# Oldbury
# Neighbourhood Development
# Draft Plan
# 2018 – 2036

## Community Engagement

## March 2019

# Our Journey So far

(A Summary)

| | |
|---|---|
| **Parish Plan identified a need for Modest Housing Development** | **2012** |
| **Polices Site and Places Development Plan** | **2014/15** |
| **Discussions with South Glos Council** | **2016** |
| **Agreement to produce a Neighbourhood Plan** | **2016** |
| **Broad Parameters established** | **2016/17** |
| **Flood Risk Assessment** | **September 2017** |
| **Commence drafting the Plan** | **October 2017** |
| **Community Engagement** | **January 2018** |
| **Continue drafting the Plan** | **2017/2018** |
| **Site Assessment** | **April 2018** |
| **Housing Needs Assessment** | **August 2018** |
| **Discussions with Landowners of potential sites** | **2018** |
| **Further Discussions with South Glos Council** | **2018/2019** |
| **Heritage and Ecological Environment Assessment** | **2019** |
| **Draft Plan Version 3 submitted to SGC for Strategic Environmental Assessment (SEA) Screening and Comment** | **Feb 2019** |

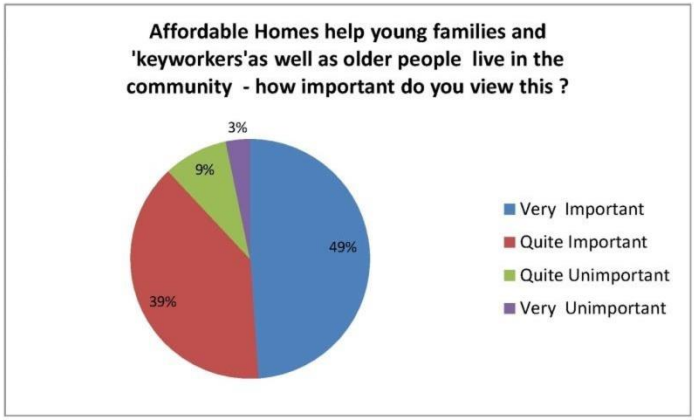
# What our Community Said ! (a recap of the main points)

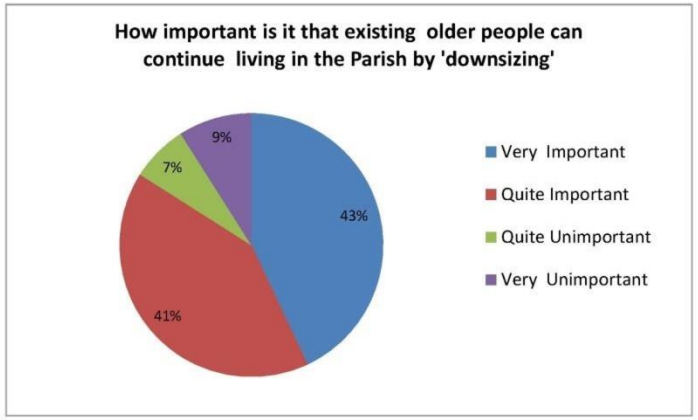
Responses to engagement event

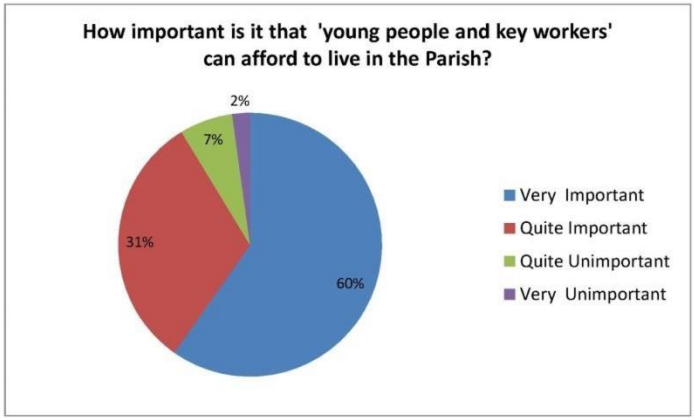
January 2018

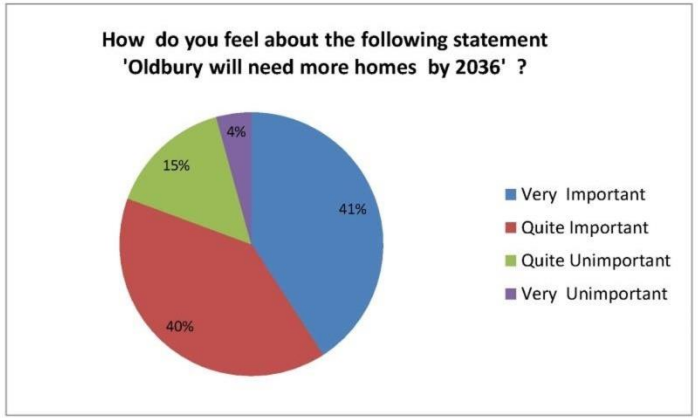
## Results of Questionnaire Analysis (What you told us from the responses to the Spring 2017 Questionnaire)

**Of Circa 300 Questionnaires circulated this analysis represents the responses from 100 households,26.4% of the community were represented (206 of 780 Parishioners)**

