Oldbury Neighbourhood Development Plan

2018 – 2036

Regulation 15 Submission Version v5 (08-10-2020)

Preface

This document sets out the policies and their justification proposed for the Plan, together with the Vision and Objectives and background information.

Site Assessment work has been undertaken by AECOM (summarised in section 4.1). AECOM also undertook a Housing Needs Study that has informed policies in this Plan. Both these documents and other supporting documents are available at:

http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/documentation/

Additionally at the end of this document there is a page carrying links to supporting documentation.

The proposed sites are the result of an extensive assessment process starting with the preparation of a Proportionate Level 2 Strategic Flood Risk Assessment. Thereafter, with the help of consultants and Local Authority advice, 5 sites ranked lowest for flood risk were further reduced to a final two. These allocations are only using part of the initial sites, and amount to 0.6 ha suitable for approximately 20 or less smaller dwellings in a rural context.

These sites were included in the pre-submission version of the Oldbury Neighbourhood Development Plan (ONDP), and the whole document offered for comment and objections to the local community in accordance with Regulation 14 (Reg14) of the Neighbourhood Planning (General) Regulations 2012.

Foreword

Starting in 2010 the first Parish Plan for Oldbury was developed and published in 2012. It detailed the needs and aspirations of the Community and covered many aspects, Parish Facilities, Communications, Community, Security, Environment, Roads and Transport and Planning and Development. It created objectives seeking to deliver the things the community felt were needed to take Oldbury into the future.

Some of those objectives have been achieved but the desire to provide affordable housing eluded the Parish Plan Steering Group despite a lot of work being done in association with South Gloucestershire Council (SGC). The intention was to identify suitable sites for modest development which would rebalance the existing housing stock in the Parish much of which is now large and out of the reach of younger members of the community.

Following the 2014 consultation for the Policies Sites and Places Development Planning Document (Rural Housing Review-part of the SGC Local Plan) it was concluded that finding suitable available sites would be problematic due essentially to potential Flood Risk. The matter was raised with various authorities and with the help of our local Member of Parliament (Steve Webb at that time) advice from the Environment Agency suggested that if a Proportionate Strategic Risk Assessment (SFRA2) was undertaken it potentially would identify suitable sites protected from flood risk. The problem at the time was finding the money to fund and commission an Assessment.

In 2016 the Parish Council decided that a new attempt should be made to deliver some modest housing development following further surveys that returned the same messages regarding modest development. The Localism Act was by then on the statute books and this provided the route using the Neighbourhood Planning Process. The problem of funding persisted but an application to Locality for a government grant was successful. This in the initial stages provided part funding for the Strategic Flood Risk Assessment (SFRA2) with The Local Authority providing the remainder. In the second and third Phases further applications to Locality were successful, and provided the means to engage a specialist consultant to assist with the plan making and also technical support to undertake a suitability assessment of the sites identified by the SFRA2. Direct Support from AECOM assisted the task of gathering the essential evidence on which the plan is based. The assessments have been rigorously undertaken and documented and are the foundations of the Plan.

This document is the culmination of hundreds of hours of research, consultation and refinement by a small team of dedicated Oldbury residents and Councillors. As a result of their efforts the community has established firm guidelines into the development of the village up till 2036. It is one of several Neighbourhood Plans being produced in the Local Authority area.
Considerable thought has been applied to enable new development, whilst minimising harm to the character and structure of our community. The Plan demonstrates that we welcome new development and new people to our community. However the size, nature and location of new development needs to be carefully managed and controlled not only to protect those who already live in this wonderful village but also those who wish to share in the experience of living in a well-balanced, sustainable community.

Acknowledgements

Thanks go to the following:-

- All those members of the community who have taken the time to get involved and helped to shape this document by the feedback and suggestions they have provided over a long period of time .
- Those members of the community who have worked on the steering group and given so much of their time to make this plan deliverable
- Our Consultant, Liz Beth of LB Planning, who has brought order and expertise to the plan making process.
- The AECOM Planning Consultants - Chris McNulty and Nick Chisholm Batten for the Site Assessment Report and Ivan Tennant and Guillaume Rey for the Housing Needs Assessment Report .
- JBA Consulting for the Strategic Flood Risk Assessment.
- The Officers of SGC who have provided help and support.
- Locality and the Department for Local Government and Housing for the grant funding without which the Plan would not have been produced.

Oldbury on Severn Parish Council

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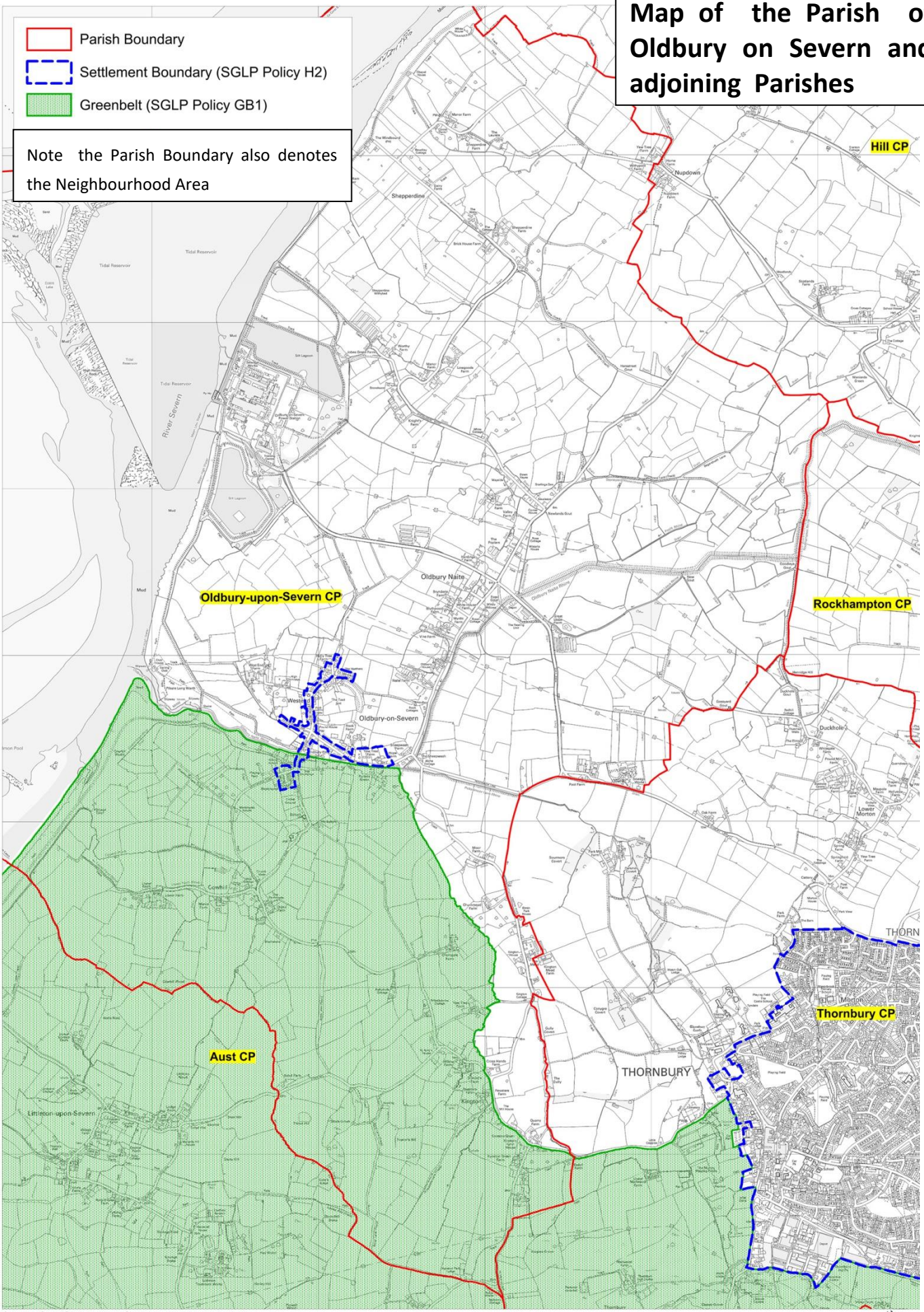
Map of the Parish of Oldbury on Severn and adjoining Parishes



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South Gloucestershire Council

1. Introduction

1.1 The Oldbury NDP is the outcome of a desire by the community to provide some modest development of smaller and affordable nature so that younger people can afford to live in the community and older people can downsize but continue to live locally. This is against a background that the current population of Oldbury is proportionately older than the rest of South Gloucestershire and predicted to get even older by the end of the plan period (2036). The vibrancy of the Parish will if this is not addressed decline as time moves on and will have sustainability consequences including the future of the school.

1.2 The Working Group developing this plan used for reference and guidance the current Local Plan (Core Strategy)[1] and Policies Sites and Places DPD[2] (PSPDPD) and where appropriate the National Planning Policy Framework (NPPF) and other documents.

1.3 Oldbury has Local Character and Distinctiveness which the community wish to see preserved. Any development will need to integrate well with existing adjacent development and landscape features. Due consideration has been given to nature conservation and heritage to ensure the proposed sites appropriately mitigate impact.

1.4 The NDP has allocated sites outside of the Oldbury settlement boundary .We are not looking for just any housing, but specifically dwellings that will help to re-balance the community with regard to age and other attributes, and make the village more sustainable and dynamic into the future. A Village Character Assessment was undertaken to inform design guidance for the sites, and the Housing Needs Assessment has indicated the range of house types needed.

1.5 Previously a Parish Plan delivered the community shop, new children's play equipment and improved communication. Work by the Road Safety Committee has informed the traffic aspirations of this NDP.

1.6 Throughout the plan making process, initially spawned in 2010, every attempt has been made to engage the community during the journey to the final plan and to reflect what they feel is required to take Oldbury further in to the 21st Century. Further details of the engagement undertaken can be found in the consultation statement that supports the plan.

1.7 The Parish of Oldbury is one of the largest areas of any Parish within South Gloucestershire but the settlement boundary of the village is only a small part of it. Of the 310 parish dwellings referred to in the 2011 census, less than 50% are sited within the settlement boundary of the village. Local Authority policies regarding development in the open countryside and green belt have been given full consideration.

1.8 The decision made by Horizon Nuclear Power announced on the 17th January 2019, that it will 'suspend' its UK nuclear development programme is noted. The life of this Neighbourhood plan extends to 2036 however and thus Policy 13: New Nuclear Build Community Benefit is retained.

