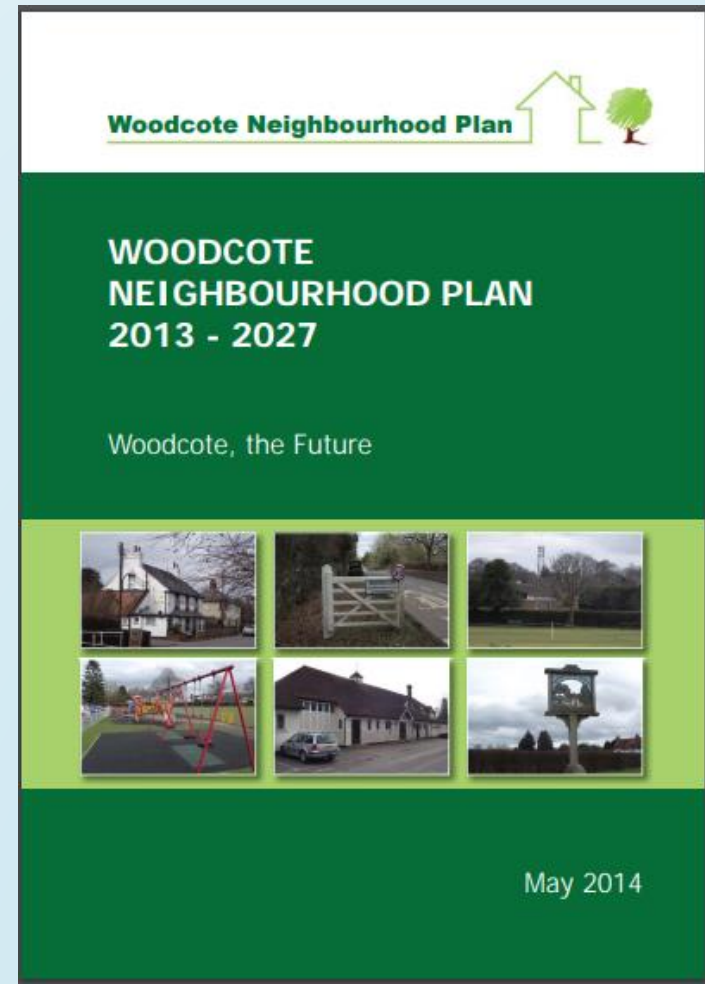
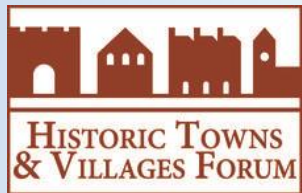


Learning from a 'front-runner' Neighbourhood Plan



WOODCOTE ?

A compact village.

- ❖ Approx. 1000 homes - 400% larger than in the 1950's
- ❖ Halfway between Reading and Wallingford
- ❖ Entirely within the Chilterns AONB
- ❖ With some Victorian, but mostly undistinguished 1960/70's, housing
- ❖ High house prices

An assertive, well-educated, well-resourced Community

- ❖ Who care about Woodcote's future
- ❖ Who value the rural setting of the village and surrounding countryside
- ❖ Who felt very strongly that further development should not be allowed
- ❖ Who are getting older!



TIMESCALE

| | |
|------------------|--|
| Jul-11 | Front Runner Grant Approved |
| Sep-11 | First meetings |
| Sep-11 to Jan-13 | Research/Consult |
| Jan-13 to Apr-13 | Prepare draft NP |
| Apr-13 to Jun-13 | Pre-submission consultation |
| Jun-13 to Sep-13 | Produce Examination NP, Consultation and Basic Conditions Statements . |
| Sep-13 to Oct-13 | Pre-Examination' consultation |
| Nov-13 to Dec-13 | Independent Examination |
| Jan-14 to Feb-14 | Final agreement with SODC |
| Apr-14 & May-14 | Referendum and Making of the NP |

