Consultation Statement

Oldbury on Severn

Neighbourhood Plan

2020 -2036

Oldbury on Severn Parish Council

1.Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Oldbury on Severn Neighbourhood Plan (ONDP).

1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan.

explain how they were consulted.

summarise the main issues and concerns raised by the persons consulted; and

describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

1.3 The policies contained in the ODNP are as a result of considerable interaction and consultation with the community within the parish, the Local Authority and the relevant statutory bodies. The work to achieve this commenced almost 10 years ago with the preparation of a Parish Plan. This achieved several benefits, improving the sustainability of the community but failed to secure needed modest development principally to address local needs.

1.4 The Neighbourhood Planning element of this work was initiated in the Autumn of 2016 and a Working Group formed to commence plan preparation reporting to the Parish Council.

1.5 Work has involved the revisiting of historic initiatives, the preparation, execution, and interpretation of surveys; communication with the community and statutory consultative bodies using various media and face to face engagement, feedback events and the Regulation 14 consultation stage of the statutory process .

2 Aims of the ODNP consultation process were: -

2.1 To be cognisant of the known constraints prevailing in the Neighbourhood Area which could impact on the plan.

2.2 To involve as many of the community as possible throughout all consultation stages of Plan development in order that the Plan is informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process.

2.3 To recognise that a significant percentage of the community do not have access to the internet and prefer the use of 4WARD the Community Magazine as a means of communication

2.4 To ensure that consultation events took place at critical points in the process where decisions needed to be taken.

2.5 To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and

2.6 To ensure that results of consultation were fed back to local people using various media.

3 Background to the Consultation on the Neighbourhood Plan

3.1 The decision to prepare a Neighbourhood Plan for Oldbury on Severn was made against a background that a lot of relevant work had already been undertaken. Several issues somewhat unique to the Parish were seen as constraints to realising the main objective of delivering some modest development to meet local needs. Of these issues flooding was a main consideration as much of the Parish is in the flood plain albeit defended. The commissioning of a Strategic Flood Risk Assessment (SFRA2) was a prerequisite to underpin meaningful planning proposals. The funding of this, specifying the brief , awarding of a contract to the selected Consultants and the subsequent assessment and reviews involved a significant number of hours of discussion and consultation involving the Working Group, the Local Authority/Lead Local Flood Authority , the Environment Agency and the selected Consultants . In effect it was almost a year from determination of the Neighbourhood Area until final delivery of the assessment in September 2017. In the meanwhile, the Working Group commenced work to build on the existing evidence base by preparing a community survey.

3.2 Coincident with this South Gloucestershire Council (SGC) were developing the support protocol for Neighbourhood Planning. Additionally, they were engaged on work for the West of England Joint Spatial Plan and a New Local Plan. This could well influence certain aspects of the ODNP and introduce risks. After discussion with SGC officers it was considered that the risks were manageable and that progress could be made to secure additional housing provision for the Parish subject to the outcome of the SFRA2, SGC officers were supportive of this decision.

3.3 It was against this background that the structure of the Neighbourhood Plan started to develop.

3.4 In 2010 Oldbury on Severn Parish Council decided to commence work on a Parish Plan .

3.5 At this time the local authority was working in accordance with the Core Strategy (CS), adopted 11th December 2013 and latterly the Policies Sites and Places Plan (PSP), adopted 8th November 2017. This was seen as an opportunity to achieve some modest development within the Parish by reflecting the local need within the PSP which covers the policies for managing new development.

3.6 In 2012 the Oldbury on Severn Parish Plan was published it was a detailed report based on the consultative work which had been undertaken (Reference Appendix?). It covered a range of issues. Of these Planning and Development was a dominant subject. In September 2013 South Gloucestershire Council (SGC) started work to identify the need for additional housing in rural areas to meet local needs and ensure the continuing vitality of the villages. The Parish Council proactively engaged with this and a public consultation in the summer of 2014 culminated in an engagement event undertaken by the Local Authority 15th December 2014 as part of a formal consultation which put forward options for the modest development the community wished to see.
https://www.southglos.gov.uk/documents/Oldbury-consultation-V2.pdf

3.7 A Technical Assessment of potential sites undertaken by SGC concluded :-
Due to the high risk of flooding and other significant environmental constraints in the area, opportunities for further development are extremely limited.
Potential sites for development in terms of lower flood risk have disadvantages relating in particular to green belt, landscape and the setting of heritage assets.
Because of these constraints it may not be possible to deliver the small number of houses required.