[1] Core Strategy 2006-2027 https://beta.southglos.gov.uk/wp-content/uploads/South-Gloucestershire-Core-Strategy-2006-2027.pdf

[2] PSPDPD https://beta.southglos.gov.uk/wp-content/uploads/PSP-Plan-Nov2017.pdf

2. Oldbury yesterday and today

History of Oldbury-on-Severn

2.1 Oldbury-upon-Severn is a parish in South Gloucestershire part of the Severn Ward and South Gloucestershire Council Landscape Character Area 19 Oldbury Levels[3]. It contains the hamlets of Cowhill, Shepperdine, Oldbury Naite and Kington, as well as the village of Oldbury and stands approximately 3 miles West North West of Thornbury.

2.2 The oldest parts of Oldbury (the name means 'the old settlement') are, to the south, the church hill where the grade II* listed church of St Arilda can be found, it is an ancient building standing on the site of a Roman Camp. In 1885/6 the Church was thoroughly restored only to be destroyed by fire in 1898 but rebuilt as you will see it today. To the north, there is a scheduled Ancient Monument, a fort known locally as the Toot, where iron-age pottery has been found. Roman coins and pottery have been found in both places, and also evidence of a relatively high-status Roman settlement near the Magnox power station. In the middle ages Oldbury and its surrounding area formed the Marsh tithing (the name is interesting) of Thornbury manor.

2.3 Historically the Parish was significantly agricultural but with the changing farming practices very few people were employed on the local farms and progressively many of the smaller dairy farms no longer had herds to milk and manage . The Severn provided fish and wildfowl. The alluvial deposits formed over centuries in the flood prone areas provided very rich pasture and arable land. Romans began the flood defences, vital to this day, both against the phenomenal high tides in the river and against freshwater flooding from inland. A mill was constructed on the site of the present Anchor pub. The high tide then, and until recently, came right up into the village, and was held back to be used as required to work the mill.

2.4 Fishing with 'fixed engines' (rows of trumpet-shaped baskets made of hazel and willow), or with lave nets, was until recently a useful source of food and income, ended by a combination of the changing uses of the river ,increasing costs and the decline in the Salmon population.

2.5 The Magnox Nuclear Power Station constructed and opened in 1967 provided alternative work for many of the local population traditionally employed on the local farms. The station was closed in February 2012 and is now being decommissioned.

2.6 Oldbury has a long tradition of community; the Parish Council records go back to 1894 and provide a rich source of historical information. Oldbury also has its own saint, St Arilda, who lived and died at the well bearing her name at Kington. The church has magnificent views of the Severn Estuary from its circular churchyard, itself evidence of a pre-Norman conquest foundation.

[3] Landscape Character Assessment https://www.southglos.gov.uk/documents/LCA-Section-2-Area-19.pdf

Oldbury Today.

2.7 Oldbury today remains a thriving parish, in terms of area it is one of the largest in South Gloucestershire but in terms of population one of the smallest. Oldbury is located in an economically successful region with a good environment. The Parish has one of the lowest levels of deprivation[4], higher than average incomes, low unemployment and lower than average levels of unqualified adults. The parish population[5] is, however, ageing and the high cost of housing prevents young people from staying in the village. The SGC Scoping Report updated 2014 identifies the environmental issues and problems for the district.

2.8 The agricultural scene has significantly changed with very few people now employed in farming other than the families running the farms. There has been significant diversification with new businesses utilising farm buildings covering a range of commercial enterprises, the local community has not significantly benefited from this as many of the people employed commute in to work from areas where the cost of housing is substantially less. Whilst many of the working age community now work from home benefitting from the recent Broadband upgrades many people still commute out of the Parish to work.

2.9 Socially the Parish is a close community with many voluntary organisations providing for a range of interests. For a small population Oldbury is well placed with recreational facilities with a thriving Cricket Club , the popular Thornbury Sailing Club is well subscribed.The parish hosts part of the Severn Way which encourages walkers and others to explore the many miles of parish footpaths. National Cycle Route 42 is well used through the Parish with many visitors stopping for refreshment at the Community Shop a venture now in its 5th year run by members of the local community.

2.10 The big issue for Oldbury is future sustainability, whilst it is a great place to live, the trend is that our population is getting older, and is significantly older compared to the rest of the Local Authority area. Whilst some like it the way it is, many wish to see some rebalancing taking place to encourage the younger generations. Additionally, there is a perceived need to provide the means for older people who would like to downsize but not leave the parish an opportunity to do so. This will require some modest development to be realised, essentially this is what this plan is all about.[6][7]

[4] An analysis of the English Indices of Deprivation 2019 for South Gloucestershire
[5] 2011 Census https://www.southglos.gov.uk/council-and-democracy/census/census-2011/
[6] 2018 Housing Needs Assessment - see appendix 4
[7] Key population & household statistics for town & parish areas in South Gloucestershire https://www.southglos.gov.uk/documents/research/key%20statistics%20for%20town%20and%20parish%20councils.pdf

3. Vision and Objectives

Vision: Oldbury Parish will be a place that provides new homes that are resilient and resistant to flooding and meet a locally identified need, encourage a diverse community while protecting the landscape setting and character of the village and parish**.** A greater sense of inclusion, safety and pride in the community, will be encouraged and sustainable and vibrant economic activity promoted.

Objectives

3.1 Housing

H1 To enable the provision of the number and types of new housing that best promote a balanced, sustainable and vibrant village.

H2 To allocate sites for new housing that meet the community's sustainability objectives.

H3 To provide specialist housing as required, including for a growing elderly population.

3.2 Environment

E1 To integrate new development into Oldbury such that the heritage, character and setting of today's parish is maintained and enhanced.

E2 To minimise the impact of new development on the surrounding countryside, environment and ecosystems, and create opportunities to enhance biodiversity.

E3 To minimise the risk of flooding and promote good flood risk management.

3.3 Work and Travel

T1 To lessen current problems with congestion, parking and road safety and ensure that they are not exacerbated.

EC1 To enhance the prospects for local employment/homeworking to reflect changing work patterns and reduce commuting.

3.4 Community

C1 To ensure that the whole community benefits from housing and other development in the Parish.

C2 To strengthen and maintain the community and ensure families with strong connections to the Parish are able to continue to live in it should they desire to do so.

C3 To ensure the effectiveness and sustainability of local community services into the future.

4. Development Policies

4.01 Consultation with the local community indicated strong support for providing housing that young families and key workers can afford (91% questionnaire response 'very' or 'quite' important). 84% of respondents to the same initial questionnaire (April 2017) felt it was very or quite important that older people were able to remain in the village. Over 80% of responses supported building additional homes in the village.

4.02 The provision of new housing in Oldbury was therefore a primary focus for the neighbourhood plan. Other key issues identified were parking and traffic, working from home and flooding. The policies proposed in this Plan are based on these initial concerns. A range of new evidence bases have been undertaken to inform them, including work AECOM did via Locality support on Site Selection and a Housing Needs Assessment (HNA) in 2018. The Neighbourhood Plan Steering Group has undertaken a Village Character Assessment (VCA) to better understand what features give the village its unique character. A Strategic Flood Risk Assessment initiated by Oldbury Parish Council and commissioned jointly with the Local Planning Authority, South Gloucestershire Council (SGC), was also an essential prequel to the site selection exercise, and the LPA development plan evidence base has been extremely useful.

4.03 The relationship between the Objectives and resultant Policies has been examined and tabulated in **Table 1.**

Table1: Relationship between Policies and Objectives in this plan

- - - - O B J E C T I V E S I M P L E M E N T E D - - - -

POLICY	H1	H2	H3	E1	E2	E3	T1	EC1	C1	C2	C3
1 Housing Sites	✔	✔	✔		✔	✔				✔	✔
2 Housing Mix	✔		✔						✔		
3 Affordable housing	✔		✔						✔	✔	
4 Site Policy (site 9)	✔	✔			✔						
5 Site Policy (site13)	✔	✔			✔						
6 Village Character				✔	✔						
7 Local Ecology					✔						
8 Local Heritage				✔							
9 Flood Risk						✔					
10 Transport							✔				
11 Community Facilities	✔										✔
12 Small Business								✔			
13 New Nuclear					✔		✔	✔			✔

4.1 Housing and Site Selection

4.1.1 Local opinion is strongly in favour of providing some new housing, but the flooding constraints in the parish meant that this could only happen after a detailed investigation of local flood risk. Together with the Local Planning Authority (LPA), the Parish Council commissioned a Strategic Flood Risk Assessment for the village (SFRA2). A copy of the Oldbury-on-Severn Strategic Flood Risk Assessment can be found on the Local Plan webpage under the flood risk section.[8] This ranked the identified potential sites with respect to the level of risk, as shown in **Table 2** It was anticipated that development should be directed to those sites with the lowest risk – in fact the initial short-listed sites were the top 5 sites for lower risk in this table.

Table 2 Relative flood risk of Oldbury sites (Flood Risk[9] Assessment)

Rank	Site Number	Location
1	8	Top of Church Hill
2	2	Westend, adjacent the Toot
3	9	Westmarsh Lane
4	13	Westend Lane
5	7	Church Hill
6	1	Westend
7	14	Westend
8	12	Featherbed Lane
9	4	Chapel Road
10	5	Chapel Road
11	6	Chapel Road

4.1.2 When the flood risk assessment had been completed, it informed the site selection exercise undertaken By AECOM. Eleven sites bordering the village were considered by AECOM[10](see map). The final sites offered for consideration in the AECOM report were site 2 (now called Westend) and part of site 13 (Westend Lane North and South) either side of Westend Lane. Of the other sites, sites 1,4and 7 were ruled out on visual impact and the rural setting; sites 5,6,12 and 14 for flood risk and varying degrees of adverse visual impact and sites 7,8 and 9 because they were in the green belt.

4.1.3 In discussion with the Local Authority further investigations revealed that there were potential heritage concerns with site 2 due to its proximity to the ancient monument and views to and from that monument. The availability of site was also questionable, so this site has been ruled out forfurther consideration. After further consideration in a supplementary site assessment document, Site 8 has also been removed on heritage grounds and its close proximity to the Grade 2* listed Church of St Arilda. Similarly the impact of even part only of site 7 could not be acceptably demonstrated to have no significant impact on St Arilda's Church or on the existing character of Church Hill . After further discussion with SGC Officers and comments from Historic England it was decided not to promote Site 7.