Apr -12 Neighbourhood
Area Designated

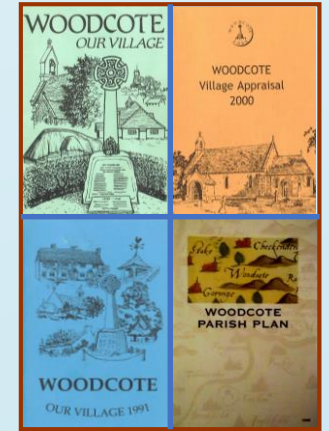
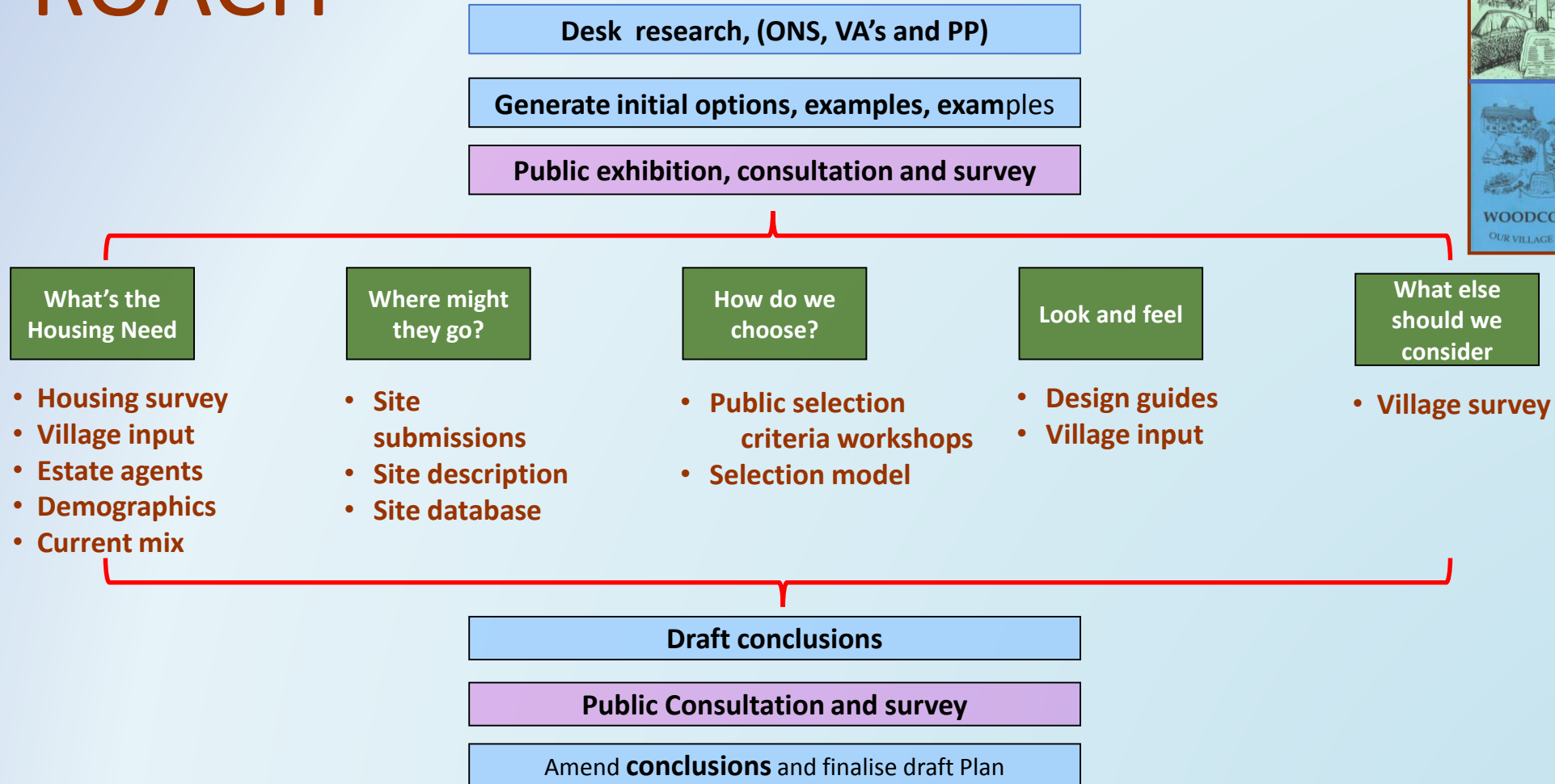


GETTING STARTED

In the beginning..



APPROACH



HOUSING NEED

SO Core Strategy?