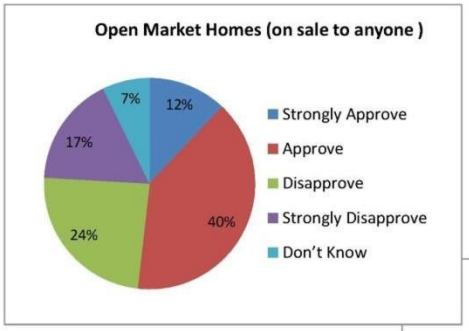


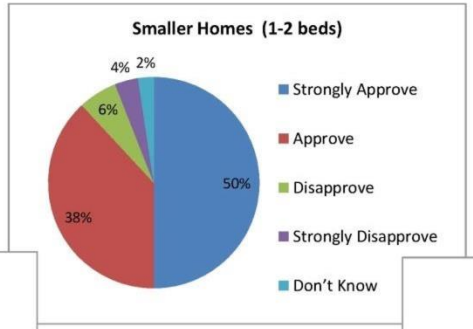



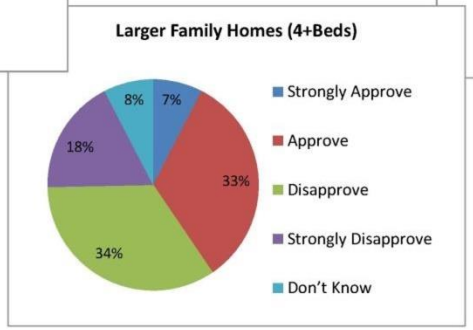



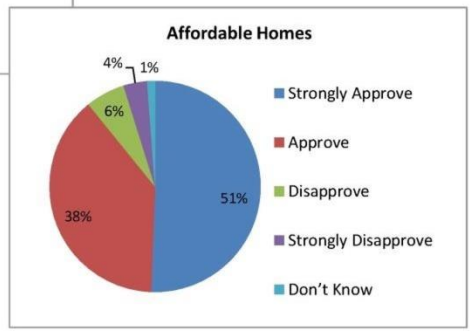



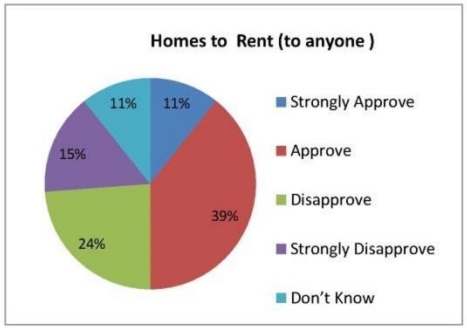
# Responses to the types of Housing

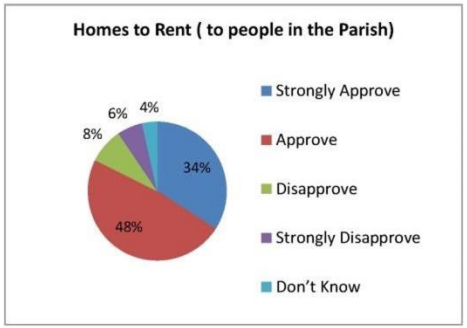


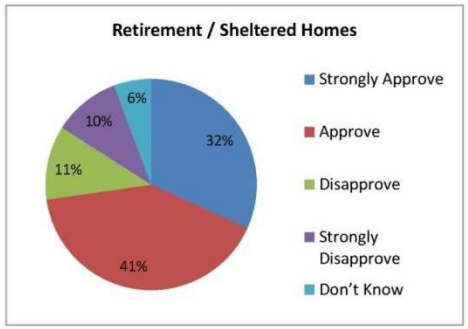



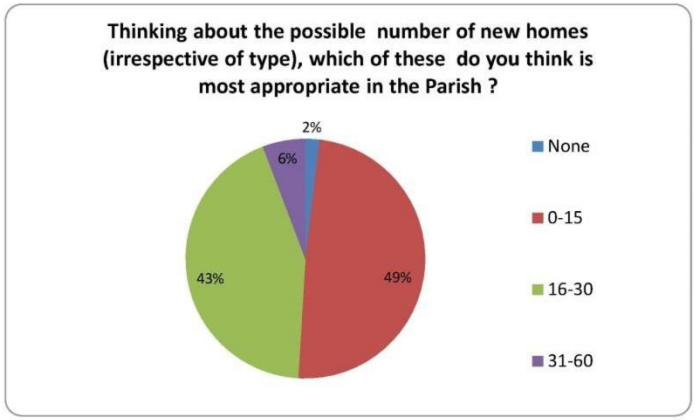



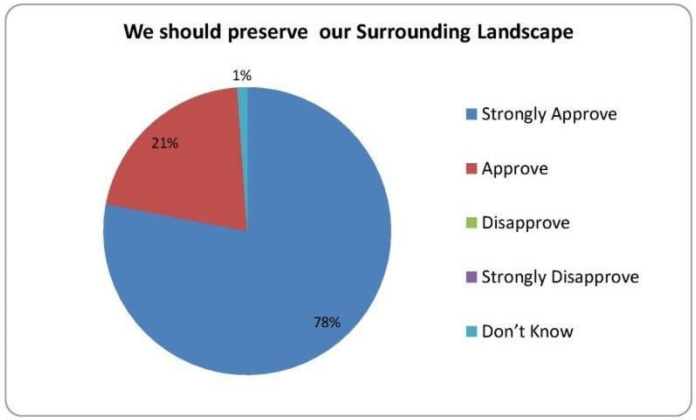



