

## Locality's Masterclass on Neighbourhood Planning

**31 October 2014**

### The KEY POINTS

A Neighbourhood Plan can only deal with issues relating to development & local land use. The Basic Conditions, as follows, must be met or it will not be valid-

1. The Neighbourhood Plan must be truly democratic and involve community consultation right from the start and at every stage with all stakeholders- residents, businesses, LEP, service providers, schools, health providers, clubs , landowners & developers (if sites are allocated) etc. This could mean public meetings, questionnaires, displays.
2. It must conform to both the National Planning Policy Framework and the WODC Local Plan and we must work closely with WODC as the Local Planning Authority. The Neighbourhood Plan must build on and support the Local Plan policies- including the quota of houses required for Eynsham- and cannot undermine those policies.
3. The Neighbourhood Plan must be based on firm evidence but it does not have to be excessive. The evidence needs to be clearly related to the Planning focus that the community decide on following our initial consultation. Local volunteers are best placed to collect such evidence but we could pay for professional help.
4. The Neighbourhood Plan must contribute to the achievement of "sustainable" development. To some extent the Neighbourhood Plan can define the environmental, social and economic standards required of developers in Eynsham to achieve this.
5. The Neighbourhood Plan must be compatible with human rights requirements and other EU obligations, in particular the Strategic Environment Assessment (SEA) Habitats Directive. WODC should be able to advise us early on.
6. It must comply with the law with regard to Conservation Areas and Listed Buildings etc.

If we do not abide by the Basic Conditions our Neighbourhood Plan will be thrown out by the Independent Examiner when it is submitted to the WODC and we will have wasted our time. There is no point in proceeding unless all members of the Steering Group support all the above especially #2.

It will not therefore be possible to use the Neighbourhood Plan Steering group as a forum to campaign against the quota of houses- 250 in the period 2019 to 2024 or

whatever amended quota or timing transpires from WODC's delayed Local Plan Timetable.

I sympathise with individuals on the Steering Group who wish to campaign against the Oxfordshire Strategic Housing Market Assessment , the WODC Local Plan quota for the Eynsham/Woodstock/Hanborough Sub Area or just the Eynsham quota and site proposals. There is also a case for the houses to be built elsewhere such as in a properly planned "New Town". However this cannot be the forum for that. It would seem more appropriate for them to fight through other local or district campaigns such as 'ROAR' (Rural Oxfordshire Action Rally"- [www.roartoday.co.uk](http://www.roartoday.co.uk). They are organising a first rally in Witney on 7 December.

I will enlarge more on the "Roadmap" for the Neighbourhood Plan at the meeting tomorrow and on the immediate project plan & costings needed now and funding issues.

Best wishes

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