No objectively assessed housing need for Woodcote

➔ **How many?**

Proportional allocation of 76

➔ **Ownership?**

40% social housing - 25% of that part rent-part buy

➔ **Who for?**

Old people, young singles, local workers? Local preference?

➔ **Size?**

Shortfall of smaller 2-bed properties

➔ **What sort?**

Terraced, bungalow, semi-detached, detached.....?

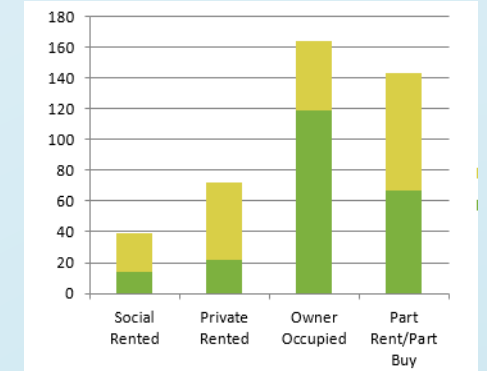
HOUSING NEED

Housing Needs Survey

NPs are local

Woodcote is less than 2% of the district

➔ Considered how 76 could play *locally*



Studied the Parish Plan

Studied the demographics

Village consultations

All-village housing survey – ORCC (CFO)

Talked to SODC Housing Dept.

Talked to Estate Agents

1. Housing policies to help:

- ❖ local people to stay in the village
- ❖ young people and families to move into the village
- ❖ older people looking for more suitable homes
- ❖ affordability!

And

2. Policies that:

- ❖ kept the rural setting
- ❖ favoured small developments

HOUSING POLICIES - 1

H7 Size of New Homes - Overall

| 1-bed | 2-bed | 3-bed | 4 and 4+ bed |
|--------|-------|-------|--------------|
| Up 10% | 40% | 40% | Up to 10% |

Policies to help:

- ❖ local people to stay in the village
- ❖ young people and families
- ❖ older people looking for more suitable homes
- ❖ affordability!

H6 Type of New Homes

Overall approximately two-thirds of should be terraced or semi-detached and one-third detached properties.

H2 Tenancy Mix

25% of Affordable are part rent part buy

H3 Affordable Housing

40% of sites with a net gain of three or more

H4 Allocation of Affordable Housing

20% of all new affordable housing provided by the Plan will be subject to a local connection.

HOUSING POLICIES – 1

Progress?



Affordable Homes

- ★ Core Strategy wanted 40% affordable
- ★ Core Strategy wanted 25% of the affordable for part rent part buy

**First site - 7 of 14 then raised 10 of 14
Lost that one – return to this in WNP2**



Local Preference

- ★ Local people get first go at 20% of affordable housing
- AND
- ★ 3-month option on all open market housing

MoU

Inclusion in NP
has value to
developers and
SODC look at the
whole district

HOUSING POLICIES – 2

Policies that:

- ❖ Respect the rural setting (AONB) of the village
- ❖ Maintain physical character of the village
- ❖ Maintain the social character of the community

H9 Scale of New Development

Planning permission will be granted for a maximum of 24 new homes on any one site.

HS2 to HS9 (Site allocations)

Planning permission will be granted, subject to some site-specific conditions, for a specified number of new homes on each of these site.

D1 Good Design

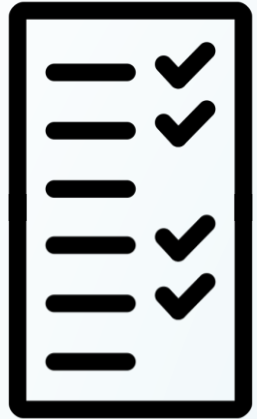
Plan positively for high quality and inclusive design that conserves local distinctiveness and pays adequate attention to renewable energy technologies

