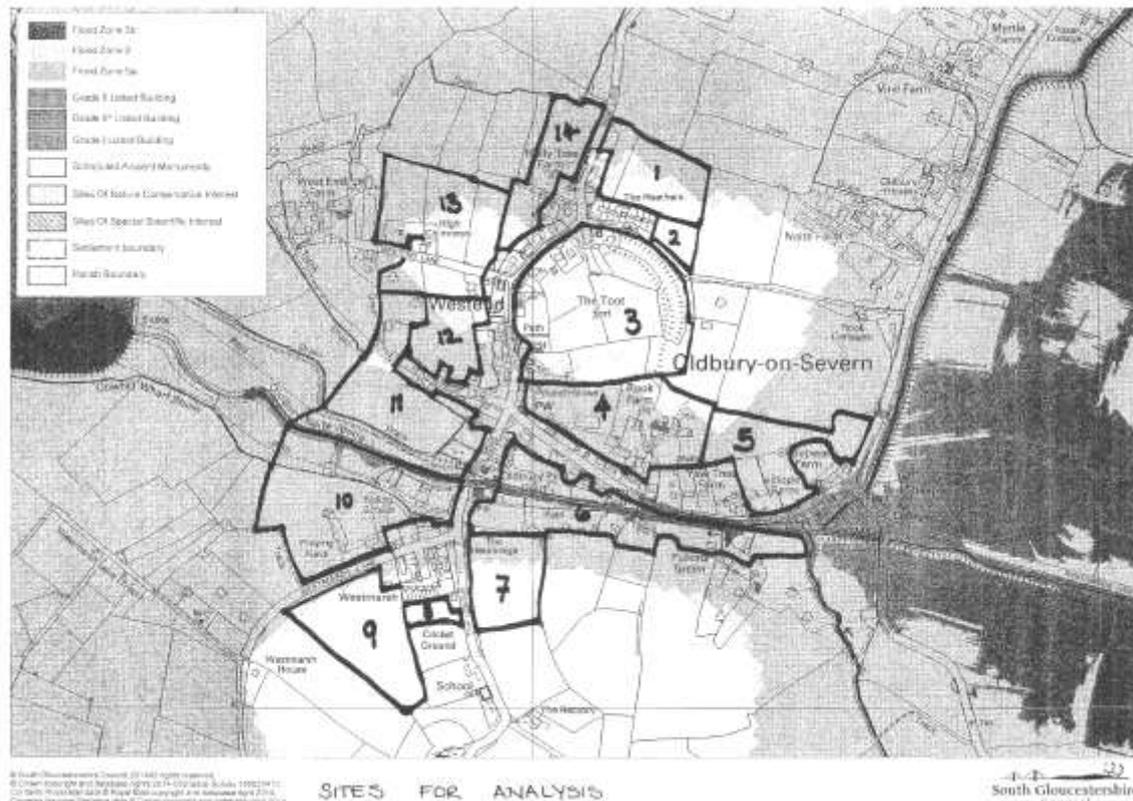


Oldbury on Severn NDP Site Assessment Process and Rationale

The Oldbury NDP was initiated in October 2016 but its roots go further back to the work the Parish Council undertook in cooperation with SGC which became known as the **Rural Housing Review Consultation 2014**¹ this can be found by accessing the link referred to below .

This looked at 14 different areas as indicated on the map below :-



South Glos Council concluded from this work that due to the high risk of flooding and other significant environmental constraints in the area, opportunities for further development were very limited.(see Column 4 Appendix 1) No further action was taken initially, but when the implications of the conclusions were examined in some detail it was decided by the Parish Council to seek further advice . Approaches to the Environment Agency led to advice that first and foremost there was a need to commission a **Proportionate Strategic Flood Risk (level 2) for Oldbury** .

A consultant was engaged , an assessment undertaken and a report issued² . This was the key document to start the assessment process as Flood risk was the main consideration to be given in determining the potential development sites . A summary of the outcome is shown in column 1 of Appendix 1 .

¹ [https://consultations.southglos.gov.uk/gf2.ti/f/486146/13789829.1/PDF/-/Oldbury Consultation Document.pdf](https://consultations.southglos.gov.uk/gf2.ti/f/486146/13789829.1/PDF/-/Oldbury%20Consultation%20Document.pdf)

² <https://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/planning-policy-monitoring-reports/local-development-framework/flood-risk/>

At the conclusion of the flood risk assessment 3 sites had been ruled out as unsustainable for Potential Development

A detailed assessment of the remaining 11 sites was undertaken by Aecom and the report published in April 2018³ (**Oldbury-on-Severn Neighbourhood Plan Site Assessment Report**). The assessment covered an area of circa 30ha. The assessment concluded that 6 of the sites could not be recommended and that of the remainder 3 had green belt issues one . Of the remaining two, Site 2 was in close proximity to Site 3 and had heritage issues to be considered . The remaining site was considered suitable for further consideration. The summary of these findings is graphically displayed in column 2 of Appendix 1.