3.8 The formal consultation ended in January 2015; in summary, the objective to get the requirements built into the PSP was not realised, no significant progress had been made, the delivery of modest development remained unresolved

3.9 In 2014 the Parish Plan Steering Group issued a status report indicating the progress that had been made with the various initiatives that had been identified. This was followed up by a review/questionnaire in October 2015 which sought to establish what the community now felt about certain specific issues. There was still a strong desire to deliver some modest housing to meet local needs and improve sustainability.

3.10 Following discussions with the local Member of Parliament , The Environment Agency advised that a more focussed approach to the issue of Flooding by way of a proportionate Strategic Flood Risk Assessment (SFRA2) might be helpful in finding suitable sites with potential for development . This was discussed with SGC Officers, it was decided to try and find funding for a SFRA2 and to then proceed using the Neighbourhood Planning Process.

3.11 In September 2016 the Parish Council resolved to initiate a Neighbourhood Plan essentially to address the need for modest development to meet community needs and rebalance the housing stock.

3.12 In October 2016 an initial Meeting to discuss issues pertaining to the ODNP between representatives of the Parish Council and SGC Officers took place at Yate.

3.13 The Neighbourhood Area was designated and approved on the 27th October 2016.

4 The different stages of communication

4.1 The plan has evolved over 4 phases

4.2 The pre designation consultations for the Parish Plan took place in 2009/2012

4.3 Preplanning and evidence gathering up to and including the first Neighbourhood Plan Community Engagement in January 2018 . This included a questionnaire circulated in March 2017, evidence from the earlier Parish Plan Project and documentation from work done in conjunction with the Local Authority on rural housing from 2013 to 2015.

4.4 Preparation of the draft Plan and further community engagement in March 2019. This takes into account evidence from community feedback , specialist and statutory advice.

4.5 Preparation of the pre-submission version of the plan culminating in the completion of the Regulation 14 stage of the process from in February to April 2020.

Stages 1 to 3 were the foundation for the direction the plan has taken . A summary of the work which took place during these stages is included at **Appendix 1**

Stage 4 commenced after receipt of The Statement of Determination advising that a Strategic Environmental Assessment would not be required was received from South Glos Council in December 2019.

Village plan

THE consultation period for Oldbury on Severn's Neighbourhood Plan begins on Monday.

This is running until April 27 and there will also be an engagement event March 28, in the Memorial Hall in Oldbury, where the plan can be discussed with members of the working group.

The Neighbourhood Plan, initiated in 2016, aims to achieve modest development whilst protecting the village's heritage and natural environment.

Barry Turner, secretary to the Oldbury on Severn Neighbourhood Plan, said: "This consultation is the final opportunity to comment before the plan is formally presented to South Glos Council to establish legal compliance.

"Feedback received will be considered and may lead to the plan being modified before it is submitted.

"All responses will form part of the consultation evidence summarising the main issues and concerns raised."

Commencing January 2020 A Schedule of work required to deliver Regulation 14 was prepared and the Pre Submission Version of the plan amended to reflect the understandings arrived at from the Statement of Determination also taking into account relevant responses from the March engagement event. Site specific policies for the remaining proposed development sites were developed .

On this basis work commenced on the draft regulation 14 version of the plan. It was agreed that the consultation period would start on March 16th and end on the 27th April

Publicity material was circulated both on the Community Website and in the 4WARD delivered to all households and also made available in several locations .(see Appendix 1 and 2))

An article was published in the Gazette

Publicised Hard Copies of the Plan were located at the Public Library in Thornbury , Community Shop and the Anchor Public House in Oldbury . Response forms were available for those who wished to respond .

Community Notifications were posted to all households in the Neighbourhood Area with a questionnaire and instructions on how to respond if so wished . (see attachments 3 and 4)

Landowners with land still being proposed in the plan were advised separately (see redacted letter attachment 5)

Schedule 1 consultees were e-mailed with a formal notification and a register created to monitor replies (see attachment 6 and attachment 7)

A community engagement presentation event planned for the 28th March2020 was prepared. This was intended as a 'nice to have' to provide another platform for members of the community to have their say , it was to be the third engagement event leading up to the resubmission version of the plan . In the event the Covid 19 restrictions were imposed and the event could not be held .

