

**Chinnor Proposed
Neighbourhood Plan Area
Consultation Report**



Listening Learning Leading

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INTRODUCTION

1. This document provides a record of the publication that took place on the Chinnor Neighbourhood Plan Area Publication. The report breaks down the specific publication methods that were utilised, along with the main findings from the publication process. Response rates are anticipated to be low for this formal publication, when compared with that of other planning policy consultations. The reason is that this publication is merely looking at the suitability of the neighbourhood plan area. A higher response rate is expected with consultation on the neighbourhood plan itself.
2. This publication process is to allow the formal submission of a neighbourhood plan application. The application is submitted by Chinnor Parish Council as the relevant body for this process. This process must take place before the district council as the local planning authority can formally designate the neighbourhood planning area for the settlement.
3. The main aim of this publication is to
 - Provide notification of the proposed area for neighbourhood planning – this is the parish of Chinnor
 - Provide notification of the proposed neighbourhood planning body – Chinnor Parish Council
 - Provide an opportunity for stakeholders to comment on the proposed area before the area is designated.
4. A copy of the formal neighbourhood plan application is available to view in appendix 1. This application is a statutory requirement of the area designation process¹.

REGULATIONS AND GOVERNMENT GUIDANCE

5. The regulations for this process provide clarity on what must be provided in order to make this a legally compliant publication process. As the local planning authority we must publicise on our website and in a manner that brings the information to the attention of those that live, work or carry out business in the proposed neighbourhood area, the following:
 - A copy of the area application (essentially a statement and a map of the proposed neighbourhood plan area); and
 - Details of how to make representations;
6. We must ensure that the publication period is not less than four weeks and that the area is designated within eight weeks of first publication¹.
7. With all the publication methods that are identified in the table under paragraph 14, we believe that we have more than adequately met the regulatory requirements for

¹ Town and Country Planning –The Neighbourhood Planning (General) (Amendment) Regulations 2015

this publication period When undertaking these publication exercises, we attempt to liaise with the relevant town or parish council, to ensure we have the best local knowledge to support the publication process.

8. The government has produced a number of different guidance documents to assist local communities producing a neighbourhood plan. The council has also produced a guidance document to help local communities navigate their way through the suite of documents that are available under the neighbourhood planning and community led planning processes. This information is available to view by visiting our website <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans>. We are in the process of updating this guidance and this will be launched on our website in due course.

PREVIOUS CONSULTATION STAGES

9. Chinnor Parish Council has undertaken some community engagement work to ascertain the community interest for a potential Chinnor Neighbourhood Plan.

CURRENT PUBLICATION PERIOD

10. The publication period ran from **24 April to 22 May, 2015**. Following some initial problems with the online consultation system, the deadline was further extended to 25 May, 2015. The publication period was triggered by an advertisement in the local newspaper for the area. In this instance this was the *Thame Gazette*.
11. We held a four week consultation, in line with the regulatory requirements².
12. A breakdown of the overall timescale is as follows:

Items	Dates (2015)
Press adverts submitted	17 April 2015
Formal consultation period (4 weeks)	24 April- 22 May, 2015
Processing of responses and revisions arising	1 week depending on response content and amount
Delegated approval	TBC
Formal designation	Due by 19 June 2015

PUBLICATION ACTIVITIES

13. The following publication activities were identified as suitable for this exercise. We liaised with the clerk for the affected area to try and establish the most suitable mechanisms to take forward. The local knowledge of the clerk/neighbourhood planning group is important in ensuring that this publication process utilises the most

² Town and Country Planning –The Neighbourhood Planning (General) (Amendment) Regulations 2015

appropriate mechanisms with the limited resources available to us. This approach has also allowed us to make use of their local contacts and networks. These approaches take into account recommendations from our Statement of Community Involvement (SCI)⁴ and minimum standards set out by regulations. The method of promotion used along with any additional information is displayed in the following table. The shaded areas are what could be considered as regulatory minimums and the none-shaded areas are those considered over and above this approach.