[8] https://beta.southglos.gov.uk/new-south-gloucestershire-local-plan-2018-2036/

[9] http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/planning-policy-monitoring-reports/local-development-framework/flood-risk/ click on Flood Risk and scroll to Oldbury.

[10] https://onedrive.live.com/?authkey=%21AOLZlrV5dcHRiqk&cid=DAA80666FD74B8E6&id=DAA80666FD74B8E6%216373&parId=root&o=OneUp

Table 3 shows the sites remaining now proposed for housing allocations.

Table 3: Sites proposed for housing allocations

	Site Area ha	Fit with Oldbury setting and Character	Proximity to local services	Ranking in AECOM assessment and notes
Westmarsh Lane Site 9 (part)	0.24	Yes, extends on road	Good	No – Green Belt–* (Flood Risk Ranked 3)
Westend Lane N &S. Site13 (part)	0.37 4 parcels	Yes, extends on road	Fair	OK for some development either side of road (Flood Risk Ranked 4)

* This was a qualified conclusion. See para 4.1.4 below

Policy 1: Sites for new housing

A Settlement Boundary was defined for Oldbury village in the South Gloucestershire Core Strategy Policy CS5. The boundary has been maintained in this plan (Refer to page 6).

Sites shown in red on the Proposals Map/Figure 1 are allocated for residential development as exception sites where evidenced local need supports development and limited provision of sites for self-build or custom build homes. Policies 4 and 5 set out development guidelines based on local need evidenced in the 2018 Housing Needs Assessment (HNA) and the requirements of the Oldbury Village Character Assessment and other policy in the Development Plan.

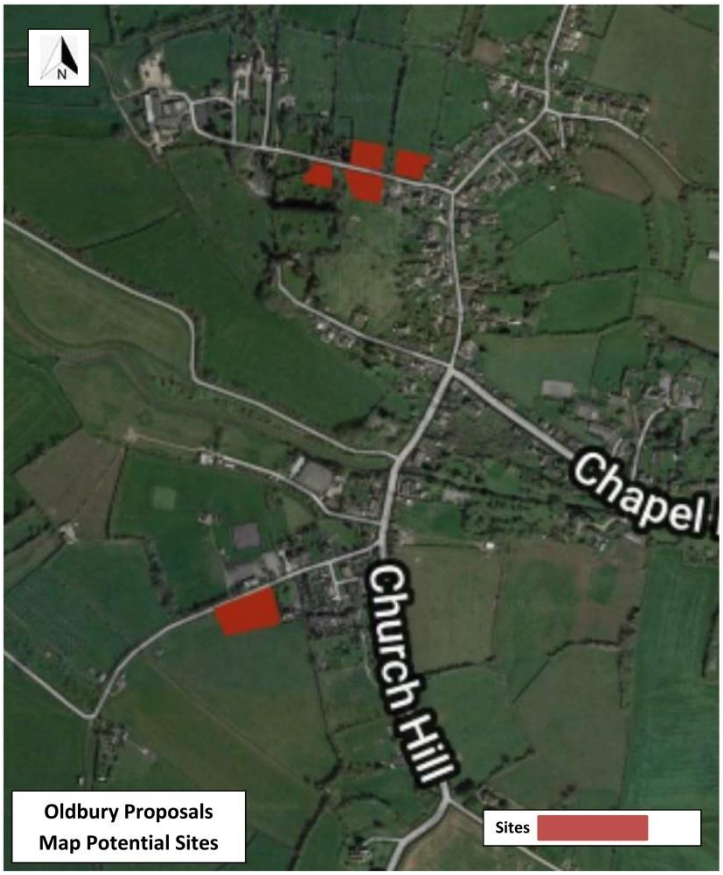


Figure 1

4.1.4 The AECOM report recommended the neighbourhood plan should not allocate any site in the Green Belt as contrary to the NPPF. However, within the 2019 updated version of the NPPF, national policy (NPPF para 136) allows for neighbourhood plans to make detailed changes to Green Belt boundaries where strategic policies have established a need for changes to the boundary. The South Gloucestershire Core Strategy policies CS5 and CS34 allow for and support detailed changes where a Neighbourhood Plan has identified and justified the need. There is a strategic review of the green belt being undertaken by the LPA in the New Local Plan. Therefore there is support from the Local Planning Authority for some minor adjustments to the Green Belt boundary in the village.

4.1.5 The preferred option for development was for it to be undertaken on small sites that followed the existing form of the village. This is described in the Village Character Assessment as a dispersed settlement with development fronting several lanes that intersect at the centre of the village. Some development within the current green belt would help assist integration of new homes within the existing community, and keep each site small and in scale with the existing village character. The shortlisted sites within the green belt were all within the top 5 ranking for lower flood risk, and indeed the green belt covers much of the higher land in the village. Site 9 (Westmarsh Lane) has only been included in part, as there were landscape visual impacts that the AECOM report and LPA advice considered unacceptable on the excluded parts of these sites. Additionally with both sites, allocations have been made that continue the traditional form of dwellings directly accessing existing lanes, while preserving a tree-lined visual appearance.

4.1.6 The purpose of a green belt, as defined in the NPPF (para134) is to:

1. check the unrestricted sprawl of built-up areas;
2. prevent towns merging into one another;
3. safeguard the countryside from encroachment;
4. preserve the setting of historic towns;
5. assist in regeneration by encouraging the recycling of brownfield sites.

In a relatively isolated settlement like Oldbury, with no brownfield sites suitable for residential development, the main purpose of the Green Belt are points 3 and 4 above. Westmarsh, whilst in the Green Belt, is considered to continue the organic shape and form of the existing village, and does not significantly encroach into the countryside. Several small sites located around the village and fronting existing lanes preserve the rural and dispersed historic form of Oldbury. A large new estate of 30 homes in one location would be out of character as defined in the Oldbury Village Character Assessment.

4.1.7 Thus Westmarsh was selected from the AECOM Report, where the flood risk assessment and other aspects were good, but being in the Green Belt had initially been ruled out. Indeed the AECOM Report indicates that parts of site 9 may have development potential were they to be released from the green belt (initial Summary of Findings). Given support in the development plan and national planning policy for limited development in the Green Belt in certain circumstances, a small part of site 9 fronting Westmarsh Lane is therefore now allocated for housing.

4.1.8 The percentage of larger homes (4+beds) in Oldbury is 50%, which compares with 24% in South Gloucestershire generally, as shown in **Table 4** below**.** There are currently 310 dwellings in the Parish, 93 of these in the Oldbury settlement boundary according to the 2011 Census. A usual split of larger homes could expect about 22 of the dwellings in Oldbury to be 4 beds or more, in fact there are over 40 larger dwellings within the settlement boundary. The Housing Needs Assessment concluded that there was a need for circa 30 smaller dwellings [11] this would reduce the percentage of larger dwellings in Oldbury (settlement boundary) to about 33%, still more than the average for South Gloucestershire but reasonable given the rural location. The removal of the three potential sites impacts on the flexibility to adjust the mix of housing stock; circa 18 dwellings are possible on the two remaining sites a shortfall of 40 %.

This was not entirely unexpected; the 2014 Rural Housing Review concluded that ***'due to the high risk of flooding and other significant environmental constraints in the area, opportunities for further development are very limited'.***

Policy 2 has been drafted therefore to require most of the new housing provided on sites allocated in this Plan to be 3 bed or smaller. Custom built housing will be permitted to have up to 4 Bedrooms, if some of the housing is proposed for larger homes that will still fulfil the aim of increasing the numbers of smaller dwellings in the village and provide affordable housing of varying types.

Table 4: Housing types and tenure in Oldbury, South Gloucestershire (2011 Census)

	Social Rented	**Private Rented**	**Shared Ownership**	**Owner-occupied**
Oldbury	2.6 %	15.5 %	0.6 %	80.6%
South Glos.	9.9 %	13.6 %	0.5 %	74.9%
	1 Bed	**2 Bed**	**3 Bed**	**4+ Bed**
Oldbury	3.9 %	12.6 %	32.9 %	50.6 %
South Glos.	7.7 %	21.0 %	47.1 %	24.1 %

4.1.9 The Housing Needs Assessment objectively determined unconstrained need, not taking into account a number of other factors which as this plan has iterated have become better understood, these include land availability, infrastructure, heritage and environmental constraints, equally important is feedback from community and statutory consultation . It is now clear that the objective of providing circa 30 new smaller dwellings cannot be fully realised,

11 http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/housing_needs_assessment.pdf

the shortfall being close to 40%. With the potential reduced to circa 18 dwellings a revised and more realistic judgment has to be made, not all suggestions can be sensibly taken forward. The resulting two sites are too small to feasibly provide social rented housing for example.

Smaller homes, to provide the better balance the village needs and attract young families, can be offered using the definition of 'affordable market housing' given in the NPPF. A mixture of one to three bedroomed properties to provide starter homes for entrants into housing ownership, young families and one and two person households including those over the age of 65 is the aim. The income threshold for purchasing property in Oldbury is currently £78,943, and to rent privately is £31,818. The Lower Quartile Affordability Ratio* (LQAR) in Oldbury is 8.2, whereas in South Gloucestershire generally it is 6.4 and in England as an average it is 4.7 (HNA Table 5.2). There are also signs that the LQAR and affordability pressures in Oldbury have been worsening since 2014 (HNA para 142).

4.1.10 The local community's view that what is needed is smaller, affordable housing is borne out by the more objective analysis of the HNA, and Policy 2 requires that new housing meets this need. Policy CS 19 of the South Gloucestershire Core Strategy (SGCS) sets certain requirements for the provision of affordable housing . These sites are small, smaller than originally intended, due to the severe development constraints in Oldbury. We cannot provide for all the identified local need, but aim with landowner's participation to provide Affordable Market Housing as defined in the NPPF and self-build/custom build homes. Additionally we will consider the need for market housing on viability grounds, as well as homes for older people to downsize.

4.1.11 The Government encourages the provision of sites for custom-build or self-build homes, and in Oldbury there is some demand for such sites. Site 9 is considered suitable for up to 2 plots for self-build. Plots on Site 13 could also support custom/self-build. This is an opportunity for those with a local connection to join the self-build register which can save money and make the development more affordable.