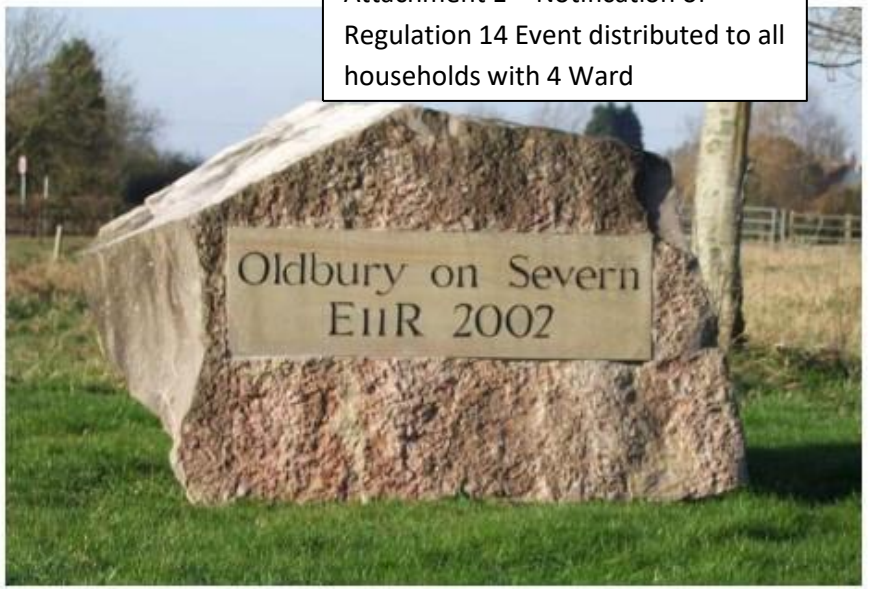
The responses received from the formal Regulation 14 stage comprised 5 from the community and 2 from the Schedule I consultees . A Schedule 1 Consultee response record was kept .(see attachment 7). All the responses were reviewed in detail to understand the points raised and the issues being made. A summary of these issues and actions taken was prepared (see attachment 7a)

Responses were prepared for the community responders (for an example of two way communication with a community respondent (see attachments 8 and 9), Comments from the Environment Agency and the Local Authority were discussed with the SGC Liaison Officer in part because of the need to seek an opinion from the Lead Local Flood Authority (a department of SGC)

The community responses were beneficial in so far as they provided some suggestions which were incorporated into this Regulation 15 submission version of the NDP. Advice from Local Authority and Environment Agency has been incorporated into the plan which we believe now achieves the aims set for the consultation process. (see attachment 11 Plan Foundations) .

Attachment 1 - Notification of Regulation 14 Event distributed to all households with 4 Ward

If you require further information about this Neighbourhood Plan please contact oldburyndp2017@gmail.com



Oldbury on Severn Parish Council

Oldbury on Severn

Neighbourhood Plan

2020 -2036

PRE-SUBMISSION DRAFT January 2020

Attachment 1 Continued

The Final Consultation.

Oldbury on Severn Parish Council have been working on a Neighbourhood Plan since Autumn 2016 . There have been a number of engagement events since then where members of the community have made comments about the proposals, some of which have led to the Plan being amended to reflect their views.

Before the Plan is formally submitted to South Gloucestershire Council we wish to check for the final time that the plan meets with the expectations expressed by the community. A final engagement event has been booked for Saturday March 28th in the Memorial Hall between 12.00 and 18.00 hrs

More formally, the Neighbourhood Planning (General) Regulations 2012 require that before submitting there should be formal consultation with the community and others, to provide an opportunity for interested parties to comment. These comments become part of the evidence which accompanies the plan when it is formally inspected and could lead to modifications to the plan.

The Plan will be accessible on the community website
http://www.oldburyonsevern.org.uk/

And will also be displayed as hard copy in the Anchor, Village Shop, St Arilda's and Thornbury Library (ask at Desk). Response forms will be available and will include where to send them on completion.

The consultation will run from 16th March until 27th April

The Plan focuses on the desire to have some modest affordable development in the Village to provide for young families, key workers and older members of the community wishing to down size. The stated Vision and Objectives are based on what the Working Group have been told over the last 3 years and the 13 policies which have been developed include specific policies to address the need for some controlled development in keeping with the character of Oldbury.