Principal methods of consultation

14. The table provides further information on the methods of consultation that we will look to use for publication of the proposed neighbourhood plan area. The table provides further information on the main aims that we want to achieve with each identified consultation activity. We have provided specific dates for some events, but also date ranges for some activities, where appropriate.

Proposed method of consultation	Description and Aim	Date
Hard copies of publication material available in the district council offices	To provide an opportunity for local communities to access hard copy versions of the proposed publication area and neighbourhood planning organisation publication material.	23.04.15
Hard copies of publication material available via Chinnor Parish Council	To provide improved access to local community representatives trying to access publication material associated with Chinnor Neighbourhood Plan Area publication process.	23.04.15
Correspondence sent out to targeted stakeholders from the planning policy consultation database	To improve the notification process associated with the Chinnor Neighbourhood Plan Area publication process. The stakeholders that will be targetted are all statutory stakeholders, planning agents and landowners and all those with a Chinnor reference within their address details	23.04.15
Article sent to the Chinnor Pump local magazine	To improve and widen information distributed regarding the neighbourhood plan area consultation using local resources.	17.04.15 (will be published in May edition)
Information published on PC facebook page	To widen information distributed regarding the neighbourhood plan utilising social media, to involve residents across all age groups	04.15
Correspondence sent out to Chinnor Parish Council's key contacts	Information sent out to widen distribution of information at a local level and ensure that contacts that Chinnor Parish Council want involved are included as part of the consultation. (Chinnor Parish Council has identified a number of contacts through their local distribution information) Couldn't be retrieved by council due to problems in the parish council website	23.04.15
Press notice released	To help widen the notification process and pick up local community representatives	Submitted 17.04.15

to local newspapers	unaware of the neighbourhood plan process.	released 24.04.15
Information held on the council's website	To provide a quick and easy method of obtaining publication data. This will link from the general neighbourhood planning section of the council's website. The council's new online consultation system will also be used to promote the publication.	23.04.15
Public notice/posters (parish council notice boards)	To improve the visibility of the publication process, using local sources.	23.04.15
Information sent to adjacent councils	To ensure that neighbouring parishes are aware of the publication process, we will send letters/e-mails along with relevant information to adjacent councils to ensure that they are aware of the Chinnor Neighbourhood Plan Area Publication process. This includes the adjoining planning authorities. Adjacent parish councils within South Oxfordshire are Towersey, Sydenham, Crowell parish councils. The responsible county is Oxfordshire County Council. Parish councils outside South Oxfordshire are Radnage, Bledlow-cum-Saunderton, Longwick-cum-Ilmer. The adjoining district council is Wycombe District Council. The responsible adjoining County Council is Buckinghamshire County Council.	23.04.15

PUBLICATION RESPONSES

15. In total we received 15 responses to this publication process. One objection was received to the application. Thirteen representations were received in support of the proposed application. The others raised general comments or offered no comments at this stage.

Web portal comments	14
Emails	1
Letters	0
Totals	15

Key issues generated

16. An objections were received from one individual who did not provide any comments or suggestions of an alternative proposal.

17. Chilterns Conservation Board had no comments to make. They note that part of the proposed neighbourhood area (south of the Ridgeway) falls within the Chilterns Area of Outstanding Natural Beauty (AONB), and the area that is not designated AONB forms part of the setting of the Chilterns AONB. They further advise the Chinnor Neighbourhood Plan needs to have regards to national policy and be in general conformity with the strategic policies in South Oxfordshire District Council's local plans, as these form basic conditions against which neighbourhood plans are tested at examination. They wish to stay involved and assist in the future with plan proposals.