SITE SELECTION



SITE SELECTION

| Site Reference | Site Name | Site Address | Site Type | Site Status |
|----------------|----------------|--------------|------------------------|-------------|
| 1 | Site Reference | 1 | Chiffers River, Stalks | |
| 2 | Site Reference | 2 | Chiffers River, Stalks | |
| 3 | Site Reference | 3 | Chiffers River, Stalks | |
| 4 | Site Reference | 4 | Chiffers River, Stalks | |
| 5 | Site Reference | 5 | Chiffers River, Stalks | |
| 6 | Site Reference | 6 | Chiffers River, Stalks | |
| 7 | Site Reference | 7 | Chiffers River, Stalks | |
| 8 | Site Reference | 8 | Chiffers River, Stalks | |
| 9 | Site Reference | 9 | Chiffers River, Stalks | |
| 10 | Site Reference | 10 | Chiffers River, Stalks | |
| 11 | Site Reference | 11 | Chiffers River, Stalks | |
| 12 | Site Reference | 12 | Chiffers River, Stalks | |
| 13 | Site Reference | 13 | Chiffers River, Stalks | |
| 14 | Site Reference | 14 | Chiffers River, Stalks | |
| 15 | Site Reference | 15 | Chiffers River, Stalks | |
| 16 | Site Reference | 16 | Chiffers River, Stalks | |
| 17 | Site Reference | 17 | Chiffers River, Stalks | |
| 18 | Site Reference | 18 | Chiffers River, Stalks | |
| 19 | Site Reference | 19 | Chiffers River, Stalks | |
| 20 | Site Reference | 20 | Chiffers River, Stalks | |
| 21 | Site Reference | 21 | Chiffers River, Stalks | |
| 22 | Site Reference | 22 | Chiffers River, Stalks | |
| 23 | Site Reference | 23 | Chiffers River, Stalks | |
| 24 | Site Reference | 24 | Chiffers River, Stalks | |
| 25 | Site Reference | 25 | Chiffers River, Stalks | |
| 26 | Site Reference | 26 | Chiffers River, Stalks | |
| 27 | Site Reference | 27 | Chiffers River, Stalks | |
| 28 | Site Reference | 28 | Chiffers River, Stalks | |
| 29 | Site Reference | 29 | Chiffers River, Stalks | |
| 30 | Site Reference | 30 | Chiffers River, Stalks | |
| 31 | Site Reference | 31 | Chiffers River, Stalks | |
| 32 | Site Reference | 32 | Chiffers River, Stalks | |
| 33 | Site Reference | 33 | Chiffers River, Stalks | |
| 34 | Site Reference | 34 | Chiffers River, Stalks | |
| 35 | Site Reference | 35 | Chiffers River, Stalks | |
| 36 | Site Reference | 36 | Chiffers River, Stalks | |
| 37 | Site Reference | 37 | Chiffers River, Stalks | |
| 38 | Site Reference | 38 | Chiffers River, Stalks | |
| 39 | Site Reference | 39 | Chiffers River, Stalks | |
| 40 | Site Reference | 40 | Chiffers River, Stalks | |
| 41 | Site Reference | 41 | Chiffers River, Stalks | |
| 42 | Site Reference | 42 | Chiffers River, Stalks | |
| 43 | Site Reference | 43 | Chiffers River, Stalks | |
| 44 | Site Reference | 44 | Chiffers River, Stalks | |
| 45 | Site Reference | 45 | Chiffers River, Stalks | |
| 46 | Site Reference | 46 | Chiffers River, Stalks | |
| 47 | Site Reference | 47 | Chiffers River, Stalks | |
| 48 | Site Reference | 48 | Chiffers River, Stalks | |
| 49 | Site Reference | 49 | Chiffers River, Stalks | |
| 50 | Site Reference | 50 | Chiffers River, Stalks | |
| 51 | Site Reference | 51 | Chiffers River, Stalks | |
| 52 | Site Reference | 52 | Chiffers River, Stalks | |
| 53 | Site Reference | 53 | Chiffers River, Stalks | |
| 54 | Site Reference | 54 | Chiffers River, Stalks | |
| 55 | Site Reference | 55 | Chiffers River, Stalks | |
| 56 | Site Reference | 56 | Chiffers River, Stalks | |
| 57 | Site Reference | 57 | Chiffers River, Stalks | |