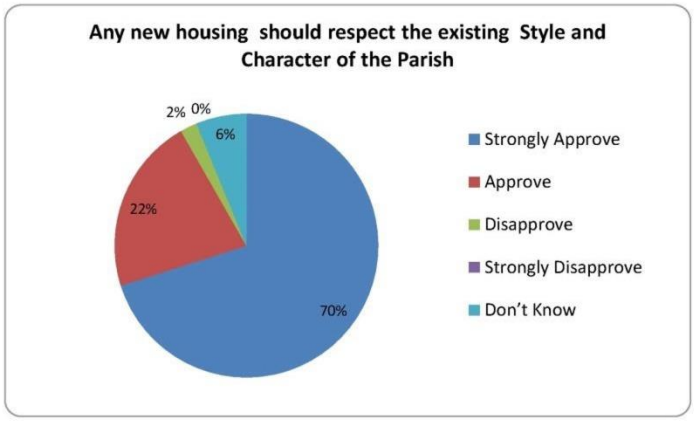



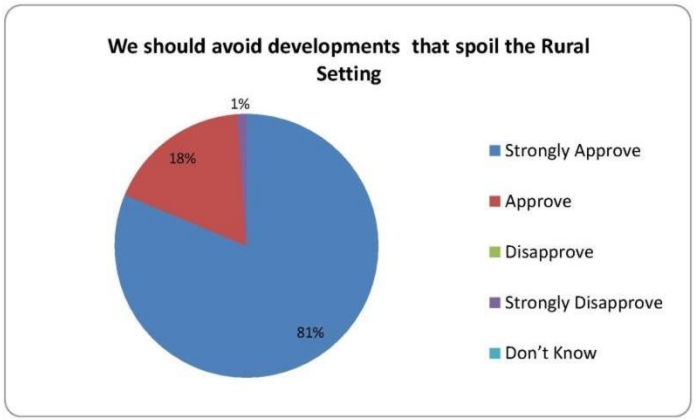



Results of Questions

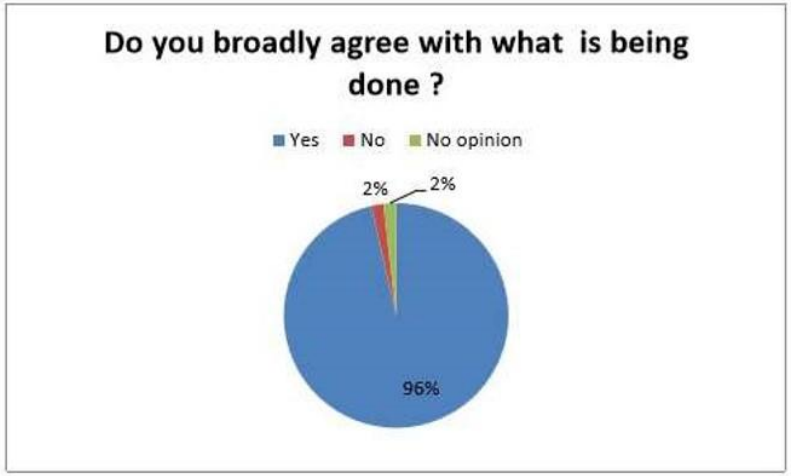


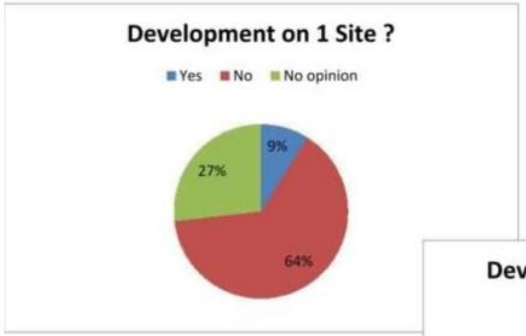



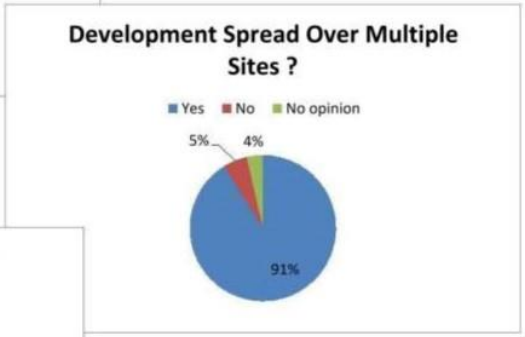



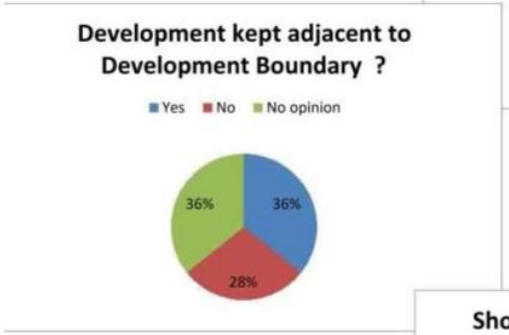



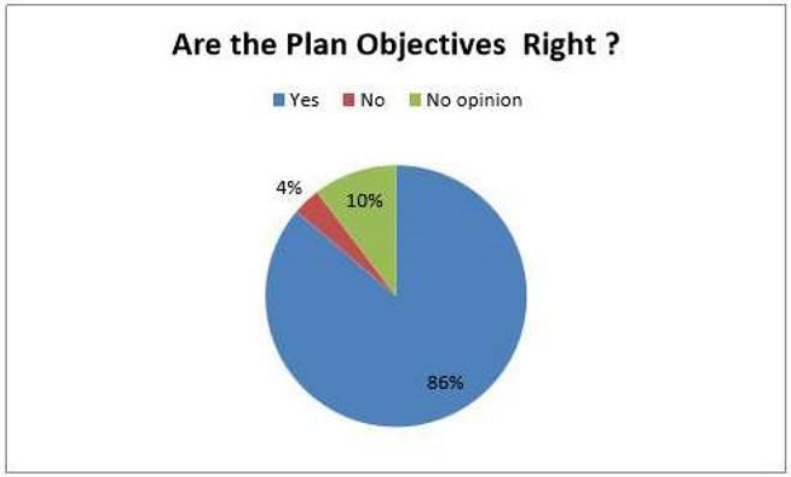
# Feedback Responses from 27th January 2018 engagement event