Policy 2: Housing mix for Oldbury

In order that the range of dwellings available in Oldbury village becomes more varied and accessible to smaller households and those on more limited incomes, new affordable housing in Oldbury will be expected to have no more than three bedrooms or rooms that could reasonably be used as bedrooms. If for viability reasons other development proposals are considered necessary or market housing required then this will need to be justified by a viability assessment made available on a non-confidential basis to the Parish Council and the Local Planning Authority. The provision of smaller homes suitable for the elderly will also be considered. Site Specific Policies 4 and 5 have more detail on requirements for each site.

4.1.12 The HNA also considered future need for housing suitable for older, less mobile people. The projection forward for population age and household type in Oldbury is that households are expected to become smaller and older (HNA para207). Table 6-12 in the HNA suggests that the over 65 population in Oldbury will be 28% of the population in 2036, compared to 21% in 2011. Thus new housing is required to provide dwellings suited to the needs of a less mobile, elderly population, and Policy 3 (and site design guidelines) sets out how this is expected to be achieved.

As both Starter Homes and Shared Ownership are aimed at encouraging younger households into owner-occupation, provision for the elderly to downsize will be concentrated on market and rental provision.

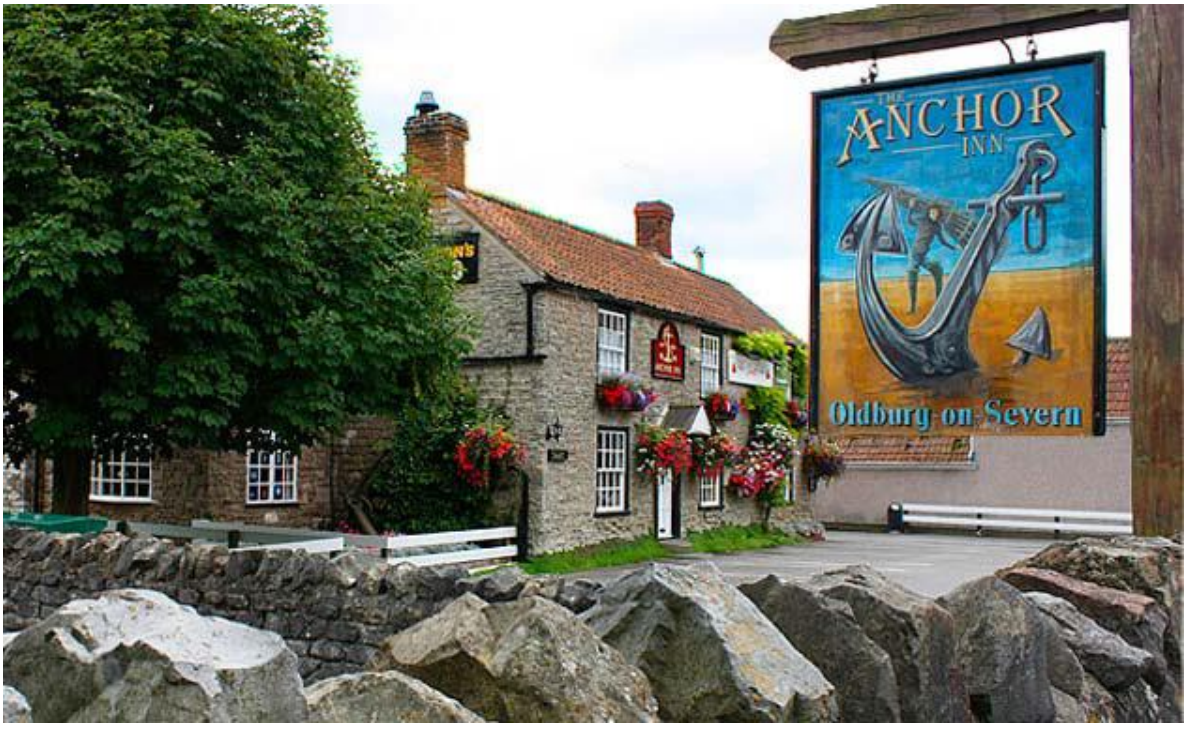
4.1.13 Oldbury has no housing designation in the development plan, so the site allocations in this Plan are over and above expectations and an example of positive planning to encourage a vibrant community to grow and thrive into the future with a balanced age and income range.

4.1.14 A need for affordable housing has been demonstrated in Oldbury, and in order that new housing meets local needs as required by Policy CS19, affordable housing as defined in the NPPF needs to be offered first to people living or working within the parish of Oldbury and in housing need. This will aid concealed and low-income households, as well as key workers

Policy 3: Affordable housing as defined in the NPPF shall be offered first to people in recognised housing need who meet the following criteria:

- **has been resident within the Parish of Oldbury for a continuous period of three years within the preceding five years or six months in the preceding twelve months other than not of his own choice (not including serving with regular armed forces of the Crown) or**
- **is permanently employed within the Parish of Oldbury or is moving to the Parish to take up an offer of permanent employment or**
- **has a close family member (e.g. parent or adult child or sibling) who is living and has lived in the Parish of Oldbury for a continuous period of five years immediately preceding the date of advertising the Affordable Dwelling or**
- **Because of special circumstances**

Note - If after 3 months there are no local candidates for the property then it shall be offered to people in housing need in adjacent parishes . Should there still be no take up , the offer will be extended to people in the wider South Gloucestershire Council Area.



4.1.15 The site on Westmarsh Lane is considered suitable for some custom or self-build residential development of a reasonable scale, and smaller affordable housing in sympathy with the local character. The design of this accommodation should provide ease of access to and inside the building to be flexible to the lifetime needs of those with disabilities and limited mobility. Policy 4 sets out a brief for the development of this site. The proposed area of the site provides an average density equivalent to 33 dwelling per hectare which is consistent with the average adjacent property.

4.1.16 Policy 4 proposes a limit to the number of dwellings, however further work will be required at the application stage to demonstrate the exact number that can be accommodated on the site against the mitigations, tree planting and soft landscaping proposed in the policy text. Consideration of the Rural Ambience is essential in terms of soft landscaping and additional tree planting which will also contribute to carbon offset.

Policy 4: Development on Westmarsh Lane (Site 9)

It is expected that up to 8 dwellings can be accommodated on this site. Of these up to two can be self- build/custom build (Gross Floor Area circa 115m2 per dwelling) , the remainder will provide smaller(Gross Floor Area circa 90m2 per dwelling)discounted market sales housing or starter homes for younger families or accommodation for older residents downsizing. Design should enable accommodation to be adapted to lifetime needs, and meet Building Regs part M (2) standards as a minimum. This provides information about the ease of access to, and use of, buildings, including facilities for disabled visitors or occupants, and the ability to move through a building easily including to toilets and bathrooms.

Using the Village Character Assessment to inform and guide their design, all development should integrate into the character of the village in terms of siting, form, scale, height, massing. Detailing, colour and materials must respect and enhance the character , distinctiveness and amenity of both the site and its context.

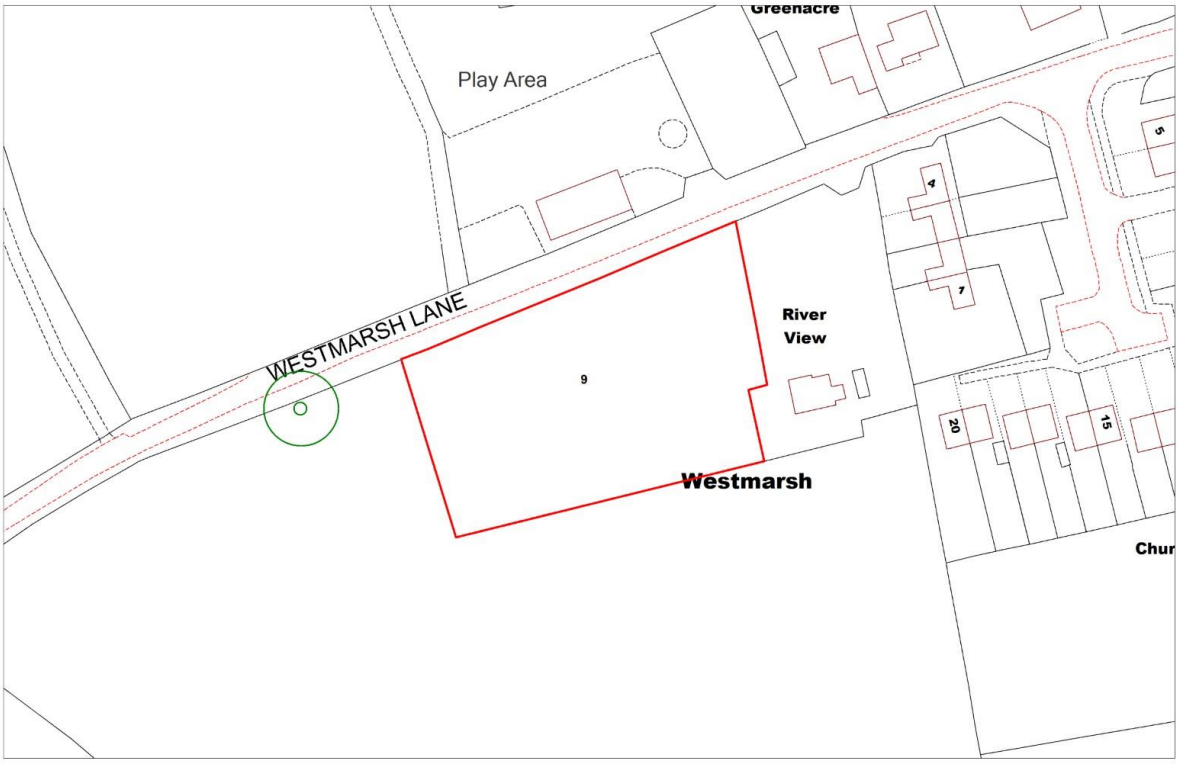
A Landscape Visual Impact Assessment and Heritage Statement for the proposed development will be required to ensure the setting of heritage assets is respected and the character of the village is preserved. A tree and hedgerow screening belt is to be provided adjacent to the lane. Access may be taken directly from the lane, but in order that the planting on the lane presents the impression of a 'leafy lane, a shared drive solution, to serve three dwellings as a maximum, may also be needed. Safe vehicular access to and from the site will be required, allowing for the leafy lane character to also be preserved. A design brief will be required to demonstrate how the development will respond to boundary treatment influenced by the Village Character Assessment.

