


Neighbourhood Planning:

A photograph of a park with a large tree, a bench, and a stone cross in the background. The sky is blue with light clouds. The text 'Neighbourhood Planning:' is overlaid in the top left corner in a dark red font.

Woodcote: Our Experience

TOPICS



- 1 Woodcote
- 2 Why bother?
- 3 Where are we?
- 4 What's the process?
- 5 What's it cost?
- 6 Problems
- 7 Lessons

what do you have to do?

how did we get there?

time and money?

and how we got round them

if we knew then

WOODCOTE



WOODCOTE

A Village:

- ▶ Of some 2500 - 400% larger than in the 1950's
- ▶ Halfway between Reading and Wallingford
- ▶ Entirely within the Chilterns AONB
- ▶ With some Victorian, but mostly undistinguished 1960/70's, houses
- ▶ In which:
 - most work outside the village;
 - fewer than half of those employed locally live in the village;



Woodcote Rally

An active community

- ▶ Who care about Woodcote's future
- ▶ Who value the rural feel of the village and surrounding countryside;
and
- ▶ Who feel very strongly that further development should not be allowed.

WHY BOTHER ?



New Housing

Driven by developers and landowners' needs
- not the community's

Destroying the village feel

Eroding the AONB



Frustration

Powerlessness



Desire for

Better match of development to need

More say - much greater local input

Stability in a longer term binding agreement



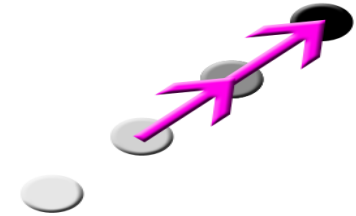
Threat


➔ energy and motivation

Opportunity

➔ realisation of growing problems

WHERE ARE WE?




Woodcote Neighbourhood Plan 

**WOODCOTE
NEIGHBOURHOOD PLAN
2013 - 2027**

Our Plan – Our Future

Examination Version
September 2013

Plan


Woodcote Neighbourhood Plan 

**WOODCOTE
NEIGHBOURHOOD PLAN
2013 - 2027**

Our Plan – Our Future

Consultation Statement
September 2013

Consultation Statement

Woodcote Neighbourhood Plan 

**WOODCOTE
NEIGHBOURHOOD PLAN
2013 - 2027**

Our Plan – Our Future

Basic Conditions Statement
September 2013

Basic Conditions Statement

SUPPORTED BY....



