

WOODCOTE



- I. Who are we?
- II. What have we done?
- III. Why?
- IV. How?
- V. What helped?

WOODCOTE

Compact village of 1000 houses

- **Chilterns AONB in South Oxfordshire**
- **Midway between Wallingford and Reading**
- **Surrounded by beech woods and farmland**
- **5-600 feet above sea level**

Expansion in the 60's and 70's

- **500% since 1951**
- **250% since 1961**

Active community

- **3 Village Appraisals (1984, 1991, 200)**
- **2008 Parish Plan**



NEIGHBOURHOOD PLAN

HEADLINES



Headlines

- ▶ **Started in September 2011 - 4th Wave Frontrunner**
- ▶ **April 2013 – Pre-sub consultation start**
- ▶ **September 2013 submit to independent examiner**
 - **3 documents totalling over 200 pages**
 - **Supported by many other documents**
 - **Took 15 people 5 man years to produce**
 - **Cost approx. 10k**
- ▶ **Examiner reported in December 2013**
- ▶ **April 3rd Referendum**
 - **Final cost approx. 13k**

WHY BOTHER ?



New Housing Threat

- ❖ Driven by developers and landowners
- not the community
- ❖ Destroying the village feel
- ❖ Eroding the AONB



Frustration/Powerlessness



Desire for

- ❖ Closer fit of development to need
- ❖ More say - much greater local input
- ❖ Stability - a binding agreement



Energy and motivation

Opportunity to address growing problems

- Housing imbalance
- Housing expense
- Demographic shift



HOW?

Frontrunner



No precedent, examples or guidance

Ignorance

(Ours & the Planners)



**How do we do it?
What's needed?**

.....Documents? Data?
Notices? Examination?

**Resistance &
scepticism**



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

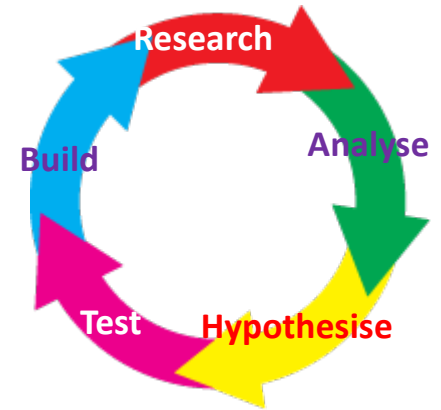


HOW

Approach

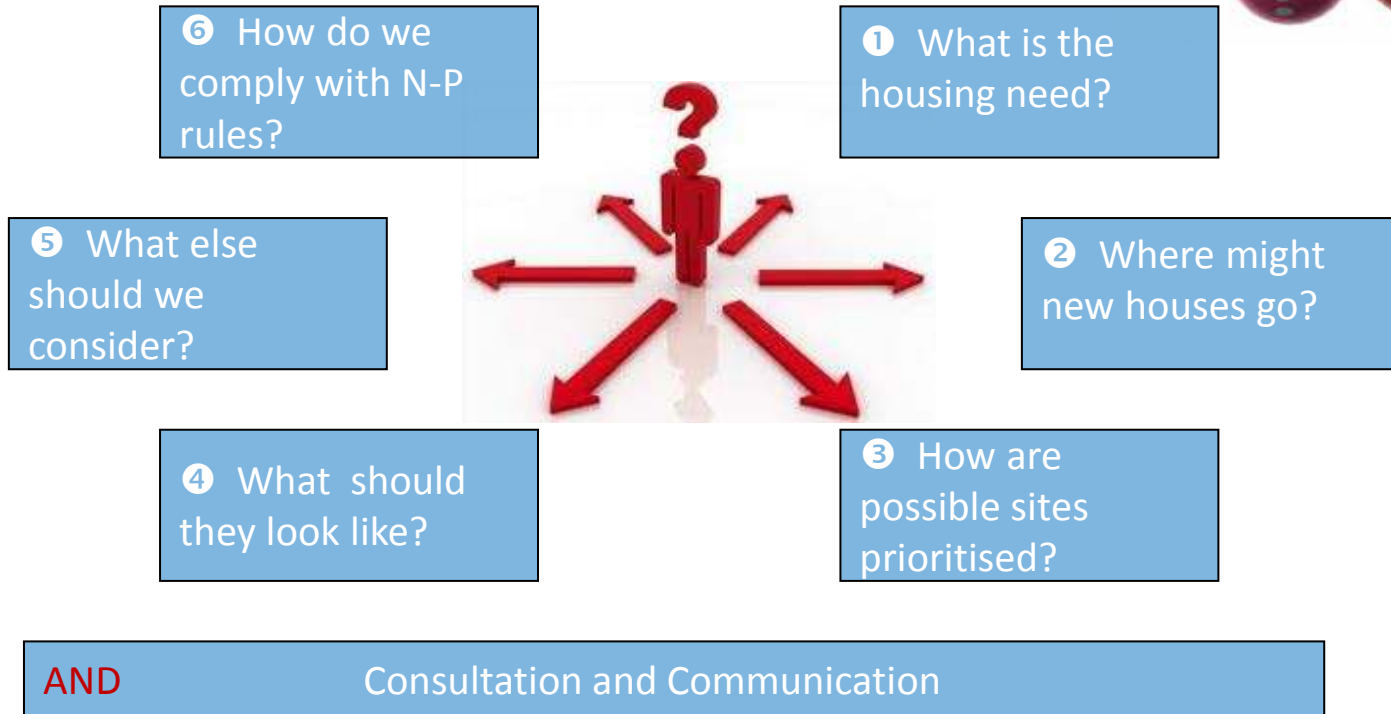
- ▶ Set up advisory group
- ▶ Identify **6 + 1** key strands of work
- ▶ Establish a project plan and budget
 - Target date
 - Task groups
- ▶ Remember:
 - Examination; and
 - Referendum