Existing mature trees on the site and its boundary are to be retained were possible and protected during development. Soft landscaping to be incorporated into the site development interspersed with the new homes to reflect local character. It will be necessary to demonstrate that biodiversity and wildlife as a whole have been considered and a net gain improvement to biodiversity achieved as encouraged by national planning policy to protect and enhance the natural environment.

continues

Policy 4: Development 0n Westmarsh Lane (Site) Continued

A Site Specific Flood Risk Assessment (FRA) will be required for any new development that is within the floodplain. The FRA would be required to demonstrate the proposal is not at risk of flooding, and that there is no increase in the risk for any third parties. This would be for the lifetime of development and include an allowance for climate change. The FRA should include details of finished floor levels, flood mitigation, flood resilience construction, safe refuge, flood warning and evacuation. Ecological assessments of sites with evidence of protected species will require an Environmental Report and Survey and an Archaeological survey will be required in areas of interest affected by any development proposal. (See policy 9)



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Location of Site 9 Westmarsh Lane

4.1.17 The plots at the West End Lane Site are considered suitable for some custom or self-build residential development of a reasonable scale, and smaller affordable housing in sympathy with the local character, noting the existing dwelling density at this location. Policy 5 sets out a brief for the development of these sites. In keeping with the character of the area a marginally larger Gross floor area is permitted. The combined area of the 4 plots provides an average density equivalent to 27 dwellings per hectare which is a significantly higher density than adjacent existing properties.

4.1.18 The site is distributed on both sides of the existing carriageway and the plots are in different ownerships . Access to farmland behind needs to be maintained.

4.1.19 Policy 5 proposes a limit to the number of dwellings, however further work will be required at the application stage to demonstrate the exact number that can be accommodated on the site against the mitigations, tree planting and soft landscaping proposed in the policy text.. Consideration of the Rural Ambience is essential in terms of soft landscaping and additional tree planting which will also contribute to carbon offset.

Policy 5: Development on Westend Lane North and South (Site 13)

It is expected around 10 dwellings can be accommodated on this site in total, distributed between the four separate plots on a proportionate basis. Of these up to three can be self-build/custom build (Gross Floor Area circa 115m2 per dwelling), no more than one per plot, or alternatively a larger home if required for viability reasons may be considered on each plot. Dwellings will generally be smaller (Gross Floor Area circa 100 m2 perdwelling)and discounted market sales housing or starter homes for younger families or accommodation for older residents downsizing. Design should enable accommodation to be adapted to lifetime needs, and meet Building Regs part M (2) standards as a minimum.

Using the Village Character Assessment to inform and guide their design all development should integrate into the character of the village in terms of siting, form , scale , height , massing ,detailing, colour and materials must respect and enhance the character , distinctiveness and amenity of both the site and its context.

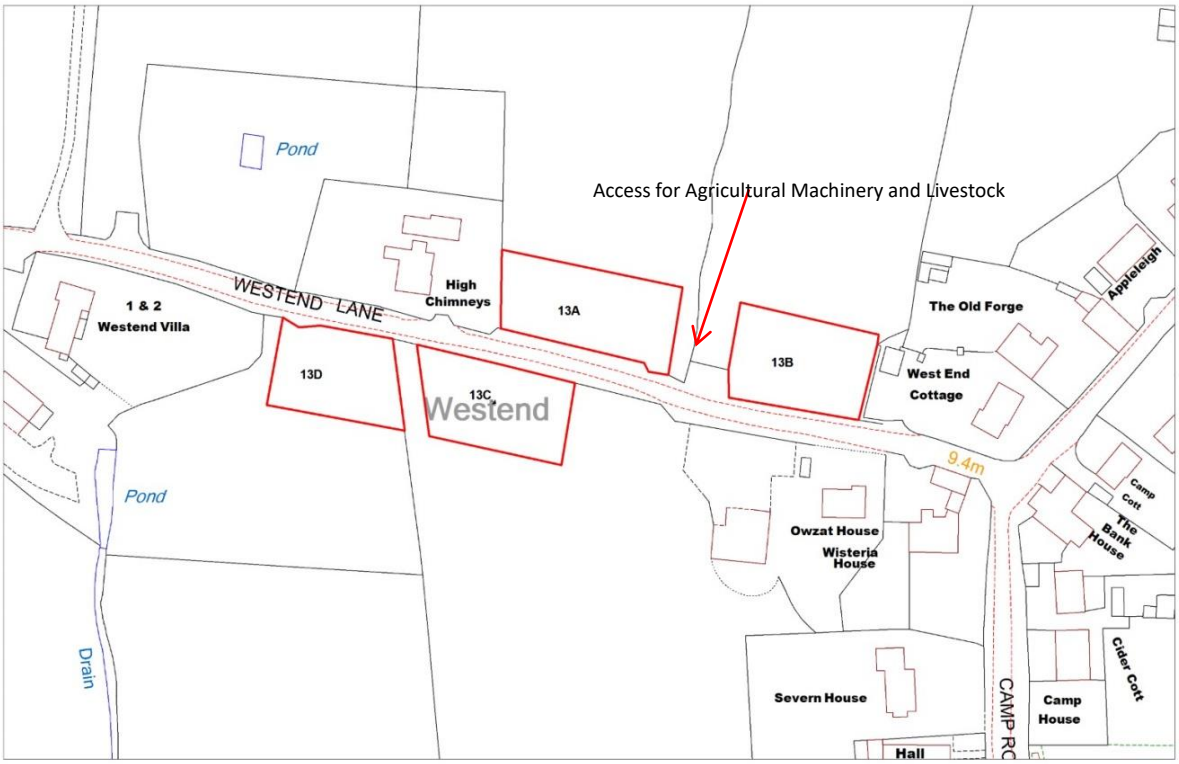
A Landscape Visual Impact Assessment and Heritage Statement will be required to ensure the setting of heritage assets and the village character is respected.

A design brief will be required to demonstrate how the development will respond to boundary treatment influenced by the Village Character Assessment. Existing mature trees on the site and its boundary are to be retained were possible and protected during development. It will be necessary to demonstrate that biodiversity and wildlife as a whole have been considered and a net gain improvement to biodiversity achieved as encouraged by national planning policy to protect and enhance the natural environment.

A tree and hedgerow screening belt is to be retained/enhanced in the lane, and access is to be taken directly from the lane for each dwelling, or at a maximum a shared drive to serve three dwellings to ensure safe vehicular access to and from the site. **continues**

Policy 5: Development on Westend Lane North and South (site 13)

A Site Specific Flood Risk Assessment (FRA) will be required for any new development that is within the floodplain. The FRA would be required to demonstrate the proposal is not at risk of flooding, and that there is no increase in the risk for any third parties. This would be for the lifetime of development and include an allowance for climate change. The FRA should include details of finished floor levels, flood mitigation, flood resilience construction, safe refuge, flood warning and evacuation. Ecological assessments of sites with evidence of protected species will require an Environmental report and survey and an Archaeological survey will be required in areas of interest affected by any development proposal. **(See policy 9)**



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4.2 Environment

4.2.1 With any new development in the village it is important that the existing visual character and heritage is maintained and if possible enhanced. In order that these characteristics were better understood the NP Steering Group undertook a Village Character Assessment (VCA), and recorded the results in a report that forms part of this Plan's evidence base. The results of the assessment can be summarised as Oldbury being a village that extends along rural lanes intersecting around a crossing of the Oldbury Naite Rhine at the Anchor Inn. Buildings are of various age and materials, and the built form has three key character traits:

'Heritage Hill' – school and church located on high ground on the southern edge;

'Vintage Village' – stone boundary walls and varied dwellings are the main visual impact;

'Leafy Lanes' – trees and vegetation line narrow lanes and dwellings are partially obscured.

The VCA offers guidelines for development in each of these areas, and Policy 6 requires that it is complied with in any development.

Policy 6 Preserving Village Character and Design Guidance

All development in Oldbury Village is to comply with the design guidelines set out in the Oldbury Village Character Assessment[12] which are as follows :-

G1 Developments should be low density and primarily of a linear nature to match existing rural village areas. The density of new development should ideally not exceed 25 dwellings to the hectare unless the dwellings are small and include affordable housing, in which case a density of 30 dwellings to the hectare is acceptable.

G2 Developments in the Leafy Lanes areas should maintain wherever possible existing trees and hedgerows and continue to use extensive soft landscaping and tree planting to soften the lines of buildings and their setting .

G3 Developments in the village needs to be of a similar scale to existing buildings and not detract from or obscure important views and landmark buildings in the village.

G4 Dwellings should have garden space and off road parking provided within their curtilage.

G5 Boundary treatments in the Vintage Village areas should be predominantly stone walls, and existing stone walls and other traditional features should be retained in all development. Hedgerow boundaries and other soft landscaping will normally be more appropriate in the Leafy Lane areas.

G6 Development needs to present a varied appearance, while using traditional materials of stone, brick and some render as the main palette. Development can mix single and two storey dwellings to achieve the varied and informal appearance and satisfy the wishes of the local inhabitants (in accordance with Flood risk management requirements.)

G7 These guidelines are not intended to prevent innovative good modern design proportionate to the village and its context.

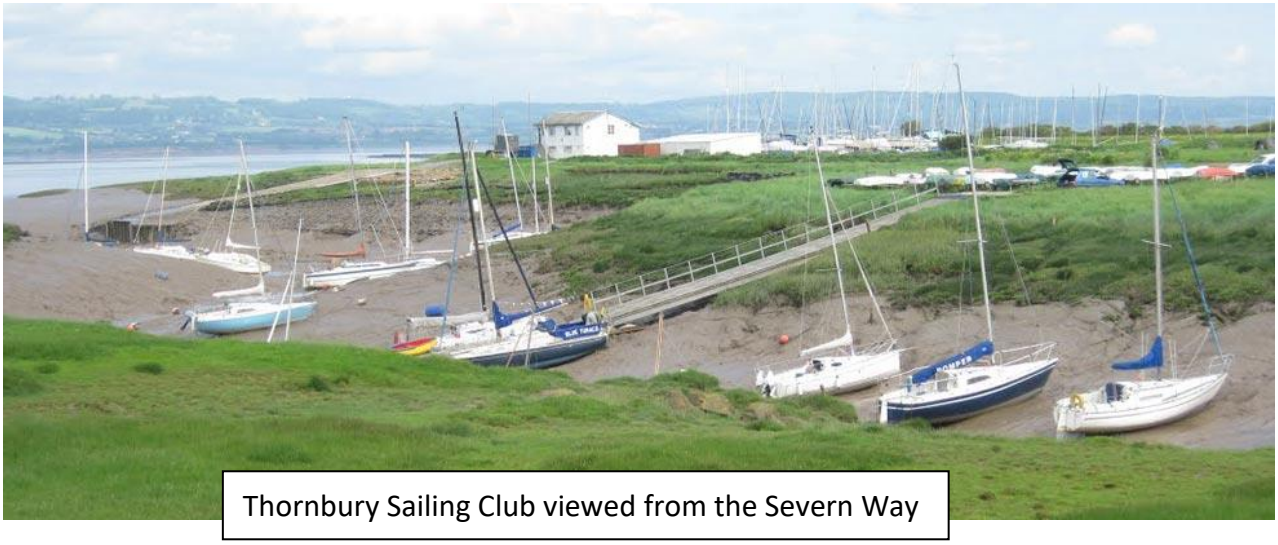
G8 Where external lighting is considered essential for safety or other reasons , it should use low powered LED fittings . Shade lights so as to avoid light pollution and spill and to ensure no adverse impact on wildlife.