18. There were 13 individual respondents supporting the Neighbourhood Area designation. Comments included support for a Neighbourhood Plan covering Chinnor, Henton, Wainhill, Emmington and Chinnor Hill and that Chinnor needs to produce its neighbourhood plan very carefully. One individual commented that an effective plan should take into consideration a long term strategy for the area rather than focusing on short term objectives which would be counterproductive. At present, there is NOT NEARLY ENOUGH good quality homes available at lower prices for sale or rent in the outlined area, both privately and association owned. What is available is totally out of reach for the average local salary earner (See local average income figures from the National office of Statistics). More needs to be done to improve transportation and traffic flow to cut air pollution and car reliance in the outlined area. Finally there needs to be more done to increase diversity. The plan should be developed to address the needs of both the local community and overriding national requirements. In housing, priority should be given to the provision of good quality homes that are affordable both to buy and to rent. An open minded approach to the siting of business premises of all kinds to provides local employment opportunities in balance with projected increases in population. Development of transport links to allow 21st century connections to other centres to reduce necessity for car use for most journeys. Details of all consultation comments are provided in Appendix 3.

OUTCOMES

The results of this publication stage will be used by the council to decide whether or not to approve the submitted Chinnor Neighbourhood Application. They will also be used to confirm whether Chinnor Parish Council can be designated as the relevant neighbourhood planning body. The decision will be taken by the Head of Service for Planning or the Cabinet holder for Planning Policy.

APPENDIX 1 – APPLICATION

26 MAR 2015



Chinnor Parish Council

36 Station Road
Chinnor
Oxfordshire
OX39 4QH

Adrian Duffield
Head of Planning
SODC
Benson Lane
Crowmarsh Gifford
OX10 8NJ

17th March 2015

Dear Mr Duffield,

At the Parish Council meeting held on 2nd February 2015 it was agreed to take the next steps to create a Neighbourhood plan. I therefore wish to formally notify SODC of our intention and to seek approval for us to proceed.

The area that we propose to cover in the plan covers the full Parish boundary including Henton, Wainhill and Emmington. We believe that it is important for all the Parish residents, who use the services, infrastructure and facilities of Chinnor, to have the opportunity to be closely involved and able to contribute during the preparation and with the outcomes of the plan.

I confirm that Chinnor Parish Council is a fully elected Council and the relevant body designated with responsibility for the future development within this area for the purposes of section 61G of the 1990 Town and County Planning Act.

If you require any further information please call Councillor Pat Haywood, Chair of the Parish Council, 01844 352007 or email pat.haywood@chinnorparishcouncil.org.uk. The chairman of the Neighbourhood Plan committee is Mr Tim Samwell MBE Tel: 01844 354029 or email timsamwell@yahoo.co.uk

I look forward to hearing from you in due course.

Yours sincerely



Liz Folley
Clerk

Clerk: Mrs Liz Folley
www.chinnorparishcouncil.org.uk

Email: chinnorpc@btconnect.com



Chinnor Parish Council

36 Station Road
Chinnor
Oxfordshire
OX39 4QH

Chinnor Neighbourhood Area Application Statement

This is Chinnor Parish Council's application to designate the neighbourhood area for the Chinnor Neighbourhood Development Plan and includes the information set out in the neighbourhood plan regulations.

- i. **Map which identifies the area to which the application relates:**
Attached (Parish of Chinnor)
- ii. **Statement explaining why this area is considered appropriate to be designated as a neighbourhood area:**