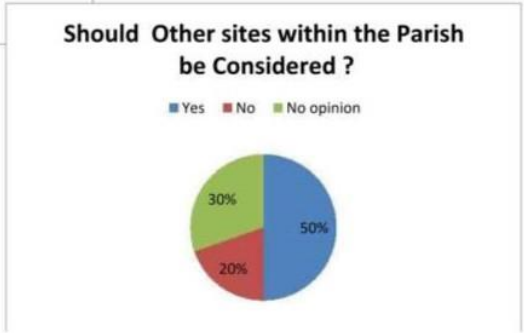


# Vision

**Oldbury will be a place that has provided new homes that 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

## Housing and the Environment

**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 best fit all objectives and minimise any adverse impact.
- **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 and look and feel 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.

# Objectives

## Work and Travel

- **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.

# Policy

## (Housing Sites and Mix)

**Policy 1: Sites for new housing**

- **Sites shown outlined in red on the Proposals Map/Figure 1 are allocated for residential development where evidenced local need supports development. Policies 5 – 8 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.**

**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 housing in Oldbury will normally be expected to have no more than three bedrooms or rooms that could reasonably be used as bedrooms. If viability requires the provision of some larger homes on a site, these should be no more than 10% of the total number of dwellings provided on the site, and evidence is to be provided on the viability problems that make this provision necessary. Custom build sites are to be excluded from this requirement and Site Specific Policies 5 – 8 have more detail on requirements for each site.**

**Site Specific Policies 5-8: To be drafted when sites have been identified.**

- **All development proposals will be required to undertake a Part 2 Flood risk Assessment and submit that with any planning application. 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.**

**Church Hill east (was 7)** **Westmarsh Lane (was 9)**

- **West End Lane north (was 13)** **West End Lane south (was 13)**

# Policy
## (Tenure)

**Policy 3: Housing for Older People and those less mobile**

- **On sites of 5 or more dwellings, and as suggested in Policies 5-8?, 25% of the dwellings provided are to comply with Category M4(2) of Part M 'Access to and use of dwellings' of the Building Regulations 2015 and as updated in the future.**

**Policy 4: Affordable housing as defined in the NPPF shall be offered first to people in recognised housing need who meet the following criteria:**

- **have lived in the neighbourhood area (Parish of Oldbury) for a minimum of two years, or**
- **have lived in the Parish of Oldbury for 5 of the last 10 years, or**
- **are currently working within the parish on a long-term contract of at least two years, or**
- **have immediate family whose circumstances require them to return to live in the parish in order to provide care.**
- **If after 3 months there are no local candidates for the property then it shall become generally available to all who qualify for it.**

# Policy
## (Village Character)

**Policy 9 Village Charm**

- **All development in Oldbury Village is to comply with the design guidelines set out in the Oldbury Village Character Assessment (Appendix ….) which are as follows :-**
- **G1 Development should be low density and primarily of a linear nature to match existing rural village areas . The density of new development should 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 Development 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 Development 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.**
- **G4Dwellings 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 needs of the local inhabitants.**
- **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.**

# Policy

## (Heritage and the Environment )

**Policy 10: 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.**

**Policy 11 Local Heritage Assets**

- **The buildings and features listed at Appendix 4 are local heritage assets .Any development proposal should respect them and their setting so that the historic character of the village is maintained.**

**Policy 12: Flood Risk**

- **Any development proposal will be required to meet the sequential and exception tests(see Appendix 5) and 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 .**

# Policy

## (Travel and Community Facilities )

**Policy 13: 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 one off-street parking place, and dwellings with 3 or more bedrooms will be required to provide a minimum of 2 off-street parking places. The additional provision of visitor parking on developments of more than 6 houses or in areas of existing parking stress will normally be expected. Visitor parking to be well screened with natural vegetation, and if more than four spaces are to be provided, on separate small areas within the site.**

**Policy 14: 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**
- **The Anchor Inn**
- **St Arilda's Parish Church**
- **Playing Fields Pavilion**
- **The Memorial Hall**
- **St Mary's Church**
- **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.**

# Policy

## (Homeworking and Small Business Development )

**Policy 15: 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**
- **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**

# Policy

## (Nuclear Facility Development)

- **Policy 16: 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 including the village of Oldbury;**
- **Traffic calming for the Parish particularly in the vicinity of residential accommodation;**
- **Assistance with community facilities in the parish including new pedestrian and cycle facilities;**
- **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.**

**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: Policy 16 : New Nuclear Build Community Benefit is retained accordingly**

# Proposals

Taking into account the recommendations from the Flood Risk and Site Assessment Reports and community feedback the available sites with the greatest potential to satisfy the requirements of the National Planning Policy Framework have now been submitted to South Glos Council for their consideration and opinion .

This effectively reduces the original 14 sites to a small part of 3 sites .