Background
Data

Consultation
Event Report
Feb-12

Housing
Survey
Report

Sustainability
Appraisal and
Summary

Scoping
Report

Workshop
Report
Jul-13

Living in the
Village
Survey
Report

Pre-
submission
Plan

Consultation
Event Report
Mar-13

OUTLINE PROCESS



Engage the village
Organise

Getting Started

Formulate initial objectives

Write Scoping Report

Answer key questions

Plan Development

Develop recommendations

Draft Policies

Draft Plan

Pre-sub consultation

Plan Finalisation

Write Consultation Report

Re-draft Plan

Write Basic Conditions Statement

Submit Plan

Desk Research
Consultation
Workshops
Communication
Surveys



November 2013

www.woodcotendp.org.uk

GETTING STARTED



Engage the village

Extraordinary Parish Meeting (~ 250)
Publicity



Organise

Form Advisory Group
Formulate key questions
Create N-Plan delivery plan



Formulate initial objectives

Desk Research
Village Appraisals Parish Plan
ONS, OCC, SODC, ORCC

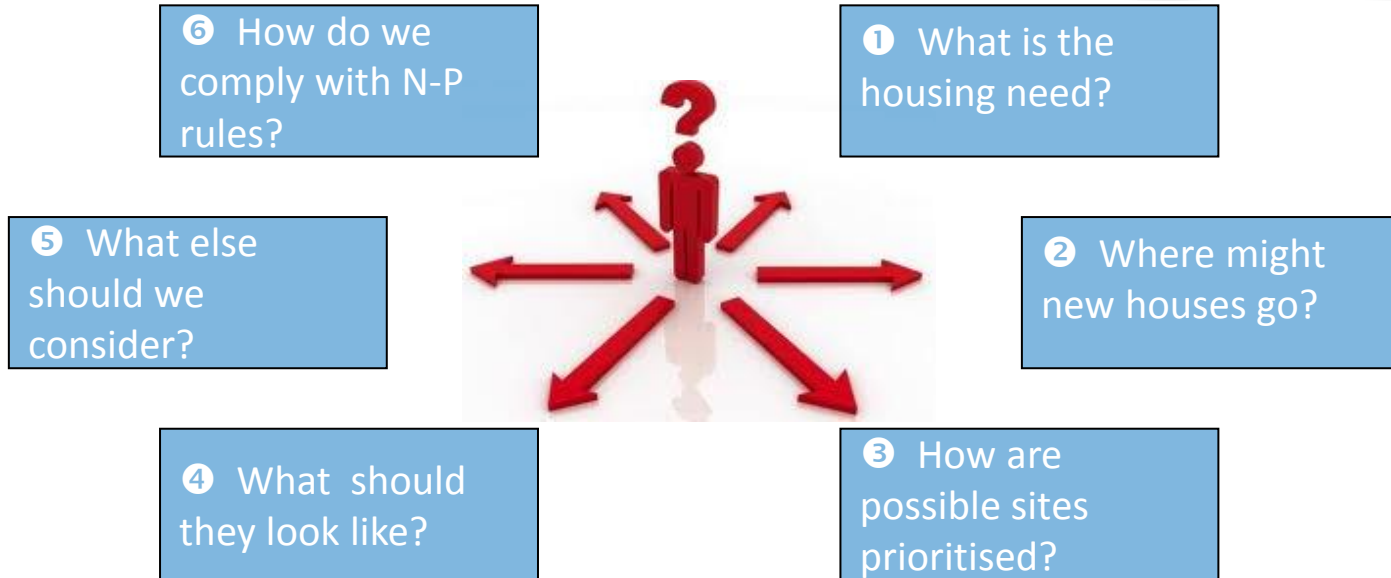


Write Scoping Report

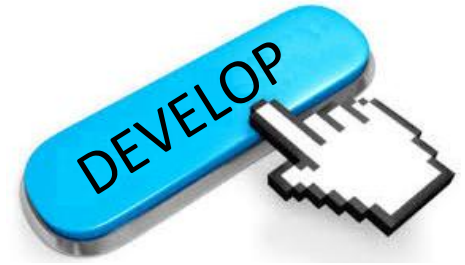


March consultation (400+)

SIX KEY QUESTIONS



PLAN DEVELOPMENT



Answer key questions

6 + 1 working groups
Meetings with village groups
Site advertising
Developer meetings
ORCC housing survey
Living in the Village survey
July Workshops

E-mail updates
Web-site

Parish magazine



Develop recommendations

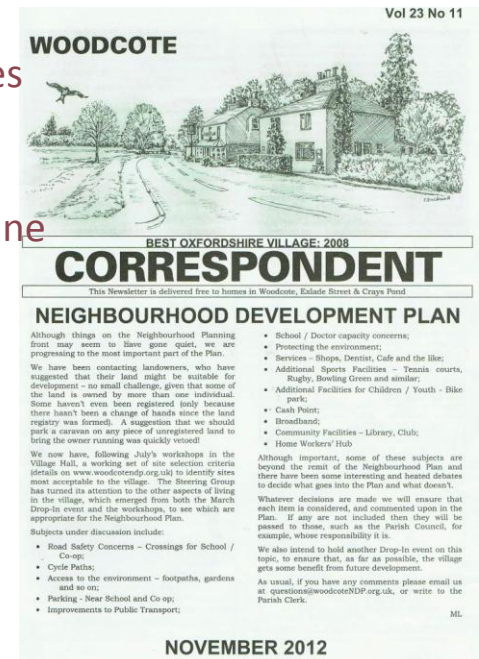
February consultations



Draft Policies



Draft Plan



PLAN FINALISATION



Pre-sub consultation



- ❖ 6 weeks
- ❖ Formal consultees
- ❖ others potentially affected



Write Consultation Report



Re-draft Plan



Write Basic Conditions Statement



- ❖ NPPF
- ❖ Sustainable Development
- ❖ Core Strategy **and**
- ❖ European legislation:
 - Sustainability
 - Human Rights



Submit Plan

WHAT'S IT TAKEN?



5 man years

£12000



Estimates: Treat with caution
Probably on the low side

PROBLEMS



Frontrunner

No precedent,
Examples or guidance

It's not for us

No benefit
We don't have the time, money or expertise

Ignorance

Ours (& the Planners)
What do we have to produce?
What formalities must observe?

How do we do it?