The proposals in this plan take into account and endeavour to balance Flood Risk, Heritage, Ecological and Environmental aspects, looking into the future sustainability of the community.

Your Plan - Your Future

Attachment 2 Regulation 14
Website Publicity

Oldbury on Severn Neighbourhood Plan
Public Consultation
March 16th 2020 –April27th 2020

Oldbury on Severn Parish Council has been drawing up a Neighbourhood Plan as part of the development plan for the Parish for over 3 years now. This work has previously been the subject of local consultations, and many of you are already aware of it. However this letter is formal notification of the required statutory six week consultation to be undertaken by the Qualifying Body (Oldbury on Severn Parish Council) before they submit the Plan to the Local Planning Authority, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
The consultation begins on Monday 16th March 2020 and lasts until Monday 27th April 2020
Any views or comments you have on this Draft Plan, be it support or otherwise will be welcome
The Plan and Response form can be found on the Community Website http://www.oldburyonsevern.org.uk/ which also contains links to documentation supporting the Plan and may be of interest . We would also welcome comments on this as it forms the foundation for many of the decisions made which shape the plan. Please use the response form provided, it will make our task easier, and provides a clear framework for linking comments to the relevant policies . This is important when the Parish Council considers how to respond to your comments.
For those who prefer hard copy the plan and response forms are held for inspection at :-

- **The Community Shop .**
- **The Anchor Inn ,**
- **St Arilda's Church,**
- **Thornbury Library, (Ask at Desk)**

Responses should be sent to the Parish Council via their email address: Oldburyndp2017@googlemail.com or can alternatively be made in writing to:
High Chimneys,
Westend Lane
Oldbury on Severn ,
BS351PS.
There will also be a ' Drop In' event on Saturday 28th March in the Memorial Hall from 12.00 to 18.00 where the plan can be discussed and comments received .

Attachment 3 Formal Notification of Regulation 14 Consultation posted to community

Oldbury on Severn Parish Council

Date as per postmark

Dear Sir or Madam ,

Regulation 14 Consultation on the Draft Oldbury Neighbourhood Plan

Oldbury on Severn Parish Council has been drawing up a Neighbourhood Plan as part of the development plan for the Parish for over 3 years now. This work has previously been the subject of local consultations, and many of you are already aware of it. However this letter is formal notification of the required statutory six week consultation to be undertaken by the Qualifying Body (Oldbury on Severn Parish Council) before they submit the Plan to the Local Planning Authority, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The consultation begins on **Monday 16th March 2020** and lasts until **Monday 27th April 2020**

Any views or comments you have on this Draft Plan, be it support or otherwise will be welcome

The Plan and Response form can be found on the Community Website http://www.oldburyonsevern.org.uk/ which also contains links to documentation supporting the Plan and may be of interest . We would also welcome comments on this as it forms the foundation for many of the decisions made which shape the plan. Please use the response form provided, it will make our task easier, and provides a clear framework for linking comments to the relevant policies . This is important when the Parish Council considers how to respond to your comments.

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- The Community Shop .
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Responses should be sent to the Parish Council via their email address: Oldburyndp2017@googlemail.com or can alternatively be made in writing to:

High Chimneys,
Westend Lane
Oldbury on Severn ,
BS351PS.

There will also be a ' Drop In' event on Saturday 28th March in the Memorial Hall from 12.00 to 18.00 where the plan can be discussed and comments received .

Yours sincerely

B F Turner (Chairman - Neighbourhood Development Plan Working Group)

Attachment 4 Regulation 14 Response Form

Oldbury on Severn NEIGHBOURHOOD PLAN

DRAFT PLAN— PUBLIC CONSULTATION RESPONSE FORM

1. Use this form for commenting on the draft Neighbourhood Plan
2. Return the form to - **Oldbury Neighbourhood Plan**

   Either post to - **High Chimneys, Westend Lane Oldbury on Severn BS351PS**

   Email as an attachment to:- **oldburyndp2017@gmail.com**
3. You must give a name and address for this comment to be valid, noted and responded to.
4. Note that all forms will be available for public inspection, but your address, telephone and email **will not be visible**)

ALL COMMENTS MUST BE RETURNED BY 27th April 2020

PERSONAL DETAILS

NAME .....

ADDRESS .....

.....

Email: .....

Telephone: .....

(Email and Telephone details optional)

Are you a Resident/Agent/Organisation? Please circle as appropriate

If responding as an agent; Name of Client: .....