# Site Selection Summary

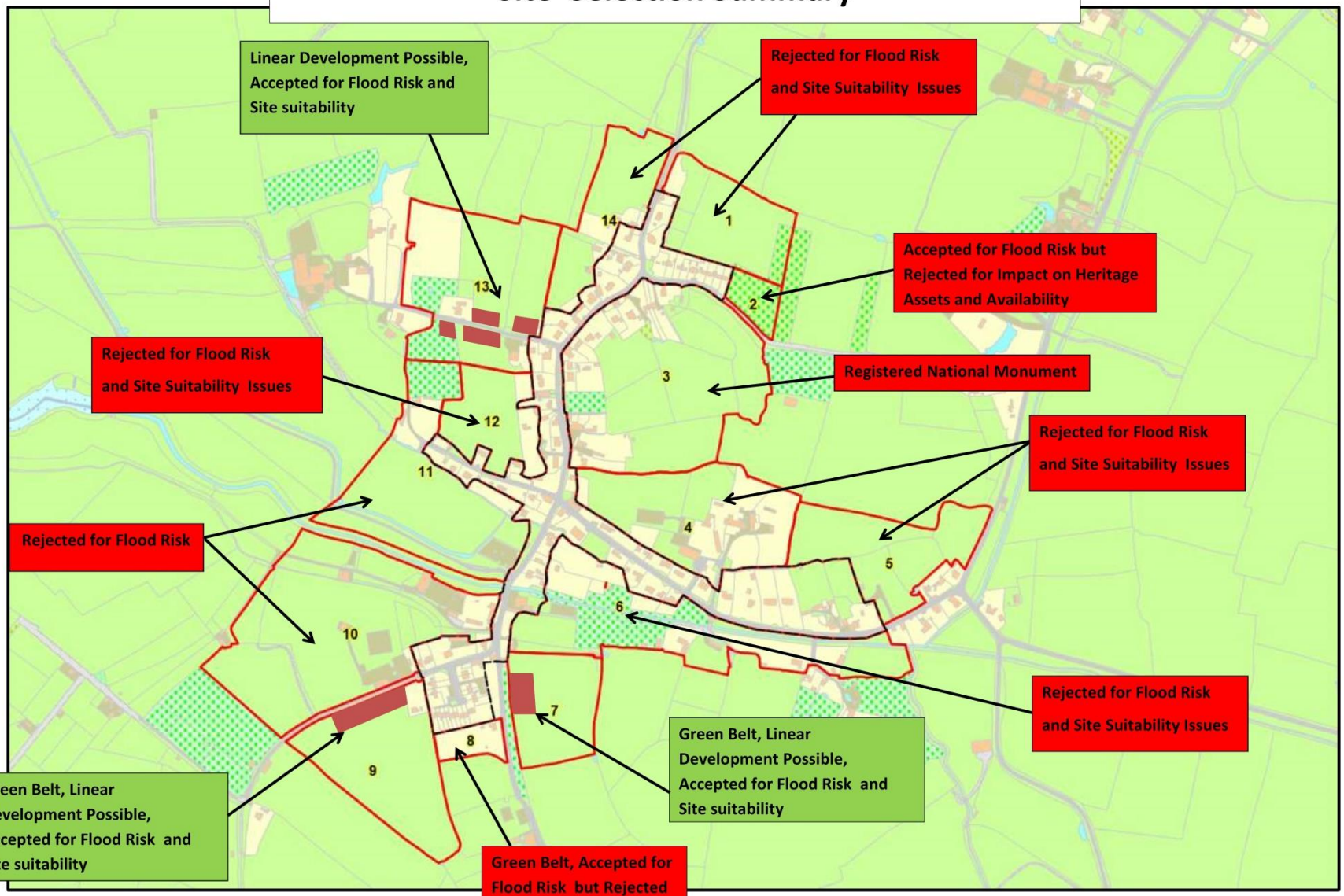
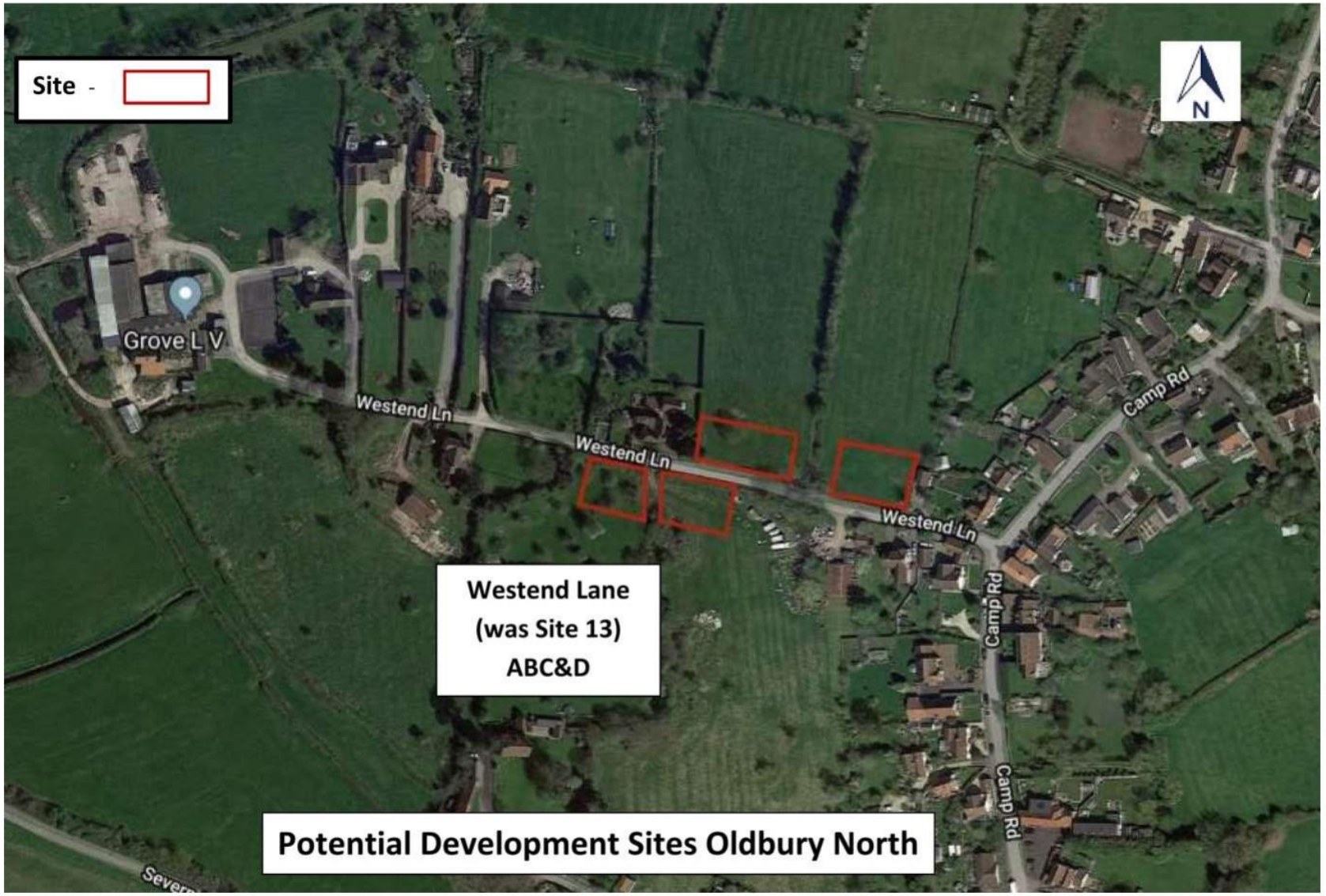