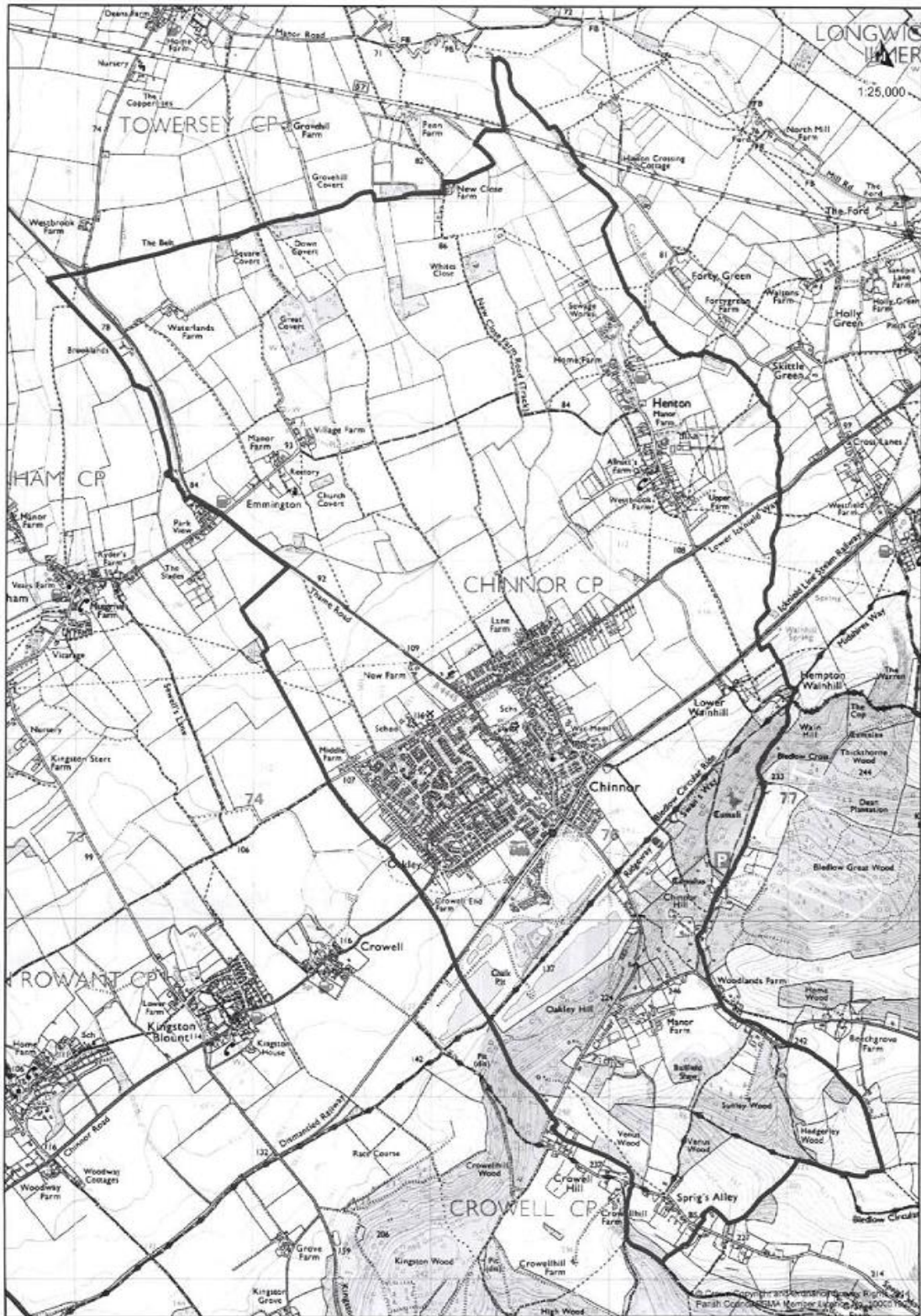
The boundary for our Neighbourhood Plan will be the Parish boundary for Chinnor. This area has been chosen to include Henton, Wainhill and Emmington as it is important that all Parish residents, who use the services, infrastructure and facilities of the Chinnor area, have the opportunity to be closely involved, and able to contribute during the preparation and with the outcomes of the plan.

- iii. **Statement that the organization or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.**

Chinnor Parish Council is a fully elected Council and the relevant body designated with the responsibility for the future development within this area for the purposes of section 61G of the 1990 Act.

