



OLDBURY ON SEVERN COMMUNITY WEBSITE

Current Issues in and Around Oldbury on Severn

Latest Update 18th November 2016

The last update in March focussed on a number of important issues one of which was the **South Gloucestershire Policies, Sites and Places (PSPDPD) Plan** . This document sits alongside the South Glos Local Plan and will be a key document in determining planning applications . It was originally intended that Oldbury would be featured in the document in terms of modest housing development. This failed to materialise for a number of reasons which can be read below .

None the less the document does have relevance to Rural Areas and has now been submitted for examination in line with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, on the 14th November 2016.

The documents submitted can be **viewed [here](#)** for anyone interested in reading them.

At the same time there is also a consultation on the **Joint Strategic Plan** being prepared by the four West of England councils – Bath and North East Somerset, Bristol City, North Somerset, and South Gloucestershire .

This will have a direct influence on Thornbury and surrounding area, more information **can be seen by [clicking here](#)**. Whilst it is heavy reading it is recommended that parishioners acquaint themselves with at least a broad outline of the plan particularly Table 1 which describes the Strategic Development Locations and the rationale for including them in the emerging spatial strategy .

Nearer to home the subject of modest non-strategic development to satisfy the aspirations of the community is currently being revisited . Since a Housing Needs Survey was undertaken in 2009 it has been recognised that Oldbury is in need of some modest/affordable development to provide accommodation for younger people and the older generation wishing to downsize but stay in the local vicinity. The 2010 Parish Plan reinforced this and there is more recent evidence confirming this need .

Previous attempts to address this have not succeeded largely due to the fact that the Parish generally is in the flood plain and National Planning Policy discourages development due to the risk of flooding .

After much discussion with the flood risk management agencies it has been agreed that as Oldbury does have defences against flooding a flood risk assessment should be undertaken. This assessment which it is expected will have been completed early in 2017 will provide information which will help determine suitable potential development locations. It is hoped this will help provide the way forward to achieving some modest development in the Parish .

To enable this, Oldbury on Severn Parish Council has decided to produce a Neighbourhood Development Plan (NDP), this is in accord with the Localism Act 2011.

The NDP will have statutory weight and become part of the SGC Local Plan. It will be the basis on which future development and growth in the Parish is managed , and will give people the opportunity to shape where that development will go and what it will look like.

It is important that the whole community contribute to what policies are included in the Plan, however:-

- Neighbourhood planning policies only influence development that requires a planning application. You cannot have planning policies on issues that fall outside of the scope of planning control.
- It must be stressed that the policies produced cannot block development that is already part of the Local Plan and must conform to Local Plan Policies

The Parish Council are establishing a Working Group to prepare the plan comprising Councillors and members of the community .

It is important that the whole community have the opportunity to participate in this initiative, information will need to be communicated and feedback received . Over the coming months parishioners will be consulted on what should be included in the plan . This will be an iterative process leading to independent examination to approve the 'soundness' of the plan and a local referendum to agree it .

Whilst it is understood that not all residents have e-mail it would be very useful if those who have and have not already subscribed to the Parish Council mailing list do so.

Please e-mail your name and contact details to :-

info@oldburyonsevern.org.uk

If you have any questions about the plan please send them to this address and someone will get back to you.

On the subject of **Flooding** generally, the Parish Council have been involved throughout the summer with the agencies responsible for the management and control of flooding. We expect a meeting with them before Christmas to continue the dialogue with the objective of achieving some mitigation to flood risk, we will keep you informed . **The Parish Council Report** can be seen on the Home Page of the Community Website which can be **accessed by clicking [here](#)**