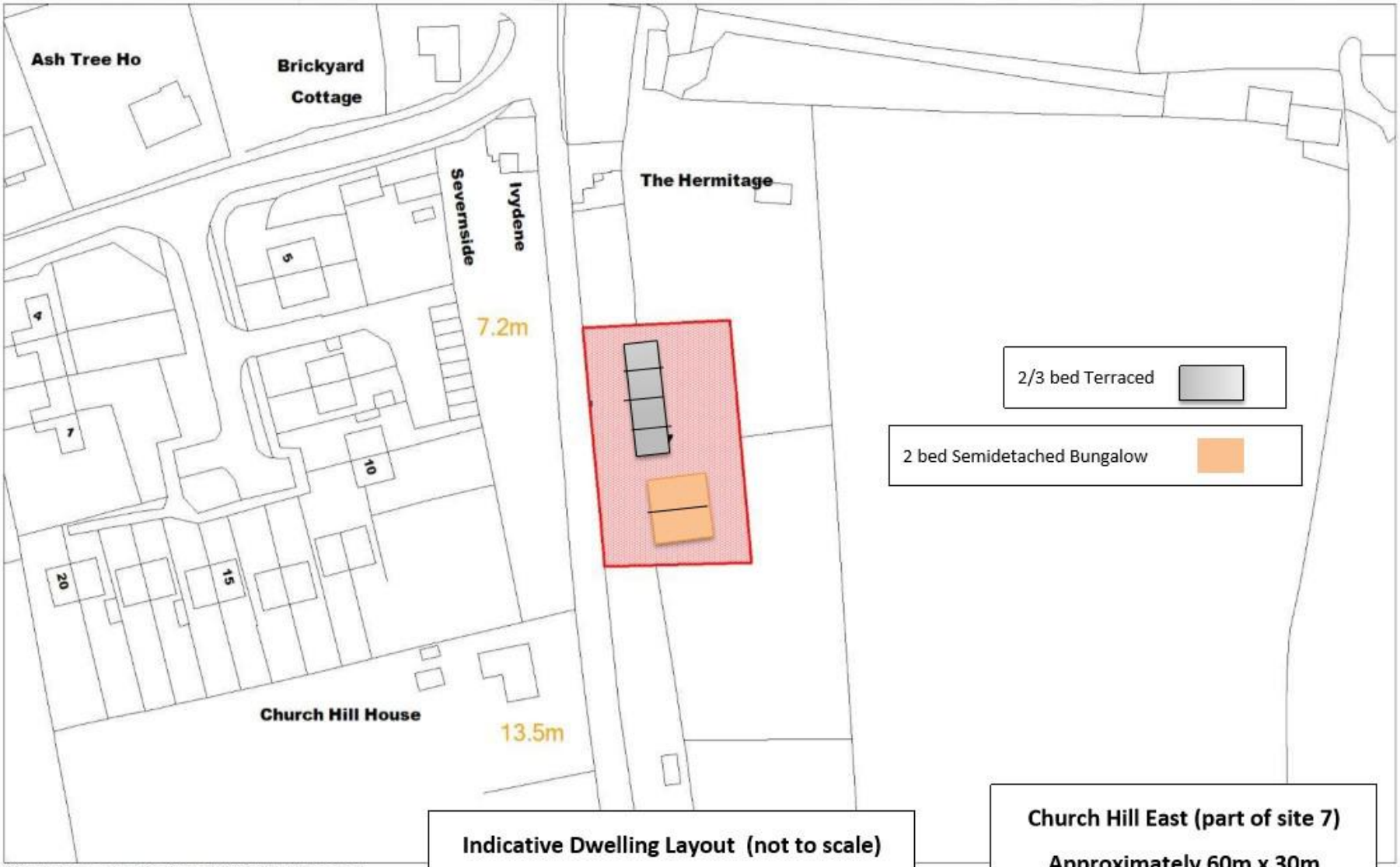
Figure 2

The Anchor Inn
The Barn
Yew
Far
N
Westmarsh Ln
Westmarsh Lane (was part of site 9)
Church Road East (was part of site 7)
Westmarsh Ln
Church Hill
Oldbury on Severn
CE Primary School
St Arilda Church
Site
Potential Development Sites Oldbury South