If using additional pages please write your name at the top of each page and clip together

**Any forms that do not have the mandatory personal details of name and address will be logged but not considered*

Details will not be passed on or sold to any third party

PLEASE TURN OVER & USE REVERSE SIDE

Oldbury on Severn Neighbourhood Plan

Pre-submission Draft Plan — PUBLIC CONSULTATION RESPONSE FORM

If you would like to comment on a particular policy, or some of the text, then please state the policy or paragraph number in the left hand column. If commenting on a policy indicate whether you agree or disagree in principle, and add your comments and/or suggested changes on Policy and text.

Policy Number or paragraph	Do you Support this Policy? Yes/No	If you disagree with the Policy, how would you like to see it changed?

Please continue on a separate sheet if necessary, remembering to make it clear which Policy or paragraph you are referring to.

Any other comments on the Plan?

Thank You!

Attachment 5 Regulation 14a
Redacted Letter to Landowners

Barry Turner

From: Barry Turner <mail@bfturner.co.uk>
Sent: 01 March 2020 10:35
To: [redacted]
Subject: FW: Neighbourhhod Plan - update letter to Landowners
Attachments: Oldbury NDP Final pre-submission draft Feb 2020 version proposed REG14 doc v3.pdf

Tracking:

Recipient	Read
[redacted]	Read: 01/03/2020 10:38

[redacted]

From: Barry Turner [mailto:mail@bfturner.co.uk]
Sent: 01 March 2020 10:22
To: [redacted]
Subject: Neighbourhhod Plan - update letter to Landowners

Dear [redacted],

In December last year I provided to you an update with progress being made on the Neighbourhood Plan .

We have now made amendments to the plan and the preparation of the consultation material is work in progress.

The formal consultation in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 is scheduled to commence on 16th March and will run for 6 weeks ending on the 27th April.

A copy of the plan is attached to this e-mail which will also be accessible on the community website **http://www.oldburyonsevern.org.uk/** , response forms are also be available .

On Saturday March 28th, there will be a community 'drop in' event in the Memorial Hall from 12.00 until 18.00 where the Plan will be publicised and visitors will have the opportunity to discuss the plan and make comments is so desired.

Arrangements are being made to formally publicise the consultation and drop in event.

I will contact you again when the consultations are complete

Best wishes

Barry Turner

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Attachment 6 Regulation 14
Letter to Statutory Consultees

Gmail Barry TUrner <oldburyndp2017@gmail.com>

Regulation 14 Public Consultation Notice In accordance with Neighbourhood Planning (General) Regulations 2012,

3 messages

Barry TUrner <oldburyndp2017@gmail.com> Sun, Mar 1, 2020 at 12:13 PM
To: Oldburyndp2017@gmail.com
Bcc: planningconsultation@coal.gov.uk, enquiries@homesengland.gov.uk, Amanda.Grundy@naturalengland.org.uk, nwx.sp@environment-agency.gov.uk, David.Stuart@historicengland.org.uk, guy.gibson@networkrail.co.uk, info@highwaysengland.co.uk, Consultations.MMO@marinemanagement.org.uk, customer.services@wessexwater.co.uk

Subject - Regulation 14 Public Consultation Notice In accordance with Neighbourhood Planning (General) Regulations 2012,

Dear Sir/ Madam

Notice is hereby given that a formal pre-submission public consultation on the Draft Oldbury on Severn Neighbourhood Development Plan (NDP) will start 16th March 2020 for a period of 6 weeks ending 27th April 2020.

Your organisation is listed in Schedule1 as a consultation body . It is considered that you may be affected by the draft Neighbourhood Plan and we are required to consult with you.

The draft plan may be viewed on line at http://www.oldburyonsevern.org.uk/ where you will also find a response form , it would be helpful if you would use this to reply, if preferred comments can be emailed to oldburyndp2017@gmail.com

All responses received will be considered by the Working Group to inform a submission version of the Plan . This will then be submitted to South Glos Council in accordance with Regulation 15.

