



DATCHET
NEIGHBOURHOOD
PLAN

Presentation prior to Datchet Parish Council meeting
6.30pm Monday 13 December 2021

Why we need a Neighbourhood Plan

- ▶ It is an opportunity for us all to say how we'd like our area to develop in the next 10-15 years (Localism Act 2011)
- ▶ It can help to guide new development within the parish and seek to address the challenges that face the community
- ▶ It will benefit the parish financially. Parishes with an adopted Neighbourhood Plan receive 25% of CIL (Community Infrastructure Levy) rather than the current 15%

The benefits of a Neighbourhood Plan

- ▶ A Neighbourhood Plan will help to ensure that growth within the Parish is:
 - sustainable
 - meets the needs of residents and businesses
 - does not compromise the natural and historic environment, friendly atmosphere and community spirit of the whole village

How has the plan been developed?

By engaging with the local community

- ▶ Leaflets, surveys, character assessment walks, Zoom meetings
- ▶ Regular updates to the Parish Council
- ▶ 20 articles in *The Link*, info on DNP website and social media
- ▶ Datchet Design Guide consultation
- ▶ Drop-in Day, information stalls at local events and open days
- ▶ Involvement of community groups
- ▶ Awareness-raising sessions at the Railway Station, Tesco and on The Green

How have we used this information?

By involving the community widely, we have been able to

- ▶ Identify planning issues that are of considerable importance to the local community
- ▶ Create a vision for Datchet in 2033
- ▶ Determine objectives to achieve this vision
- ▶ Research detailed supporting evidence
- ▶ Develop policies designed to address the issues raised

What can our Plan cover?

A Neighbourhood Plan must focus on the use and development of land

- ▶ It can consider topics which are part of RBWM's planning process
- ▶ It must have regard to national policy
- ▶ Its scope is framed by flood zones, Green Belt, Conservation Area

What can't it cover?

- ▶ It cannot promote less development than the BLP
- ▶ It cannot contradict current legislation, local or national planning policy including the NPPF
- ▶ It cannot cover issues of a non-planning nature but these can be identified as separate projects

The DNP can't do anything directly about planes, trains, pollution, traffic or flood schemes — topics which are frequently raised in public consultations

What's in Datchet's plan?

The Datchet Neighbourhood Plan covers:

- Character and heritage
- Environment
- Housing
- Sustainable design and construction
- Flooding and drainage (limited)
- Community assets
- Key movement routes

See the plan for full details, policies and supporting evidence

Character and heritage

- ▶ The plan's policies aim to preserve and protect the character of the village, its attractive historic centre and village greens, public riverside and special views
- ▶ There is also an opportunity to identify local non-listed structures which are of heritage value

Environment

- ▶ The Plan seeks to
 - conserve and enhance the character of the landscape
 - protect important views
 - ensure local people have access to nature by designating protected Local Green Spaces
 - safeguard our 3 Local Wildlife Sites
 - identify opportunities to improve local biodiversity
 - promote wildlife-friendly features in new development
 - protect and maximise the provision of verges, trees and hedgerows in new development

Housing

- ▶ Policies in the plan are intended to
 - ensure new housing delivers high-quality design, supporting the principles of the Datchet Design Guide
 - respond to the needs of the community with suitable housing for people of all ages, abilities and means
 - provide the opportunity for existing and future generations to remain in the community
- ▶ The emerging BLP allocates one new housing site (AL39) with 40% affordable housing
- ▶ DNP has identified a need for homes suitable for downsizing

Sustainability - Flooding and drainage

Flooding policy is determined largely at National/Borough level

The Plan seeks to ensure that new development

- ▶ does everything it possibly can to actively reduce flood risk, principally by being located away from areas of high risk
- ▶ does not have a detrimental impact on surface water run-off and sewage discharge networks which are at capacity
- ▶ provides sustainable drainage solutions, where required, which are effective in areas susceptible to groundwater flooding
- ▶ reduces risk and maximizes the provision of appropriate flood attenuation measures
- ▶ The use, retention and maintenance of the bunds is also supported

Sustainable design and construction

- ▶ A DNP survey identified very high support for improvements to the environmental efficiency of building
- ▶ The Plan encourages development to go as far as it can to minimise its impact on the environment and climate

Community assets

- ▶ The plan seeks to ensure that new development is supported by adequate additional facilities, contributing to the health and wellbeing of all age groups
- ▶ DNP surveys highlight a demand for play equipment to support early years' development
- ▶ There is also support for allotments or community garden, and a sensory, flower or wildlife garden with seating areas

Key movement routes

- ▶ The Plan seeks to
 - improve access to safe, high-quality, walking and cycling routes, and to improve cycle-parking facilities
 - minimise the impact of air pollution, for example with planting such as trees and hedging
- ▶ A series of Key Movement Routes has been identified where improvements will have the greatest potential
- ▶ New development will be expected to mitigate the impact of additional traffic on the safety and flow of pedestrian and cycle access

Non-policy actions

- ▶ The consultation process raised a number of issues such as public transport, traffic speed and congestion, which are beyond the scope of the Neighbourhood Plan
- ▶ These issues have been included as ‘non-policy actions’ to be followed up by DPC, RBWM and relevant groups and stakeholders

Regulation 14 consultation

The next step is to present the plan to the village so the community can see how their feedback has helped to shape its content and can comment on the proposed policies

Regulation 14 process

- ▶ 8-week consultation
- ▶ Drop-in sessions at village venues and Zoom Q&A
- ▶ DNP available to view online
- ▶ Printed copies at Parish Office, Library, The Bridge
- ▶ Comments must be in writing. Representation forms will be available at the above locations and online

All comments must then be reviewed and the revised Plan, supplementary documents and a Consultation Statement will be submitted to RBWM

After the Reg 14 consultation

- ▶ **Strategic environmental assessment (SEA)**
RBWM will check that the process has been followed correctly and will decide if an SEA is required
- ▶ **Regulation 16**
RBWM will organise a further consultation to determine whether the Plan is 'sound' and meets the basic conditions (legal requirements, national/local policy, sustainable development, etc)
- ▶ **Regulation 18 publicity**
The Plan and Reg 16 comments will be sent for independent examination. RBWM will publish details of agreed modifications
- ▶ **Referendum**
RBWM will organise a referendum, asking residents if the DNP should be used to help determine planning applications in Datchet

Any questions?

- ▶ We hope to answer any questions or concerns you may have before proceeding to the Regulation 14 Consultation and presenting the Datchet Neighbourhood Plan to the community