The Working Group, with the benefit of these three key documents felt that 5 sites required further consideration. Additionally a **Village Character Assessment**⁴ was undertaken by the Working Group with guidance from a Planning consultant.

The next consideration was the availability of these sites should they be selected. The Landowners were approached and at that stage all indicated an interest, hence all 5 sites remained for further consideration.

By this time , **two community engagement events** had been staged with good attendance from residents, publicising the process and the decisions that had been made as the plan progressed. The Working Group felt that the progress made had the communities backing

In the Autumn of 2018 an approach was made to Historic England to understand their involvement in the process. They provided useful information, which would, when the Working Group undertook detailed assessment of the final proposal sites (regulation 14 stage) be used. They also advised that it would be sensible to liaise with the SGC Conservation Team .

Representatives of the Working Group met with SGC Officers to discuss the next steps in plan preparation and it was decided at that meeting , based on conclusions already decided by the Working Group that two of the sites would not be put forward . This left 3 sites for more consideration of heritage and ecological issues . **The Conservation Officer agreed to undertake a field visit and assessment of these three sites** . Column 6 of Appendix 1 summarises the outcome. This information was also taken into account when the NDP Working Group met to finalise the proposals to put forward to SGC .

The conclusion of this very long process requires that the sites that are finally put forward have been appropriately assessed in terms the significance and relevance of heritage assets when considering the impact development may have on them and how the community feel about this.

In addition to the information previously described the draft Advice Note on Neighbourhood Planning and the Historic Environment published by Historic England⁵ has been used as a guide when examining the evidence including community feedback on the three sites submitted in the Screening Version (version 3 of the NDP). Refer to Appendix 2.

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http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/neighbourhood_plan_assessment_report.pdf

⁴ http://www.neighbourhooddevelopmentplan.oldburyonsevern.org.uk/village_character_assessment.pdf

⁵ <https://historicengland.org.uk/content/docs/guidance/neighbourhood-planning-advice-note-consultation-draft-pdf/>

The final conclusion arrived at by the Working Group was that a balance has to be struck between the sustainability of the community for the future and any perceived negative impacts generated by new development. In embarking on a Neighbourhood Plan the issue of Flood Risk has been addressed and the proposed developments demonstrate the sequential approach which has been taken. The Aecom Site assessment using the flood risk assessment and the experience of qualified consultants rationally reduced the number of sites being assessed for reasons stated in their report.

Of the 14 identified sites 9 had been discounted at the end of this stage.

The comments from Historic England and South Gloucestershire Council Planning/Conservation Team when considered in depth resulted in two further sites being discounted leaving three for the Working Group to consider in detail.

There are some differences of opinion between the Working Group and the information provided by the other interested parties. This has been carefully considered given the vision and objectives set for the plan which have been supported by the community at a number of engagement events.

The principle of a Neighbourhood Plan which has to conform to certain basic conditions is that the community can determine the significance of how development might impact on the existing environment whether that be ecological or heritage.

On balance it is felt that the proposals contained within the screening version of the Oldbury Neighbourhood Plan provide a balance to the opinions of all concerned and that the assessment process was sufficiently thorough to achieve this.

It is confirmed that the 3 proposed sites in the screening version (issue 3) of the Plan should remain.

NDP Site Assessment Summary

Column	1	2	3	4	5	6	7	8
Site	Oldbury (JBA) SFRA 2 September 2017	Aecom - Sites Assessment April 2018	Village Character Assessment	Rural Housing Sites Assessment 2014/2015 PSP-DPD Consultation	Heritage Assets Review 2018	SGC Conservation Report January 2019	NDP Working Group Assessment January 2019	NDP Working Group Comment January 2019
1	Ranked 6 most Favourable	Not recommended					Remove	
2	Ranked 2 most Favourable	Take Forward with Conditions		Close Proximity to the Toot	Consider removing	Not discussed		
3	Ruled out Heritage Asset							
4	Ranked 9 most Favourable	Not recommended						
5	Ranked 10 most Favourable	Not recommended						
6	Ranked 11 most Favourable	Not recommended						
7	Ranked 5 most Favourable	Green Belt ?			Take Forward Limited part of site	Not recommended	Continue to Propose	*See Narrative
8	Ranked 1 most Favourable	Green Belt ?		Parts of sites 8 & 9 may have potential for development in terms of lower flood risk but both have significant disadvantages relating in particular to impact on Green Belt, landscape and the setting of the listed St Arilda's church.	Take Forward Limited part of site	Harmful to Heritage Assets Reduce size of proposal	Remove	
9	Ranked 3 most Favourable	Green Belt ?					Continue to Propose	*See Narrative
10	Ruled out High Flood Risk							
11	Ruled out High Flood Risk							
12	Ranked 8 most Favourable	Not recommended						
13	Ranked 4 most Favourable	Take Forward		Potentially significant archaeological interest and Potential harmful impact on Listed Buildings	Take Forward		Continue to Propose	*See Narrative
14	Ranked 7 most Favourable	Not recommended						