This NDP was initiated in 2016 when the Neighbourhood Area was designated and has been through a number of iterations after feedback from community engagement events and advice/ comments from the relevant statutory consultative bodies. South Gloucestershire Council (SGC) has undertaken a Strategic Environmental Assessment (SEA) screening opinion and has concluded that following analysis of likely significant effects Oldbury Neighbourhood Development Plan was unlikely to have any significant effects on the environment. The initial opinion of the SGC is that a SEA of the Oldbury Neighbourhood Development Plan is not required subject to certain conditions being met . The responses provided to SGC by the statutory consultees to arrive at this decision have been given full consideration and it is felt that this draft plan now addresses their concerns . Much of the detailed background work which is the foundation of this draft plan can be viewed on the above mentioned website , links are provided at the end of the plan document .

If you wish to comment on this draft please do so by 27th April 2020

B F Turner (Secretary to The Oldbury on Severn Neighbourhood Plan Working Group)

Oldbury NDP Final pre-submission draft Feb 2020 version proposed REG14 doc v3.pdf
2826K

postmaster@networkrail.co.uk <postmaster@networkrail.co.uk> Sun, Mar 1, 2020 at 12:14 PM
To: oldburyndp2017@gmail.com

Delivery has failed to these recipients or groups:

guy.gibson@networkrail.co.uk

Attachment 7 – Schedule 1
Consultee Response Monitor

Schedule 1 Consultees Regulation 14 Contact Status Monitor

Schedule 1 Consultees	Contacted	Replied	Remarks
The Coal Authority	1st March	No reply	
Homes and Communities Agency	1st March	No reply	
Natural England	1st March	No reply	
The Environment Agency	1st March	24th April	Response noted
Historic England	1st March	No reply	
Network Rail	1st March	No reply	
Highways Agency	1st March	No reply	
Marine Management Organisation	1st March	No reply	
Wessex Water	1st March	No reply	
SGC	12th March	4th May	Discussed with Danny Dixon @ SGC

Table to show Comments received during the Reg14 Consultation 16/3/20 – 27/4/20 on the Oldbury NDP and our response and action for each

Comment from*:	Summary of comments made	Response and any change to the NDP
R1	Objects to 'policies' H1 - H3 – although these are actually objectives. Main reasons are existing problems with foul drainage also surface water flooding issues on Featherbed Lane	Any flooding issues with proposed sites will need to consider all potential issues including surface water drainage. We have added a requirement to consult with Wessex Water to Policy 9 to reflect these concerns**.**
R2	Objects to Policy 10 - wants more emphasis on traffic speed reduction. Other policies supported, and a couple of typo errors noted.	As this is a land-use plan, and traffic management is a highway issue, it is not possible to require highway alterations here. The plan has asked for traffic calming with any development – including future development of the new nuclear power plant. Support for other policies noted with thanks.
R3	Objects to Policies 5 as the site should actually be four sites. Issues of traffic access problems have not been addressed and visitor parking is required. Policy 10 does not deal with traffic issues adequately and objective T1 has not been implemented. There is also a general comment that the NP can't allocate sites, and should just suggest some. Also that other sites may well also be acceptable, meaning objectives H1, H2, C1 are not acceptable.	Policy 5: The site reflects access and other landownership issues, but they do form a coherent whole that was assessed as one site, together with further land to the south. A neighbourhood plan can allocate housing, and given sensitive nature of potential sites in Oldbury a rigorous site assessment and allocation exercise has been undertaken with different professional partners. Constraints have reduced the number of dwellings now proposed. Policy 10: This land-use plan cannot deal with highway issues. There is provision required in the policy for visitor parking. There is a general problem nationally with older people unable to downsize from family homes and stay in the same settlement. The Parish Plan 2012 details evidence for this being desired by Oldbury residents.
R4	Same comments as R3 above.	See above for response.
R5	Objectives should be clearer on outcomes. They should also deal with projects such as public transport improvements and highway maintenance. Error Policy 11 - St Mary's Church not in Oldbury Parish. Would like housing in wider parish considered.	Highway alterations and public transport details cannot be dealt with in a land-use neighbourhood plan. Proposals for projects such as a cycle route will be supported by the Parish Council, but this is a policy document not an implementation plan for project work. St Mary's Church Shepperdine, not Thornbury, is in Oldbury Parish. Housing in the wider parish is ruled out by unacceptable flood risk and negative impact on heritage assets. It would also be development in the countryside, contrary to the local plan.