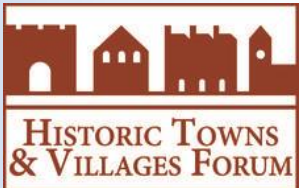


| Site Name | Contig | Leadr | Ecuan | Horite | Movement | Local Traffic Imp | Flood Risk | Infra-structure | Ecology | Deliverability |
|--------------|--------|-------|-------|--------|----------|-------------------|------------|-----------------|---------|----------------|
| Site Name 3 | 0 | N | P | P | 0 | P | 0 | 0 | 0 | 0 |
| Site Name 4 | 0 | VHN | P | P | 0 | P | 0 | 0 | 0 | 0 |
| Site Name 5 | 0 | VHN | P | P | N | P | 0 | 0 | 0 | 0 |
| Site Name 6 | 0 | VHN | P | P | 0 | P | 0 | 0 | 0 | 0 |
| Site Name 7 | 0 | N | P | P | N | P | HH | 0 | 0 | 0 |
| Site Name 8 | 0 | HN | P | P | N | P | HH | 0 | 0 | 0 |
| Site Name 9 | N | P | 0 | P | N | P | HH | 0 | 0 | 0 |
| Site Name 10 | 0 | N | P | P | 0 | P | HH | 0 | 0 | 0 |
| Site Name 11 | 0 | 0 | N | P | 0 | P | 0 | 0 | 0 | 0 |
| Site Name 12 | N | HN | P | P | N | P | P | 0 | 0 | 0 |
| Site Name 13 | 0 | HN | N | P | 0 | P | HP | HH | N | P |
| Site Name 14 | 0 | N | P | P | 0 | P | N | 0 | 0 | 0 |
| Site Name 15 | 0 | N | P | P | 0 | P | HH | 0 | 0 | 0 |
| Site Name 16 | 0 | VHN | P | P | N | P | HH | 0 | 0 | 0 |
| Site Name 17 | 0 | N | N | P | 0 | P | P | VHN | N | P |
| Site Name 18 | 0 | N | N | P | 0 | P | P | VHN | N | P |
| Site Name 19 | 0 | N | P | P | N | P | HH | 0 | 0 | 0 |
| Site Name 20 | N | VHN | N | P | N | P | HH | 0 | 0 | 0 |
| Site Name 21 | 0 | P | HN | P | 0 | P | N | 0 | 0 | 0 |
| Site Name 22 | 0 | N | P | P | 0 | P | N | 0 | 0 | 0 |
| Site Name 23 | 0 | VHN | P | P | 0 | P | HH | 0 | 0 | 0 |
| Site Name 24 | 0 | 0 | VHN | P | 0 | P | 0 | 0 | 0 | 0 |
| Site Name 25 | 0 | 0 | VHN | P | 0 | P | 0 | 0 | 0 | 0 |
| Site Name 26 | 0 | P | P | P | 0 | P | HP | HH | P | P |

Site Data

Criteria

Evaluation



SITE SELECTION: Criteria



40 - grouped into 'categories'

- ➔ **AONB Considerations:** contiguity, landscape impact
- ➔ **Traffic Impact:** local road capacity and distance to 'hotspots'
- ➔ **Movement:** pedestrian accessibility, distance to essential services
- ➔ **Current And Proposed Use**
- ➔ **Flood Risk**
- ➔ **Heritage**
- ➔ **Infrastructure**
- ➔ **Deliverability:** planning history, community attitude
- ➔ **Ecology**

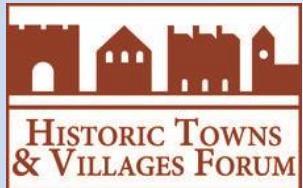
WHAT WORKED FOR US

- 1 Using our community
- 2 Avoiding too much 'visioning'
- 3 Identifying hot/key issues to engage the community & define our organisation
- 4 Managing expectation/resisting hijackers
- 5 Getting going!– bootstrap, divide and conquer, keep it simple
- 6 Constant communication (gap management)
- 7 Talking to others - now Locality, CFO, other NP'ers
- 8 Avoiding consultants – one size does not fit all
- 9 Exploiting our better local knowledge.
- 10 Having rigorous, auditable process and data
- 11 Resisting bullies
- 12 Having a positive working relationship with the LPA

WHAT HELPS

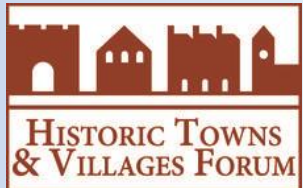
- ① Recognizing that local NP teams have much better local data than you have
- ② Recognizing that local NP teams are very familiar with the NPPF and Local Plan
- ③ Remembering that NPs are subject to a referendum – local opinion matters
- ④ Developers/Land Owners working with NP Teams – bullying and patronising didn't work.
- ⑥ Genuinely cooperative LPAs who trust their communities
 - ❖ Whole-hearted support is a win-win
 - ❖ Less than whole-hearted support reinforces the deeply held view that local planners don't care about local communities.