Process, documents, notices

Resistance/scepticism

No housing in Woodcote
NP will carry no weight
Lack of trust

Interference

Lobbying from developers and
landowners

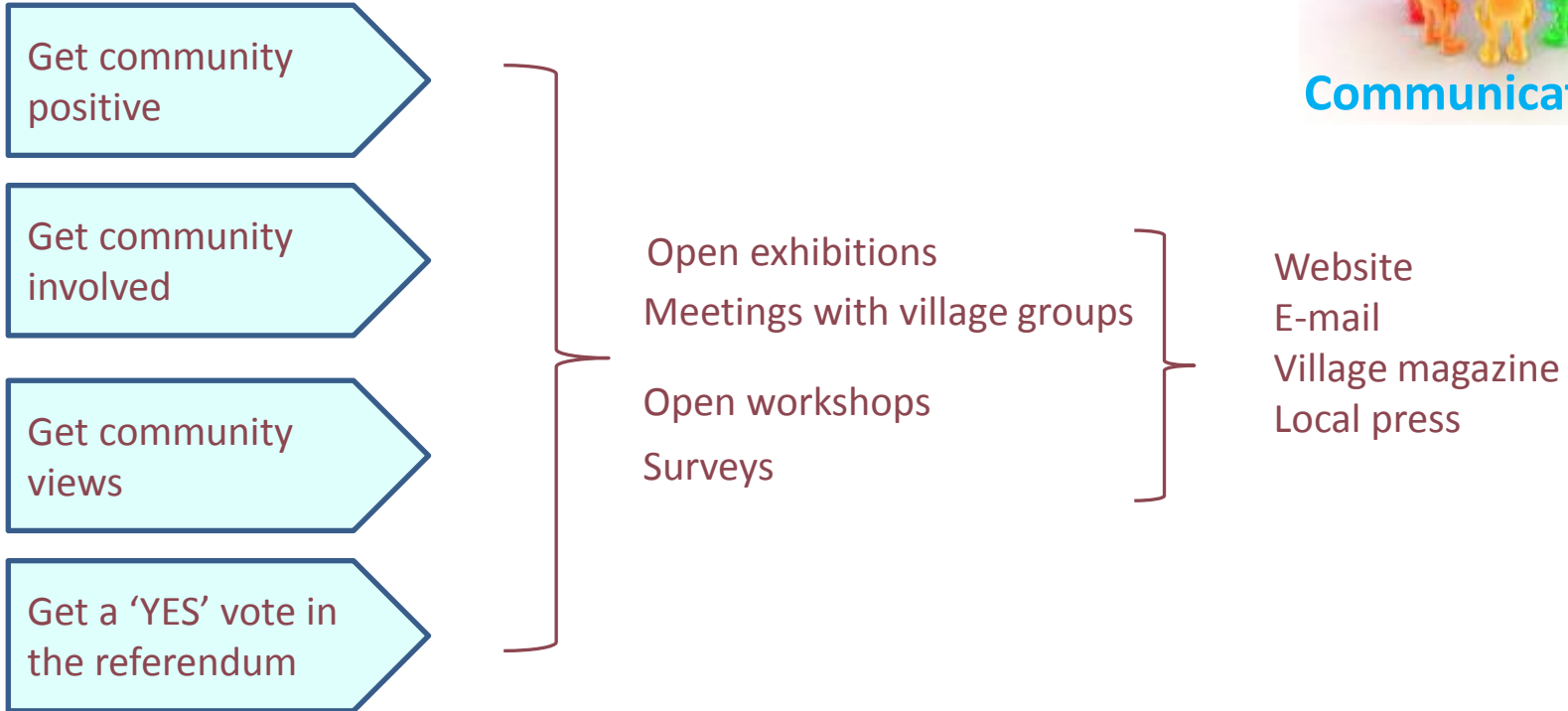
TODAY?

Frontrunner	✓	No precedent, Examples or guidance
Ignorance	✓	Ours (& the Planners) What do we have to produce? What formalities must observe?
How do we do it?	✓	Process, documents, notices
Resistance/scepticism	✓	No housing in Woodcote NP will carry no weight Lack of trust
It's not for us	✓	No benefit We don't have the time, money or expertise
Interference	✗	Lobbying from developers and landowners



Engaging
Listening
Being open

WHAT HELPED?



WHAT HELPED ?



1 Forming an Advisory Group

2 Using a 'bootstrap' process

6 key questions

3 Good early community data

Desk Research
Village meetings

4 Allies

OALC, ORCC, CPRE, Locality

5 Learning from others

Thame

6 Studying the Core Strategy

WHAT HELPED ?

And ⑦ Getting Stuck In



EARLY LESSONS



In the beginning.....

- ❖ Have a clear sense of desired outcomes
- ❖ Get a road map early
- ❖ Get a budget together
- ❖ Create and implement a communication plan
- ❖ Get a community mandate
- ❖ Identify an engaging entry point
- ❖ Proceed in small steps
 - ⇒ build community engagement ;
 - ⇒ grow buy-in and learning; and
 - ⇒ learn
- ❖ Ask others

as you go

EARLY LESSONS



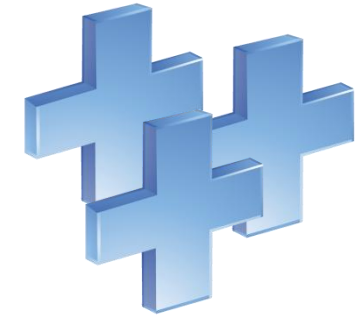
Remember

- ❖ The Examination - document evidence as you go along
- ❖ The Referendum – consult and communicate continuously
- ❖ The Sustainability Appraisal – sort it early!!
- ❖ To watch for ‘Scope Creep and ‘hijackers’
- ❖ It’s a community plan – not yours!

Be Ready For

- ❖ Interference and attack
- ❖ Frenzy

AND FINALLY....



Other Positives

- ① **Community Agenda**
“Section 7”
- ② **Community Competence & Capability**
People & Approaches
- ③ **Community Confidence**
- ④ **Community Credibility & Presence**
They know that we know..... And will persist