Comment from*:	Summary of comments made	Response and any change to the NDP
Environment Agency	Note mistake in Table 1. Policy 6: Single storey dwellings are suggested, but it is unlikely these will meet flood prevention standards. Policy 9: Need to make it clear the flood risk assessment it to be site-specific. Suggestion that PC should do more site assessment work on the allocations. perhaps!) Comments on updated flood risk review interesting - needs discussion with LPA.	Table 1 has been corrected. Policy 6: Comment is noted, but there are no specific policy requirements for single storey dwellings. Detailed design of dwellings with be considered at the planning application stage. Policy 9: The policy clearly relates to development proposals, and the context means that assessment would be on the site. It is not appropriate that further work be done on site assessment at this stage, the evidence base is strong, and a Sequential test was done in the JBA SFRA2 study.
LPA - general	Basis of housing allocations needs to be clear, are they exception sites or not? Clarity on suggested percentages of different forms of dwelling should be provided, or the proscription of exact amounts removed. Several factual corrections were noted – and have been made.	Agreed, they are now to be exception sites where affordable market housing and some custom build proposals are acceptable. Policy 1 has been amended to read: **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.** **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.**
LPA - general	Policy CS5 and CS34 in the Core Strategy supports minor Green Belt alterations, but the Plan justification needs to be clearer on this.	Further work has been done as suggested on the justification for minor development in the Green Belt.
LPA - general	Climate Change could be explored further as a topic.	The group are not able to undertake new work at this stage, the process has already been exhausting!
LPA - general	Further detail on the flood risk assessment and a clear link to the document as an evidence base is needed.	This has been provided.

Comment from*:	Summary of comments made	Response and any change to the NDP
LPA – general	References are needed for factual evidence quoted in the plan – much of which has presumably come from the 2011 Census. Other changes for clarity have been recommended.	This has been provided. Changes for clarity have been made.
LPA - general	Explain in detail how the allocation has reduced from 30 to 18 in order that the examiner can see the justification for the final allocation in the plan.	Agreed, but the neighbourhood plan does not have to allocate any homes and thus does not need to prove soundness in this regard. Oldbury was given no allocation in the local plan due to floodplain difficulties.
LPA Policy 2	The phrase "will normally be expected…" is unclear and could allow larger properties without proper justification. Suggest that 'normally' is removed.	Agreed. Policy 2 amended as requested.
LPA Policy 2	The exclusion of Custom build sites to be no more than 3 bedroomed has not been justified.	Policy has been amended so that custom build is no longer specifically excluded from the requirement. Policies 4 and 5 give a size limit for custom build.
LPA Policy 3	Suggest that this policy uses the local connection definition in the Affordable Housing and Extra Care SPD Appendix 4.	We are happy to use the definition in the Appendix to the SPD quoted, although there will need to be a cascade out from the parish in case not all development is taken up by local residents. The last sentence of the Policy will need to change to read: **"If after 3 months there are no local candidates for the property this 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 South Gloucestershire District Council area."**
LPA Policy 4/5	Reference to the development integrating into the character of the village in terms of scale and materials could benefit from further design considerations. A Heritage Statement should also be required. Tree and hedgerow screening requirement could impact adversely on traffic safety. The flood risk text should be amended for clarity. Housing requirements need to be consistent for clarity.	The Policy referenced the Village Character Assessment, and this is felt to provide the detail and evidence required for these design considerations. Oldbury is not a conservation area, and the two sites do not have the potential on a heritage asset to justify requiring a Heritage Statement. Highway safety will be considered in any planning application, the policy is requiring this screening for village character and design considerations. This has been altered as requested. This has been amended as shown in Policy 1 and in these policies.

Comment from*:	Summary of comments made	Response and any change to the NDP
LPA Policy 6	The extent of the parish covered by the Village Character Assessment is not clear.	The Character Assessment relates to the village of Oldbury – as stated in the title, and described in the text. We do not want to set a firm boundary, as the village actually blends into the surrounding rural area along the lanes. Development that would impact on the character of the village should follow the guidelines.
LPA Policy 8	What does this add beyond existing local plan policy? Should it make reference to high archaeological potential within the parish?	The list makes it clear which assets appear on the local list given the sensitivity of the impact on heritage assets. We have added a requirement for proportionate archaeological assessment prior to development.
Policy 10	Do the parking requirements apply to the entire parish? The current requirement for a 2 bed house is lower than the SPD requirement.	Yes, they do. The requirements have been altered to better tie into the SPD, but they are locally specific to the rural context of Oldbury with little public transport provision and a relatively isolated community.
Policy 11	What does this policy add to the existing local plan and national policy?	It sets out the community assets as defined by the local community, something the local plan does not do.
Policy 12	Support for 'live/work units' could be misused.	We are happy that planning control will be able to deal with this.
Policy 13	Suggest examiner will need more detail on the project.	We consider the suggested community benefits are not unreasonable given the scale and potential impact of a new nuclear power station. They are the benefits the community have supported and thus we feel they are justified as they are not so onerous as to threaten viability of the project.