Legend		
		Take Forward
		Continued Consideration
		Ruled Out

Question	General	Site 7	Site 9	Site 13
Does your neighbourhood include any heritage assets	Yes there are local and nationally designated Heritage assets in the Neighbourhood Area	Essentially , the main consideration is the Church which is in a commanding position further up the Hill		There are no immediate issues relating to Heritage assets
Have you looked at your local Historic Environment Record?	Yes , the records have been examined			
Have you discussed your proposals for a Plan with your local authority historic environment advisers and the person at your local planning authority responsible for Neighbourhood Plans?	Yes . This has been ongoing for circa 5 years	The plan proposes to utilise 0.18ha of the 2.01ha site . This recognises the comments made by the Local Authority Officers and Consultants who have advised during the preparation of this plan .	The plan proposes to utilise 0.24ha of the 3.52 ha site . This recognises the comments made by the Local Authority Officers and Consultants who have advised during the preparation of this plan .	The plan proposes to utilise 0.35 ha of the 4.69 ha site . This recognises the comments made by the Local Authority Officers and Consultants who have advised during the preparation of this plan .
Does the Plan have a clear vision for the historic environment?	The policies relating to this have not yet been finalised being site specific in most cases. The plan was initiated because of the community concerns re flood risk and the modest proposals do not have sufficient impact to require a specific plan other than that included in the South Glos Local Plan			
What are the key conservation issues?	That development does not have significant negative impact on the current community . The Key issue is that any development should not significantly alter the character of the Village . This we believe can be achieved through good design and layout. . The principle of maintaining the linear nature of the community is very important . The modest nature of the development proposals is intended to prevent significant massing of new development and provides a sensible balance between Flood Risk and Conservation considerations. With sensible design and layout, guided by the Village Character Assessment the proposed developments will enhance the sustainability of the community.			
How can the historic environment / heritage assets be used to help achieve your overall goals for development?	It is felt that the identified assets cannot help to achieve the goals for modest development .Conversely, the weight of community opinion suggests that environment/heritage assets should not be used to prevent the modest development being proposed taking into account that improving the sustainability of the village generally underpins the vision and objectives of the plan			
What are the opportunities for protecting or improving the heritage of your neighbourhood, or for developing a better understanding or appreciation of it?	It is considered that the development proposals being made do not provide or need scope for protecting or improving the heritage of the Neighbourhood as the impact if any is insignificant . This is already covered in the South Gloucestershire Local Plan			
Have you considered as part of your design policies local characteristics and how new development can be made locally distinctive?	Yes . The Village Character Assessment describes the existing characteristics which we would expect to be reflected in any detailed development proposals. This is already covered in the South Gloucestershire Local Plan and will be reflected where appropriate in the site specific policies currently in draft form			
What impact will your Plan proposals have on heritage assets or their settings or the local character?	Given the modest development proposals and the land take required it is considered that the impact is insignificant particularly when balanced against the risk of flooding			
Have you consulted Historic England's "Heritage at Risk Register" or any risk register held by your local authority - can your plan proposals make any use of heritage assets on these registers?	Yes , There are no registered at risk assets recorded for Oldbury on Severn			
		Site 7	Site 9	Site13
Working Group Assessment	Development Design and layout is a Key Factor	Whilst the points made in the evidence used have been seriously considered it is felt that the negative impacts are insufficient to materially exclude the small portion of this site being proposed for development.	Whilst it accepted that there is some impact on the views to and from the Church , sensible and sympathetic design and layout of this small portion of the site should not materially cause a negative impact	There is insignificant impact on Heritage assets . Development in accordance with the Village Character Assessment be a sustainability benefit in an area of lowest flood risk.

Detailed Assessment of Final Sites Proposed for Development