[12] http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/village_character_assessment.pdf

4.2.2 The Severn Estuary is protected by a range of nature conservation designations to reflect the importance of its habitats and species. The Estuary also provides resources and supports activities for the local communities and others who visit the area to take advantage of the unique environment. Adjacent to the estuary, local communities have historically relied upon the river to earn a living and it is recognised that it is a fragile habitat that needs to be carefully managed so that future generations can continue to enjoy its benefits.

4.2.3 Away from the river itself, there is a diverse range of activities which the local community and those who value the open countryside can enjoy and not adversely impact on wildlife and the estuary. In Oldbury Parish there exists a range of clubs and organisations providing the opportunity for recreational, sporting and cultural pursuits. In the centre of the village there is a large recreational area supporting Cricket, Tennis and other ball games and there are a number of venues where people can meet for less physical activities which are well utilised. Oldbury is well endowed with Footpaths and Bridleways overseen by a volunteer Footpath Warden and the Severn Way is very actively used by walkers. There is a large equestrian presence and national cycle routes which are actively used. All of these activities have grown in popularity as the population in the local Market town and further afield in South Gloucestershire has and continues to grow.

4.2.4 The Severn Way[13] is a designated long distance trail of some 338km starting at the Bristol Channel. It then follows the estuary northwards to Worcester before turning south on the other side of the estuary to the Plynlimon plateau in Mid Wales. 21km of the trail is in South Gloucestershire of which circa 25% is in Oldbury Parish, part of which passes through the Nuclear Power Station currently being decommissioned[14] . The Severn Way is promoted for its walks and wildlife whilst sensitive to proposals for renewable energy. The use of these facilities by the general public coexists well with the resident and visiting wildlife and does not measurably disturb the fragile ecosystem of the estuary. The pathway is physically isolated from the designated sites.



Thornbury Sailing Club viewed from the Severn Way

[13]Severn Way https://www.southglos.gov.uk/documents/leaflets/pte070005.pdf
[14]Decommissioning Environmental Management Plan http://www.onr.org.uk/documents/2018/eiadr-emp-oldbury-2018.pdf

4.2.5 The Severn Estuary, is also a site of international importance for wildlife and particularly migrating birds and waders. The parish has sites of local importance for wildlife. Policy 7 identifies these. Generally wildlife sites are remote from potential development sites as shown in the maps of appendix 1 and require that their biodiversity assets and wildlife value are protected. The policy also requires trees and mature hedgerows to be protected in any development proposal, partly because they are of wildlife value, but also because they are important visually to the character of Oldbury village and parish. The policy is putting local detail on other policies in the Development Plan, namely Policy CS9 in the Core Strategy and Policy PSP19 in the Policies, Sites and Places Plan 2017. The effects of a new nuclear facility (NNB) could have some impact. This was reported in an Environmental Impact Assessment Scoping Report 2009 [15]. The development is currently suspended and will be the subject of further assessment if resurrected

4.2.6 Despite South Gloucestershire Council have withdrawn from the JSP the supporting HRA sets out a requirement for contributions to strategic mitigation measures for the cumulative effects of development on European protected sites within the West of England. Detailed information about the threshold for requiring contribution to the strategic mitigation measures will be further developed in the South Gloucestershire Local Plan.

Policy 7: Local Ecological and Wildlife Sites

Designated Sites of Nature Conservation Interest listed below are to be protected in any development proposal and the wildlife value maintained. If this is not possible, and the benefits of the development are assessed to outweigh the harm to the environmental asset, then mitigation is to be agreed as part of any planning permission such that the overall biodiversity richness of Oldbury is not adversely affected. Sites of Local Ecological value are shown at Appendix 2 as follows:-

1. Cowhill Wood	*2. Track by Naite Rhine*	*3. Naite Rhine Estuary*
4. Fields N of Power Station	*5. Land to E of Great Leaze Farm*	*6. Land S of Stoneygate*

Mature trees and hedgerows are to be protected during construction, and development proposals should retain these key visual and environmental assets.

Sites allocated for development will be required to contribute to the strategic mitigation measures outlined in the Habitats Regulations Assessment prepared in support of the West of England Joint Spatial Plan, should it be concluded that the developments are of a scale as to meet the threshold.

4.2.7 Oldbury has several listed buildings within the parish, and an ancient monument in the village thought to be an Iron Age Fort. In the wider parish a traditional network of lanes links farms and small settlements. There are other buildings and features that while not of national importance are local heritage assets that maintain the historic rural and village character of Oldbury. Policy 11 lists these, and Local List SPD 2018 explains the reasons for their designation

[15]Scoping Report https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010006/EN010006-000103-EN010006_Oldbury%20Scoping%20Report.pdf

as local heritage assets. The proximity of potential development sites (Sites 9 and 13) to heritage assets is generally remote.

4.2.8 Oldbury has seen continuous occupation from the Iron Age onwards . In keeping with the wider Severn Levels it is an area of high archaeological potential . Whilst there is nothing of archaeological interest recorded on the proposed sites the rich and complex archaeological heritage in and around the parish makes it important to investigate any site prior to development commencing. Appendix 2 identifies the location of Local and Nationally listed heritage assets .

Policy 8 Local Heritage and Archaeological Assets

The buildings and features listed at Appendix 3 are local heritage assets .Any development proposal should respect them, in a manner appropriate to their significance and their setting so that the historic character of the village is maintained.
Prior to development commencing on land previously undeveloped, an archaeological survey proportionate to the development proposal should be undertaken and a watching brief undertaken during works on site.

4.2.9 The SFRA2 and site selection process have looked at all the sites sequentially and the site selection process has directed development to available sites which provide as far as possible that the development will be safe for its lifetime and sustainability benefits which outweigh flood risk. (See Appendix 4 for links to assessment reports)

4.2.10 Oldbury is a flood-sensitive area due to its location adjacent to the Severn Estuary, and the level land and drainage offering many opportunities for surface water flooding. The potential sites have been assessed and the sequential and exception tests applied. Policy 9 requires that in such an environment all development proposals must demonstrate they offer no worsening of the local flood risk. Sustainable Drainage Solutions will be encouraged.

4.2.11 Wessex Water although not a statutory consultee for development management have asked South Gloucestershire to consult Wessex Water on all planning applications resulting in the construction of one dwelling or more.. The linear nature of development helps to facilitate a limited number of high quality connections but close consultation will be required with Wessex Water and they may need to undertake specialised surveys to determine if any particular network enhancements will be required.

Policy 9: Flood Risk

Any development proposal will be required to demonstrate that it will not worsen flood risk on or off site, and that any surface water runoff generated by the development can be dealt with in a way that is acceptable in visual and environmental terms and complies with guidance in the Village Character Assessment and to the satisfaction of the Lead Local Flood Authority .

A Site Specific Flood Risk Assessment (FRA) will be required for any new development that is within the flood plain. The FRA will be required to demonstrate the proposal is protected from flooding and that there is no increase in risk for any third parties. This would be for the lifetime of development and include an allowance for climate change. The FRA should include details of finished floor levels, flood mitigation, flood resilience construction, safe refuges, flood warning and evacuation

Developers will need to contact Wessex Water at the earliest opportunity to establish if specialised surveys are required and to be advised of design and installation requirements

4.3 Work, Traffic and Community

4.3.1 Traffic on Oldbury's narrow lanes is often travelling at speeds that are intimidating for pedestrians and other vulnerable road users. The lanes do not have footways, and the provision of these would spoil the rural character of the lanes and visual beauty of the village. Alternative ways to encourage slower speeds, more conducive to shared use of the lanes, is needed therefore.

4.3.2 Some areas get congested with parked cars where existing dwellings have no off-street parking. The rural nature of Oldbury has resulted in high car ownership levels, and poor public transport provision. The encouragement of walking and cycling will promote more sustainable travel, and to improve parking problems, where appropriate and compatible with design guidelines, the provision of general parking areas will be encouraged. New residential development will be required to provide parking within the curtilage of new dwellings.

Policy 10: Traffic and Travel

The provision of speed reduction and traffic calming measures on rural residential roads will be encouraged as long as they are compatible with the design guidelines in the Oldbury Village Character Assessment. New residential development of 2 bedrooms or less will be required to provide at least two off-street parking places, dwellings with 3 or more bedrooms will be required to provide a minimum of 3 off-street parking places and must not increase on street parking. The additional provision of off street visitor parking on new developments is required to avoid parking stress and ensure that traffic movement is not obstructed . This will be assessed at the development application stage with input from the Parish Council. It will not normally be acceptable to provide visitor parking in existing lanes adjacent to new development. (See SGC Residential Parking Standards SPD Dec 2013 for further information) [16]

[16] https://www.southglos.gov.uk/documents/Residential%20parking%20JAN%202014.pdf

The Community Shop

4.3.3 Community Facilities are important to a rural village, they help maintain community cohesiveness and reduce the need to travel. Volunteers maintain a Community Shop in order that the village continues to have this local resource. Policy 11 requires that the existing community facilities are protected from change of use unless they have proved to be non-viable.

Policy 11: Community Facilities

In order to promote a thriving village, there will be a strong presumption against the redevelopment and change of use of community facilities for non-community uses. Identified Community Facilities are:

The Community Shop	**West Marsh Pavilion(Playing Field)**
The Anchor Inn	**The Memorial Hall**
St Arilda's Parish Church	**St Mary's Church (Shepperdine)**
The Playing Fields	**Oldbury on Severn C of E Primary School.**

Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will normally be supported if they comply with other policies in this Neighbourhood Plan.