QUESTIONS



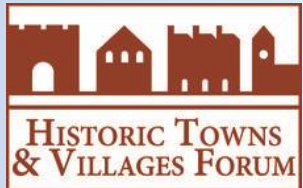
Neighbourhood Planning Review
26-Feb-19

The Woodcote Experience



Neighbourhood Planning Review
26-Feb-19

The Woodcote Experience



Neighbourhood Planning Review
26-Feb-19

The Woodcote Experience

CONTIGUOUS

1 Is the site contiguous with the built area of the Village?

LANDSCAPE

2 Site area Is the size ≥ 1.5 HA

3 Is the landscape designated and characteristic of AONB?

4 Is the site bounded by development or natural boundaries for at least 75%?

5 Does the site abut another potential or allocated site?

6 Does the site have features that detract from local character

7 Does the site have attractive natural features that would be affected by development?

8 is the site visible from nearby public open spaces?

9 Would the development impact important views out of the village?

10 Would the development impact upon an important view into the village?

11 Is the site brownfield (i.e. currently developed?)

ECONOMY & LAND USE

12 Is the site currently a source of employment?

13 Is the site currently allocated for future employment

14 Is the site available for employment?

15 Is the site available for housing?

HERITAGE

- 16 Does the site include any designated heritage assets or is it in a Conservation Area?
17 Is the site immediately adjacent to any designated heritage assets or areas?

PEDESTRIAN ACCESS

- 18 Continuous footpath to the village amenities (surgery, shop, VH, schools, etc)
19 Pedestrian distance to surgery greater than 400m?
20 Pedestrian distance to a bus stop greater than 400m?
21 Pedestrian distance to a shop greater than 400m?
22 Pedestrian distance to VH or CC greater than 400m?
23 Pedestrian distance to WPS/Langtree greater than 500m?
24 Is the site used informally by local people as a short cut?
25 Are there any designated pedestrian or cycle routes across the site?

DISTANCE TO HOTSPOT

- 26 Distance to nearest traffic hotspot
27 Is the main route from the site a narrow road?
28 Is the main route from the site restricted by on-street parking?

FLOOD RISK

- 29 Is the site vulnerable to flooding?

INFRASTRUCTURE

- 30 Does the site have any infrastructure deficiencies?
- 31 Does the landowner own sufficient access to the site?

PLANNING HISTORY

- 32 Have applications to develop the site been refused by LPA
- 33 Has the community opposed previous applications to develop this site

ECOLOGY

- 34 Is the site sensitive environmentally or ecologically?
- 35 Does the site impact a sensitive site nearby?
- 36 Is the site a greenfield site
- 37 Does the site have a hedgerow with mixed flora/fauna >-25m?
- 38 Does the site have a hedgerow with mixed flora/fauna <25m?
- 39 Does the site have a short monoculture hedge or no hedge?
- 40 Are there more than 6 TPO'd trees?