- ➔ **Defensible: solid data, compliant process**
- ➔ **Community approval**



HOW

6 plus 1



HOW

Consultation & Communication

The Community must:

- ▶ **Feel positive about the Plan**
- ▶ **Feel ownership of the Plan**
- ▶ **Feel informed at all times**
- ▶ **Trust the process & the Plan builders**

Why it's needed
What it provides

Listen, contribute, guide

Stay involved/ positive

Involve
Be open,
Be accessible

Open exhibitions
Meetings with village groups
Meetings with village 'service suppliers'
Open workshops
Surveys
Website
E-mail
Village magazine
Local press
Library 'surgeries'



Woodcote NP Public Meeting



HOW

On-going Challenges



- ▶ **Getting village constructive** **Rumour, misunderstanding.**
Attacks by developers & landowners
- ▶ **Keeping the village engaged** **Long process**
- ▶ **Examination documents and requirement**
- ▶ **Sustainability Appraisal**
- ▶ **‘Scope creep and ‘hijackers’**
- ▶ **Objectivity** **It’s a community plan – not yours!**

WHAT HELPED ?

1 Having a Programme Plan

- Defined Objectives/Outcomes
- Road Map & Budget
- Bootstrap Approach
- 6 Key Questions

2 Forming an Advisory Group

- Spread the load
- Parallel working

3 Good early community data

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





WHAT HELPED ?

- 4 **Early community engagement**
- 5 **Learning from/Working with others**
 - **ORCC**
 - **Thame**
 - **Locality**
 - **SODC**
- 6 **Studying the Core Strategy**
- 7 **Studying early Examiner's reports**



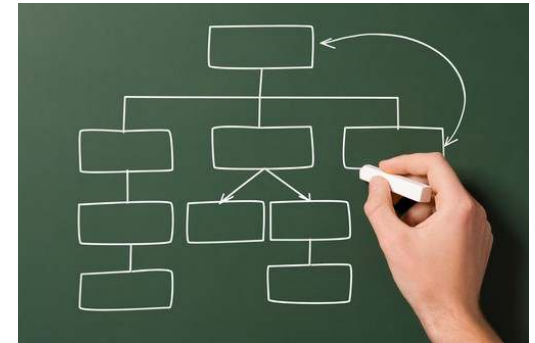


WHAT HELPED ?

8 Getting Stuck In !



OUTLINE PROCESS



Step	Outline	Woodcote Timing
1	Designate Neighbourhood Area	Apr-12
2	Prepare draft NP (18 months)	Sep-12 to Apr-13
3	Pre-submission consultation (6 weeks)	Apr-13 to Jun-14
4	Produce Examination NP, Consultation and Basic Conditions Statements .Submit Plan to SODC (10 weeks)	Jun-14 to Sep-14
5	'Examination' consultation (6 weeks)	Sep-14 to Oct-14
6	Independent Examination (5 weeks)	Nov-14 to Dec 14
7	Final agreement with SODC (5 weeks)	Jan-14 to Feb-14
8	Referendum and Making of the NP (10 weeks)	3-Apr-14