Development proposals that will result in the loss, or significant reduction in the scale and value, of a community facility will be resisted, unless alternative facilities of equal or better accessibility, size and suitability are provided or it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer economically viable. Non-viability will normally be demonstrated after the site has been marketed at a reasonable price for at least six months for its current community use or any other suitable employment or service trade uses and no interest in acquisition has been expressed.

4.3.4 The village needs to protect and grow its economic opportunities to encourage local working rather than commuting and promote a sustainable and thriving village. Policy 15 promotes home-working and small businesses compatible with the rural nature of Oldbury, in line with policy in the Development Plan (PSP28) and the NPPF.

Policy 12: Home Working and Small Business Development

Proposals for start-up businesses from home, live-work units and other small business developments will be supported where the development complies with other policies in the development plan and the following can be demonstrated:

- **Existing buildings are reused where possible;**
- **Employment opportunities are provided, including self-employment, and the development maintains or increases the sustainability of the Parish;**
- **The proposed design including any signage is in keeping with the scale and character of the village and rural location;**
- **The proposed use will not give rise to harmful impacts on local residential amenities or other neighbouring uses and work units remain for that purpose on new developments;**
- **The proposed development ensures that the expected nature and volume of traffic generated by the development and need for parking would not have a detrimental impact on the residential amenity of Oldbury village and other residential property, buildings and settlements.**

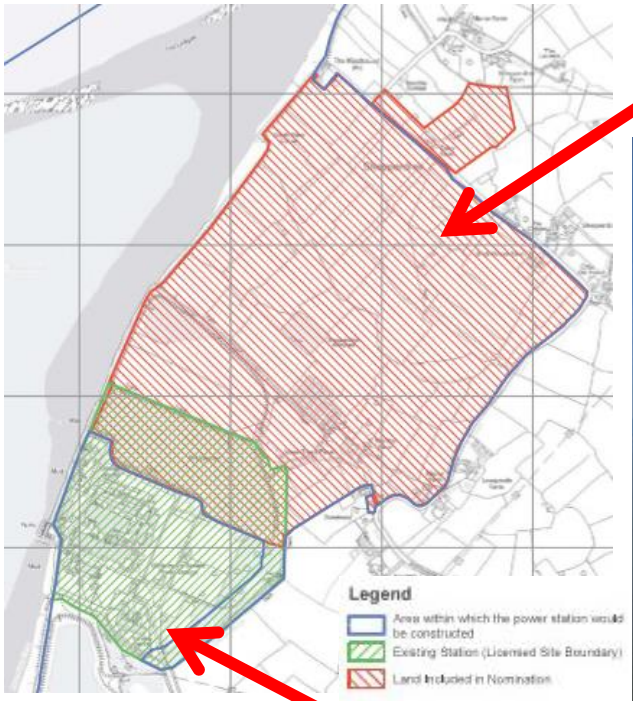
4.3.5 There is a potential major employer in the parish in the new nuclear power station proposed at the Oldbury site, where the existing power station is currently being decommissioned. This new development offers new opportunities but also potential problems. A new strategic transport infrastructure is needed for example to mitigate the potential unacceptable impact of construction and other traffic. The developer is already in consultation with the local community as well as the LPA, which is appreciated and expected to continue to the project completion and beyond.

4.3.6 Policy 13 sets out priorities for planning gain from any future new nuclear build at the power station site, and is thus providing local detail to Policy PSP46 in the Policies Sites and Places Plan 2017 and its requirement for community benefit from the project. Core Strategy Policy CS37 recognises the burden and disturbance borne by the community in hosting a major nuclear related infrastructure project. In recognition of these appropriate packages of community benefits will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project.

Policy 13: New Nuclear Build Community Benefit

Any proposed development on the Oldbury Nuclear Power Station Site is expected to continue to be the subject of pre-application consultation with the local community and Oldbury Parish Council. The community have identified the following community benefits that are likely to be necessary to avoid adverse impact on Oldbury, although other issues and mitigation may also arise during further negotiations:

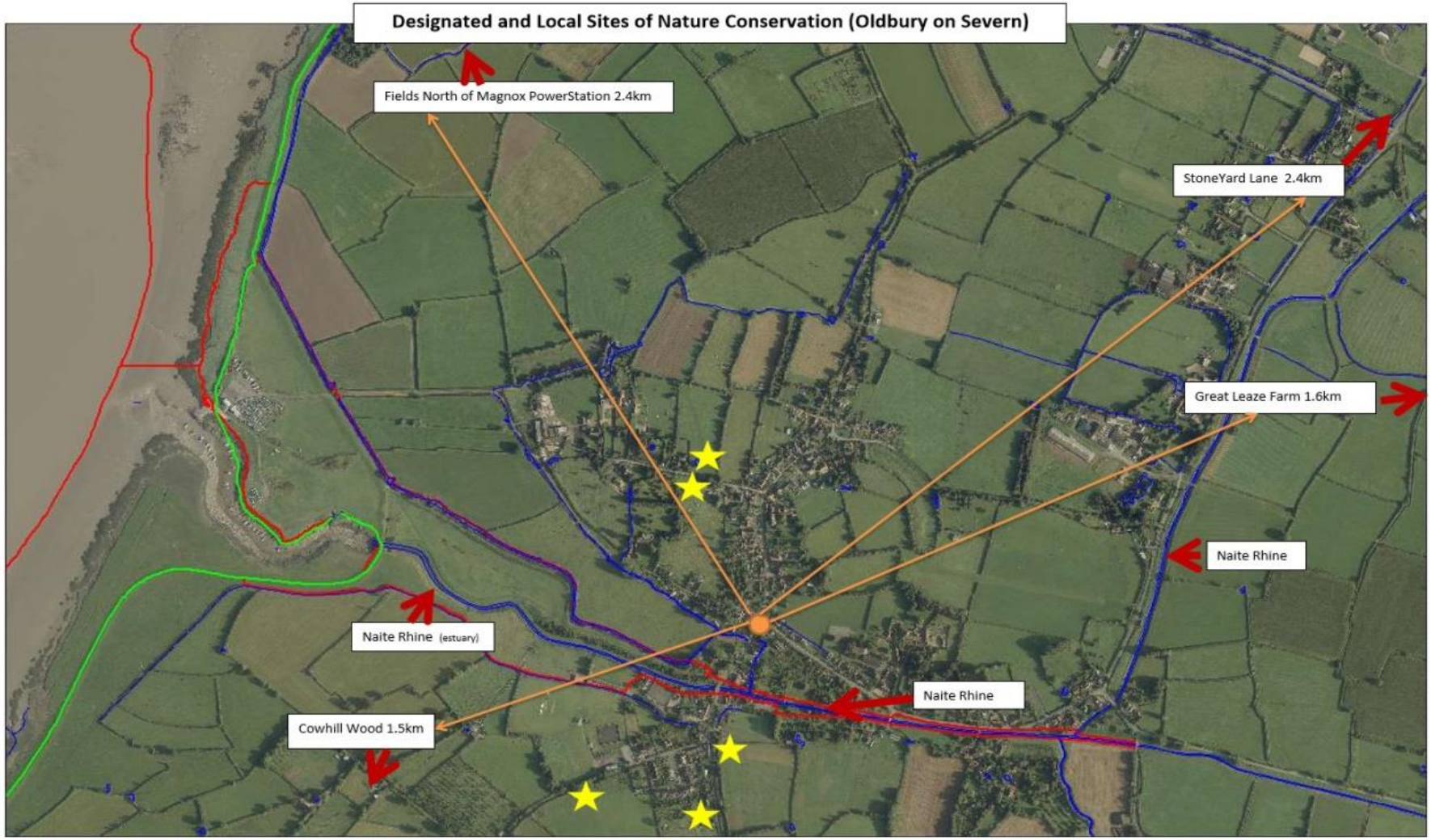
- **Flood protection for the site and surrounding area;**
- **Provision of new strategic transport infrastructure and associated management and routing of construction and operational traffic ;**
- **Assistance with community facilities in the parish, improvement to local sustainable transport infrastructure and enhancement of the local environment to promote safe travel for pedestrians , cyclists, public transport users and local traffic;**
- **Conservation and enhancement of biodiversity within the parish wherever possible, and if not then adequate mitigation to be applied to any development; and**
- **Promotion of training and job opportunities locally to encourage local employment in the new power station and ancillary services.**



Proposed Site for New Nuclear Facility (Red)

The Magnox Nuclear Power Station Currently Decommissioning (Green)