* Comments from Residents have been numbered here for their privacy, but the original comments are available to view if required.

Gmail

Barry Turner <oldburyndp2017@gmail.com>

Attachment 9 Example - Redacted Response from Community Respondent R5

Oldbury Parish - Neighbourhood Plan Comment

1 message

[redacted]

To: "Oldburyndp2017@googlemail.com" <Oldburyndp2017@googlemail.com>

Hi

Thanks for letting us know about the consultation relating to the Neighbourhood Plan. In general terms I am pleased that a 'Plan' is about to be published but I was somewhat disappointed that the Plan really only considers the development of houses within the boundaries of the village and the wider needs and plans/objectives for the wider boundaries of the Parish are somewhat secondary.

Specific Comments:

a. Plan is far too focussed on house building within Oldbury Village
b. A plan for development and improvement of public transport, walking and cycling infrastructure is none existent apart from 1 sentence which mainly identifies car parking as the solution!
c. General statement about Objectives: How will achievement of objectives be measured? Virtually all of the objectives are purely subjective in nature and are not specific or time bound! For example under work and travel you could have the objective of 'Build a protected cycle route between Oldbury and Thornbury within 2 years). This would promote cycling and reduce the need to use cars which would satisfy the Policy for alternative use of transport and could be easily measured as an objective.
d. We live on the outskirts of the Parish boundary and I don't see anything in the plan which attempts to address issues that may exist outside the Village of Oldbury. Issues such as Housing outside of the village boundary? Public transport? Localised flooding and how this will be resolved? Maintenance of roads and safer traffic management? Promoting alternative transport options? Easier access to the parish facilities?
e. Policy 11 – St Marys church is not in Oldbury Parish?

I hope you find my comments useful and good luck publishing and implementing the plan.

Regards

[redacted]

Sent from Mail for Windows 10

Attachment 10 Example of reply to Regulation 14 Community Respondent R5

[redacted]

Thank you for your e-mail commenting on the pre-submission version of the Oldbury on Severn Neighbourhood Plan .

To give you some background to how this plan is evolving :-

The Oldbury Plan is prepared in accordance with the requirements of The Neighbourhood Planning (General) Regulations 2012). It is focussed on the wishes of the community expressed in the 2012 Parish Plan and subsequently the feedback from the neighbourhood plan engagement events in 2017, 18 and 19.

A neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic conditions.(it will fail if it does not comply)

We believe that in the preparation of this draft we have :-

- Had regard to national policies and advice, such as the National Planning Policy Framework
- Contributed to the achievement of sustainable development
- Are in general conformity with the strategic policies in the development plan for the area (SGC Core Strategy and other development plan documents)
- Are compatible with European requirements and obligations.

You are correct in so far as this plan largely concentrates on modest development aimed at improving sustainability of the village. This is because the Core Strategy (adopted by SGC December 2013) and the Policies ,Sites and Places (PSP) Plan adopted November 2017 contain policies which curtail development in the countryside and Neighbourhood Plans cannot contradict this . The developments proposed in the draft plan are in fact outside the Village Settlement Boundary and therefore have to satisfy a range of requirements ,not least of all the flood risk tests which would definitely fail new development in the open countryside , due to most of the Parish being in the Flood Plain. This is the reason why the sites proposed for Development are being promoted because they have the best chance of meeting the requirements set both locally and nationally . Further new development within the settlement boundary is the subject of normal planning policies in force at the time of application as is the conversion to residential throughout the Parish .

A Neighbourhood Plan is essentially concerned only with land and development issues. Issue like you mentioned 'a protected cycle route to Thornbury' are not within the scope of the plan which is essentially about rebalancing the housing stock and availability . We agree this makes some of the objectives more subjective but the main objectives H1-H3 will be quantifiable.

By the way the Chapel of St Mary the Virgin at Shepperdine is the Church we are referring to.

Attachment 11

Plan Foundations