Site -
N
Grove L V
Westend Ln
Westend Ln
Westend Ln
Camp Rd
Camp Rd
Camp Rd
Westend Lane
(was Site 13)
ABC&D
Potential Development Sites Oldbury North

# New Dwellings

- **Will normally be expected to have no more than three bedrooms or rooms that could reasonably be used as bedrooms.**
- **More varied and accessible to smaller households and those on more limited incomes.**
- **Circa 25 dwellings (subject to acceptance of sites )**

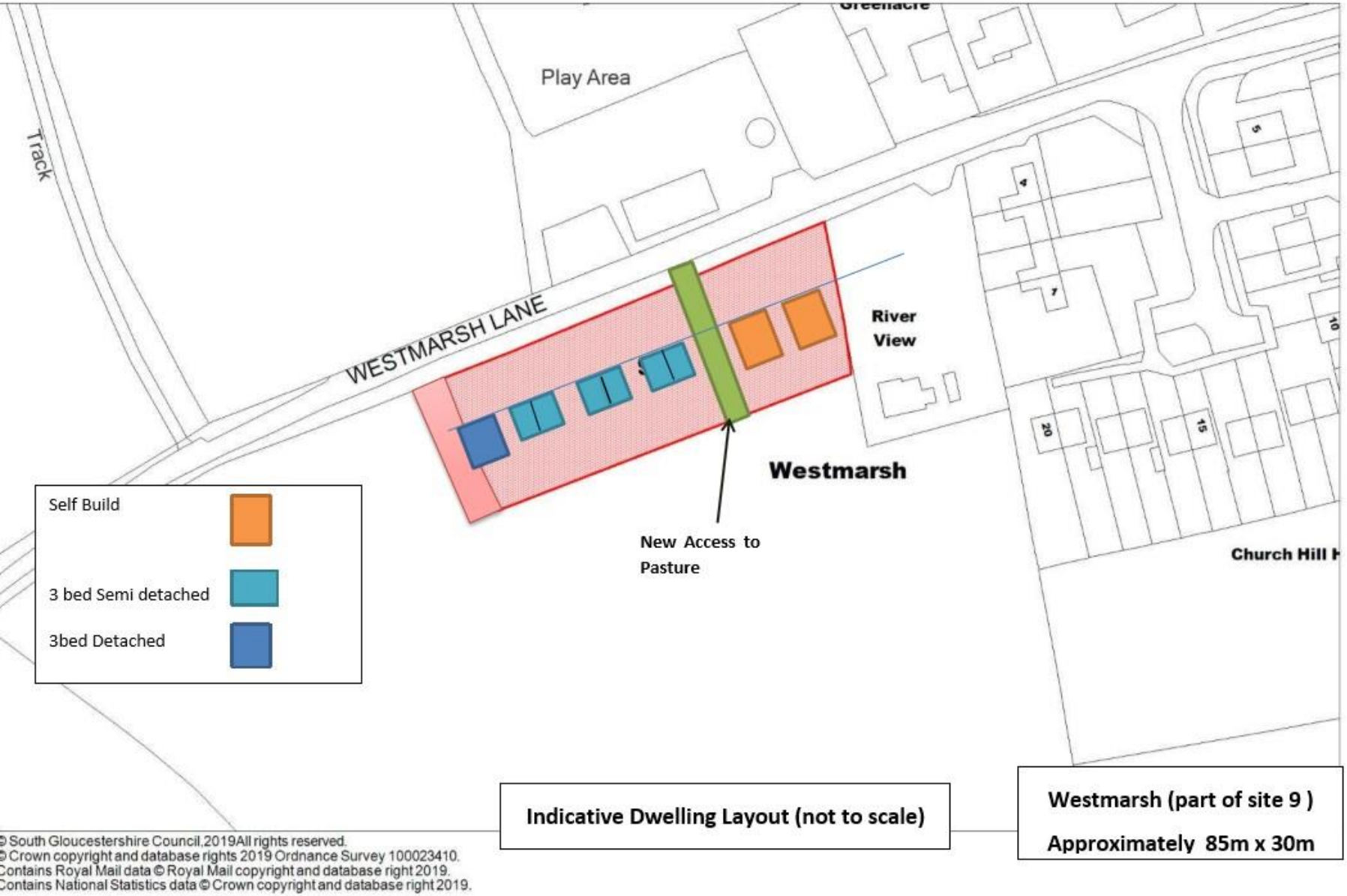



**Indicative Dwelling Layout (not to scale)**

**Church Hill East (part of site 7)**

**Approximately 60m x 30m**

© South Gloucestershire Council,2019All rights reserved.
© Crown copyright and database rights 2019 Ordnance Survey 100023410.
Contains Royal Mail data © Royal Mail copyright and database right 2019.
Contains National Statistics data © Crown copyright and database right 2019.