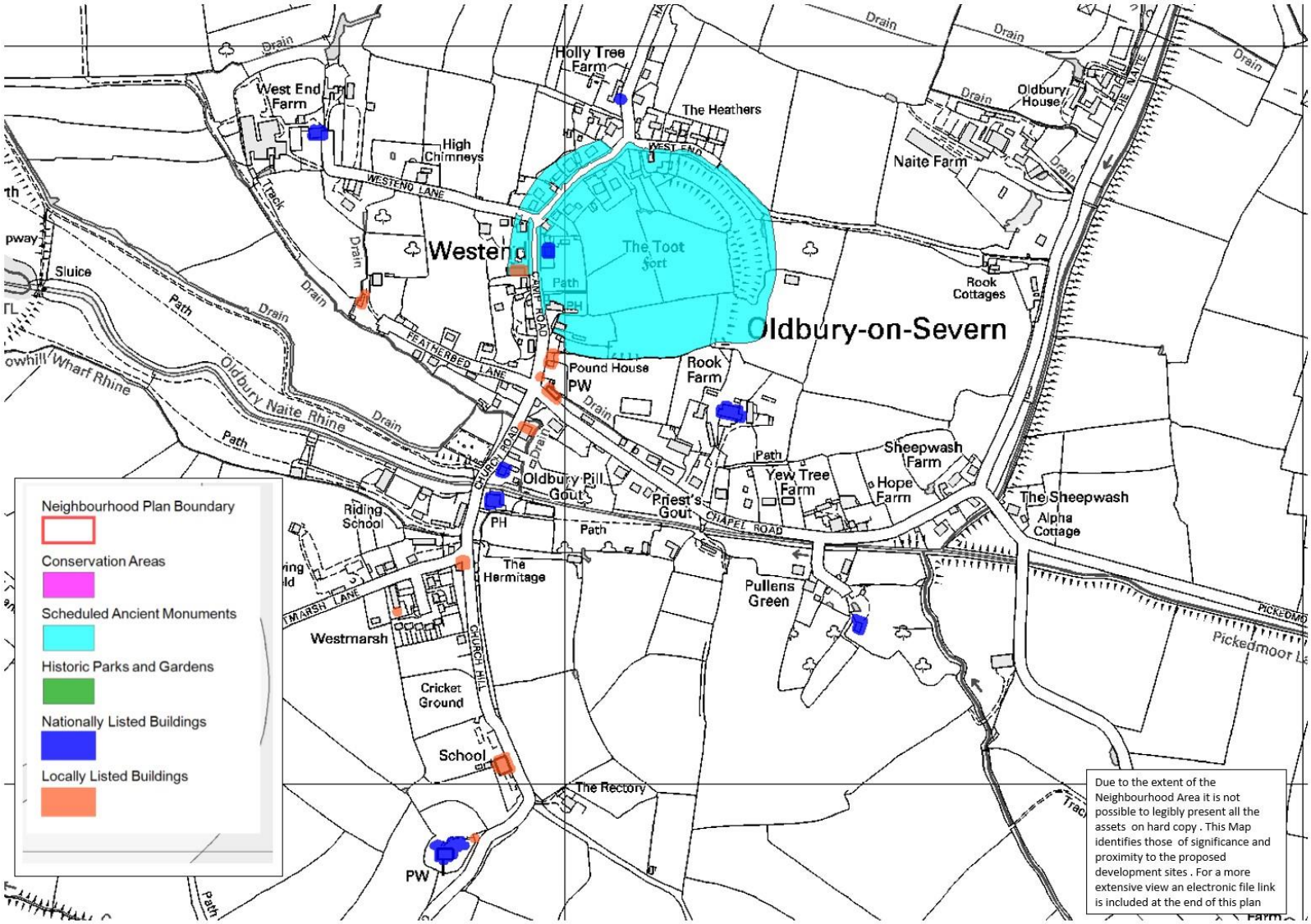
Appendix 1: Local Nature Conservation Sites



Appendix 2 Heritage Assets

Appendix 2

Heritage Assets Map



Appendix 3 Locally important structures (from Local List SPD)

Cart Wash, Camp Road, Oldbury on Severn

Chapel House ,Nupdown Lane, Shepperdine

Oldbury on Severn Cider Press,

Fishermans Cottage, Church Road, Cowhill

Dutch Barn, Oldbury Lane, Oldbury on Severn

Gate, St Arilds Church, Church Road, Oldbury on Severn

Ivydene, Westmarsh Lane

Oldbury on Severn Nuclear Power Station, Oldbury on Severn

Oldbury Memorial Hall, Camp Road, Oldbury on Severn

Pound House, Camp Road, Oldbury on Severn

Pump West Marsh, Lane Oldbury on Severn

Primary School, Church Road Oldbury on Severn

St Mary The Virgin Church, Nupdown, Lane Shepperdine

Stable, Albion House, Featherbed Lane, Oldbury on Severn

Telephone Box , Camp Road, Oldbury on Severn

Wall, Pound House, Camp Road, Oldbury on Severn

Welsleyan Methodist Chapel, Chapel Road, Oldbury on Severn

Wheelbarrow Cottages, Kington Lane, Oldbury on Severn

Workshop, Church Road, Oldbury on Severn

Appendix 4 Links to evidence documents

Flood Risk Management

Oldbury on Severn SFRA2 :-
http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/planning-policy-monitoring-reports/local-development-framework/flood-risk/
Assessment of Flood risk in Oldbury (summary)
http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/assessment_of_flood_risk_in_oldbury.pdf

Site Selection :-

Oldbury on Severn Site Assessment
http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/neighbourhood_plan_assessment_report.pdf

Oldbury Site Selection Further considerations and evaluation
http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/further_site_assessment_report_august_2019.pdf

Oldbury on Severn NDP Site Assessment Process and Rationale (summary)
http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/oldbury_on_severn_ndp_site_assessment_process_and_rationale_composite_v2.pdf

Oldbury on Severn Housing Needs Assessment

http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/housing_needs_assessment.pdf

Oldbury on Severn Village Character Assessment

http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/village_character_assessment.pdf

Oldbury on Severn Parish Biodiversity Action Plan

https://www.southglos.gov.uk/documents/Oldbury-on-Severn-BAP.pdf

Oldbury on Severn Heritage Assets Map (Appendix 2 expanded)
http://www.oldburyonsevern.org.uk/documents/Oldbury_Heritage_Assets.pdf

Local Heritage Assets List

https://www.southglos.gov.uk/documents/2018-Local-List.pdf

https://beta.southglos.gov.uk/wp-content/uploads/Local-list-buildings-SPD-Feb-2008.pdf

Appendix 5

NDP Site Assessment Summary

Column	1	2	3	4	5	7	6	8	9	10
Site	Oldbury (JBA) SFRA 2 September 2017	Aecom - Sites Assessment April 2018	Village Character Assessment	Rural Housing Sites Assessment 2014/2015 PSP-DPD Consultation	Heritage Assets Review 2018	Landowners Input Nov/Dec 2018	SGC Conservation Report January 2019	NDP Working Group Assessment January 2019	NDP Working Group Comment January 2019	Further Considerations Review July 2019
1	Ranked 6 most favourable	Not recommended								
2	Ranked 2 most favourable	Take Forward with Conditions		Close Proximity to the Toot	Consider removing	Not available for Development	Not disclosed	Remove		
3	Ruled out Heritage Asset									
4	Ranked 9 most favourable	Not recommended								
5	Ranked 10 most favourable	Not recommended								
6	Ranked 11 most favourable	Not recommended								
7	Ranked 5 most Favourable	Green Belt ?			Take Forward Limited part of site	Willing in principle (2 owners)	Not recommended	Continue to Propose	*See Narrative	Remove See Narrative *
8	Ranked 1 most Favourable	Green Belt ?		Parts of sites 8 & 9 may have potential for development in terms of lower flood risk but both have significant disadvantages relating in particular to impact on Green Belt, landscape and the setting of the listed St Arilda's church	Take Forward Limited part of site	Willing in principle	Harmful to Heritage Assets	Remove		
9	Ranked 3 most Favourable	Green Belt ?				Willing in principle	Reduce size of proposal	Continue to Propose	*See Narrative	
10	Ruled out High Flood Risk									
11	Ruled out High Flood Risk									
12	Ranked 8 most favourable	Not recommended								
13	Ranked 4 most Favourable	Take Forward		Potentially significant archaeological interest and Potential harmful impact on Listed Buildings	Take Forward	Willing in principle (4 owners)		Continue to Propose	*See Narrative	
14	Ranked 7 most Favourable	Not recommended								

Legend	
	Take Forward
	Continued Consideration
	Ruled Out

Question	General	Site 7	Site 9	Site 13
Does your neighbourhood include any heritage assets	Yes there are local and nationally designated Heritage assets in the Neighbourhood Area	Essentially , the main consideration is the Church which is in a commanding position further up the Hill		There are no immediate issues relating to Heritage assets
Have you looked at your local Historic Environment Record?	Yes , the records have been examined			
Have you discussed your proposals for a Plan with your local authority historic environment advisers and the person at your local planning authority responsible for Neighbourhood Plans?	Yes . This has been ongoing for circa 5 years	The plan proposes to utilise 0.18ha of the 2.01ha site . This recognises the comments made by the Local Authority Officers and Consultants who have advised during the preparation of this plan .	The plan proposes to utilise 0.24ha of the 3.52 ha site . This recognises the comments made by the Local Authority Officers and Consultants who have advised during the preparation of this plan .	The plan proposes to utilise 0.35 ha of the 4.69 ha site . This recognises the comments made by the Local Authority Officers and Consultants who have advised during the preparation of this plan .
Does the Plan have a clear vision for the historic environment?	The policies relating to this have not yet been finalised being site specific in most cases. The plan was initiated because of the community concerns re flood risk and the modest proposals do not have sufficient impact to require a specific plan other than that included in the South Glos Local Plan			
What are the key conservation issues?	That development does not have significant negative impact on the current community . The Key issue is that any development should not significantly alter the character of the Village . This we believe can be achieved through good design and layout. . The principle of maintaining the linear nature of the community is very important . The modest nature of the development proposals is intended to prevent significant massing of new development and provides a sensible balance between Flood Risk and Conservation considerations. With sensible design and layout, guided by the Village Character Assessment the proposed developments will ehnce the sustainability of the community.			
How can the historic environment / heritage assets be used to help achieve your overall goals for development?	It is felt that the identified assets cannot help to achieve the goals for modest development .Conversely, the weight of community opinion suggests that environment/heritage assets should not be used to prevent the modest development being proposed taking into account that improving the sustainability of the village generally underpins the vision and objectives of the plan			
What are the opportunities for protecting or improving the heritage of your neighbourhood, or for developing a better understanding or appreciation of it?	It is considered that the development proposals being made do not provide or need scope for protecting or improving the heritage of the Neighbourhood as the impact if any is insignificant . This is already covered in the South Gloucestershire Local Plan			
Have you considered as part of your design policies local characteristics and how new development can be made locally distinctive?	Yes . The Village Character Assessment describes the existing characteristics which we would expect to be reflected in any detailed development proposals. This is already covered in the South Gloucestershire Local Plan and will be reflected where appropriate in the site specific policies currently in draft form			
What impact will your Plan proposals have on heritage assets or their settings or the local character?	Given the modest development proposals and the land take required it is considered that the impact is insignificant particularly when balanced against the risk of flooding			
Have you consulted Historic England's "Heritage at Risk Register" or any risk register held by your local authority - can your plan proposals make any use of heritage assets on these registers?	Yes , There are no registered at risk assets recorded for Oldbury on Severn			
		Site 7	Site 9	Site13
Working Group Assessment	Development Design and layout is a Key Factor	In Consultation with SGC Officers it was agreed this site should be withdrawn due to Heritage and Transport and Safe Access impacts	Whilst it accepted that there is some impact on the views to and from the Church , sensible and sympathetic design and layout of this small portion of the site should not materially cause a negative impact	There is insignificant impact on Heritage assets . Development in accordance with the Village Character Assessment be a sustainability benefit in an area of lowest flood risk.

Detailed Assessment of Final Sites Proposed for Development

Updated to reflect Site 7 decision (October 2019)