PLAN PRODUCTION

4

4th wave front runner

15

Members of NP Advisory Group

5

Man-years

27

Months to Examination verdict

200+

Pages of submission documents

9000

Money spent to examination exit

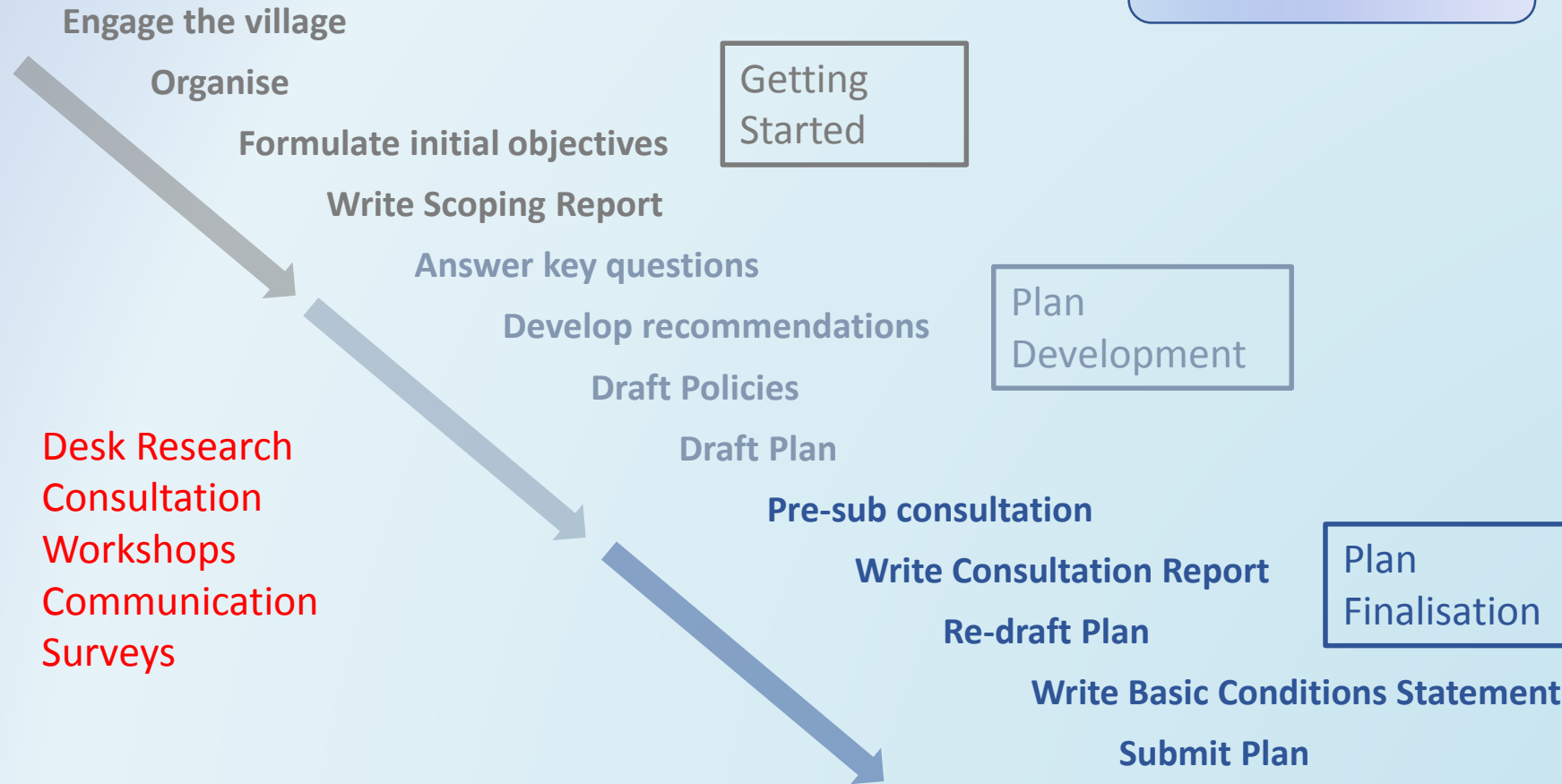
80%

Support for the development proposals in the NP



HOW DID WE DO IT?

4. Outline Process



KEY MESSAGES

- 1 **Understand the process – have a plan**
- 2 **Don't assume you need consultants**
 - Read the plans and inspector's reports of others
 - Steal others' ideas, policies, approaches
 - Talk to others - use Locality , CFO, RTPi, etc.
- 3 **Keep it simple first time round**
- 4 **Identify & organise around key questions**
- 5 **Engage the community - focus on hot community issues**
- 6 **Manage expectation!**
- 7 **Manage the scope – don't get hijacked**
- 8 **Gap management - communicate and test**
- 9 **Good local data is powerful but:**
 - Beware questionnaire fatigue,
 - Keep questionnaire focused and short
 - Test it - feed it back
 - GDPR
- 10 **Expect challenge!**
- 11 **Don't be bullied by LPA**
- 12 **GET STUCK IN – BOOTSTRAP!**