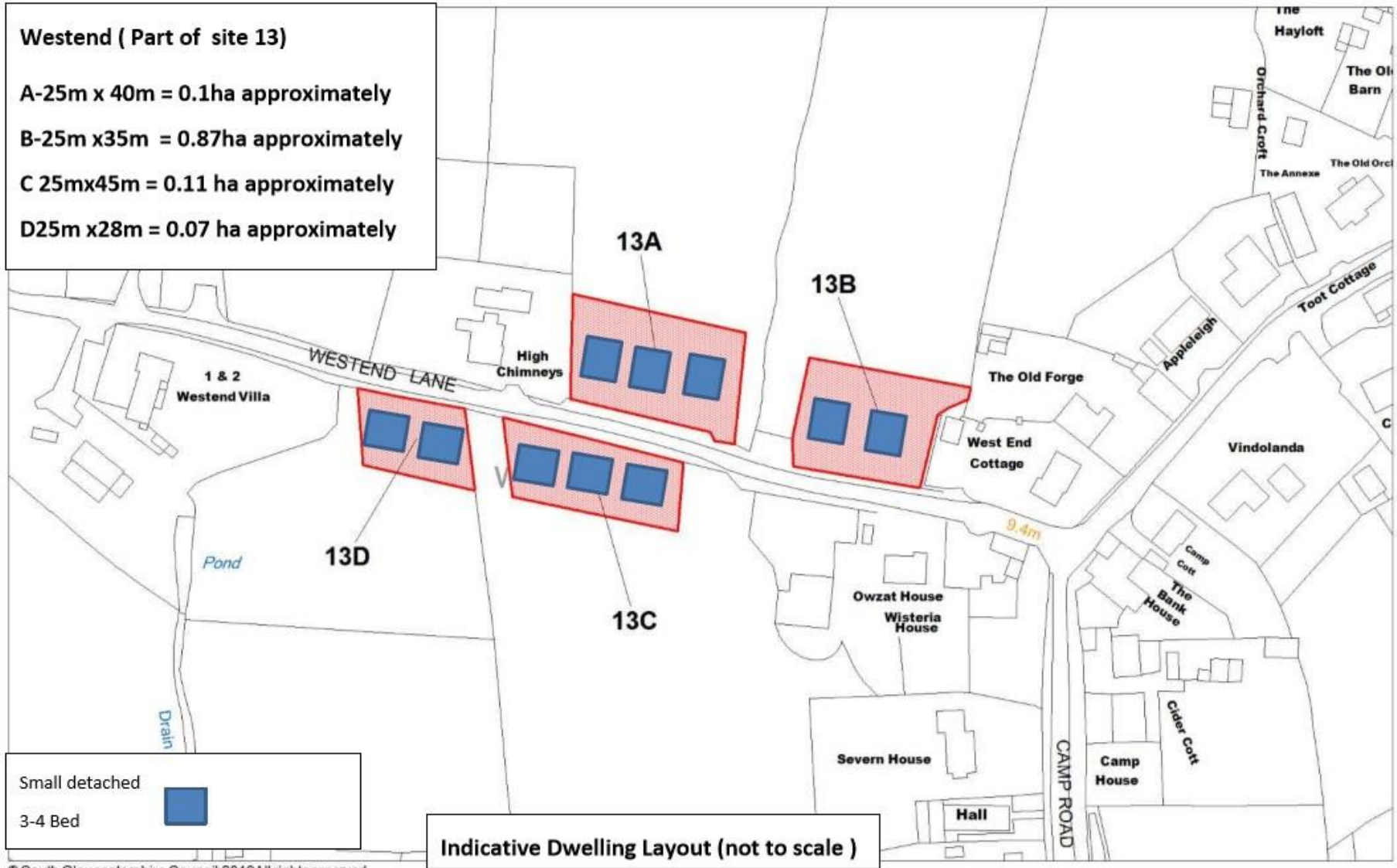



**Indicative Dwelling Layout (not to scale)**

**Westmarsh (part of site 9 )**

**Approximately 85m x 30m**

© South Gloucestershire Council,2019All rights reserved.
© Crown copyright and database rights 2019 Ordnance Survey 100023410.
Contains Royal Mail data © Royal Mail copyright and database right 2019.
Contains National Statistics data © Crown copyright and database right 2019.




© South Gloucestershire Council,2019All rights reserved.
© Crown copyright and database rights 2019 Ordnance Survey 100023410.
Contains Royal Mail data © Royal Mail copyright and database right 2019.
Contains National Statistics data © Crown copyright and database right 2019.

# Examples of housing

Small Detached 3 bed

Semi Detached 2/3 bed

Terraced 1 ,2 and 3 bed

# What Next ?

A Summary

- Await the outcome of SGC screening opinion .
- Outcome 1 Proceed to regulation 14 - Formal Consultation with the Community.
- Outcome 2 Strategic Environmental Assessment(SEA) Required - if so undertake SEA then proceed to Formal Consultation with the Community

# After Consultation

A Summary

- Analyse feed Back
- Modify Plan if required.
- Send Plan Proposal and all evidence to SGC for formal assessment (Regulation 15).
- SGC Publicise Plan and arrange a formal consultation(Regulation 16).

# After Consultation(2)

A Summary

- SGC Arrange for Independent Examiner to be appointed .
- **Submission of plan proposal to examination**
- Plan , consultation responses and other evidence sent to examiner .(Regulation 17 ).
- **Publication of the examiner's report and plan proposal decisions** (Regulation 18) **including a recommendation whether or not the Plan goes forward to referendum,**

# The Referendum

- The rules covering all aspects of organising and conducting the polls can be found in the Neighbourhood Planning (Referendum) Regulations 2012 (as amended by the Neighbourhood Planning (Referendum) (Amendment) Regulations 2013 and 2014) and the Neighbourhood Planning (Prescribed Dates) Regulations 2012.

- A person is entitled to vote if at the time of the referendum, they meet the eligibility criteria to vote in a local election for the area and if they live in the referendum area.