change

- Travel - highway congestion /reduce car use
- Crime
- Economy / Business use
- Site specific policies

9. Write the Plan - Appoint a Drafting Coordinator (and Deputy?) to pull together all the elements of the NP and propose its design, style and format.

The Plan will also include a description of the two parishes, a brief history, the context in which the Plan has been prepared, a description of the process and outcome of community engagement and a summary of policies addressing items 1 to 3 above.

10. Plan is Independently examined, then subject to a Referendum and adopted by VWHDC!

Role of VWHDC and Consultants

The VWHDC says:

"We carry out a lot of the formal processes, like organising the referendum. We will also:

- explain the process
- advise you on how to conduct consultations
- explain what evidence you need to provide
- provide a 'critical friend' role whilst you draft the plan
- attend your neighbourhood planning meetings when invited, to provide advice and support
- review your draft documents to make they meet the basic conditions
- help with funding for towns, larger villages and smaller villages
- provide advice and support dealing with the media, and publicising your work."

There is a very comprehensive guide from the VWHDC link [Neighbourhood Planning](#). **Should we allocate SG and Volunteers to look at specific elements and provide overviews and comments etc?**

Input from **Community First** based on their proposal.

Clearly, throughout the process there will be ongoing consultations with the VWHDC, relevant agencies and other bodies. These should include MOD and Defence Infrastructure Organisation (DIO) whichever is appropriate. The appointed consultants will input when required. The financial management and responsibilities rest with the Monitoring Committee.

11. Projects - Issues which cannot form part of the NP planning policies will need to be considered as Projects - Appoint a Projects Coordinator (and Deputy?) to draft a Projects Plan for the SG and PCs to review and adopt agreed Projects with Action Plans.

NOTE: We need SG to advise upon whether we should be seeking to create (a) a Neighbourhood Development Order (NDO) or (b) a Community Right To Build Order (CRTBO). We recommend the SG does not rule either out at this stage and that we should hear what the community feel upon these matters .

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