Clerk: Mrs Liz Folley
www.chinnorparishcouncil.org.uk

Email: chinnorpc@btconnect.com



APPENDIX 2 PUBLICATION

Ad Number:	397709001	Status:	Operator Accept
Advertiser:	South Oxfordshire	Sales Rep:	emma.walker
Size:	5.7 0cm X 20 0cm	Color:	B/W
Run Date:	Fri Apr 24 2015 00:00:00 GMT+0100 (GMT Daylight Time)		



Notice of publication of proposed Chinnor Neighbourhood Plan Town and Country Planning (General) Neighbourhood Planning Regulations amended 2015 and Localism Act 2011

Name of proposed Neighbourhood Area
Chinnor

Subject matters

Chinnor Parish Council (as a relevant body) has submitted proposals to undertake a Chinnor Neighbourhood Plan. The proposed area follows the parish boundary of Chinnor (as of April 2015). You can view the details of the area proposed and confirmation of this statement by visiting: www.southoxon.gov.uk/neighbourhoodplans and clicking on the Chinnor link.

The neighbourhood plan is a way for the town or parish council to help shape how their community develops over the coming years. This is not a formal consultation on the neighbourhood plan, merely the identification of the potential area where the plan is to cover.

View the consultation documents

Copies of the neighbourhood plan application are available to view at the district council offices (Abbey House, Abbey Close, Abingdon, OX14 3JE) Monday – Thursday 9.00 am – 5.00 pm and Friday 9.00 am – 4.30 pm, Chinnor Parish Council offices (Station Road, Chinnor, Oxfordshire OX39 4QH) and online using the link above.

How to respond

We are opening a four week publication period on the application. This starts from Friday 24 April 2015 – 22 May 2015. This is an opportunity to comment on the proposed area.

You can comment using our online consultation system, by visiting consult.southandvale.gov.uk/south. If you have not already done so, you will need to register to use our system.

Alternatively you can send comments through to planning.policy@southoxon.gov.uk or via post Planning Policy, South Oxfordshire district council, c/o Abbey House, Abbey Close, Abingdon, Oxon OX14 3JE.

The council will use the comments to decide whether the area submitted for the joint plan is suitable or not. Please be aware that all comments received will be made available to the public to view.

APPENDIX 3 SUMMARY RESPONSES

	Consultee	Organisation/ Agent	Support proposed area?	Comments	Council's Response
1.	Chilterns Area of Outstanding Natural Beauty (AONB)		-	Part of the proposed neighbourhood area (south of the Ridgeway) falls within the Chilterns Area of Outstanding Natural Beauty (AONB), and the area that is not designated AONB forms part of the setting of the Chilterns AONB.	
2.	Mr Richard Ross		Yes	The plan should be developed to address the needs of both the local community and overriding national requirements.	
3.	Mr Alexander Ross		Yes	The area chosen is suitable	
4.	Mrs Rachelle Lytzen		Yes		
5.	Mrs Zoe Ciortan		Yes	He states his support for the neighbourhood plan as it will give them voice in where the housing should go.	
6.	Mr Mark Vale		No		
7.	Mr Roy Pembroke		Yes	He agree that the NDP should encompass the whole parish administered by Chinnor Parish Council.	
8.	Mr Peter Brook		Yes	Fully support the decision to undertake a Neighbourhood Plan.	

9.	Mr Robert Dobbs		Yes	Neighbourhood plans provide a democratic means to develop their own surroundings in a way that only they would have knowledge of local needs and aspirations. District councils would otherwise dictate planning based on less than 5% of residents aged 17-65 that were able to attending council/public consultation whereas a Neighbourhood plan would reach out to all residents on a door to door basis..	
10.	Mrs Sylvia Maslin		Yes		
11.	Mr Steven Drake		Yes		
12.	Mr Marius Sorin Ciortan		Yes	Fully support the proposal to start a Neighbourhood Plan covering Chinnor, Henton, Wainhill, Emmington and Chinnor Hill. The process will provide all residents in the Chinnor Parish to shape the future development in the Chinnor Parish area.	
13.	Mr Andrew Henderson		Yes	A neighbourhood plan for Chinnor is a great move forward. It will allow the people of the parish to have a say in the way they would like to see the parish grow.	
14.	Mrs Jackie Sturt		Yes		
15.	Dr Jonathan Perry		Yes		