

## ► Sustainable design and construction

A DNP survey identified very high support for improvements to the environmental efficiency of building. The Plan encourages development to go as far as it can to minimise its impact on the environment and climate.

## ► Community Assets

New development should be supported by adequate additional facilities, contributing to the health and wellbeing of all age groups. DNP surveys highlighted a demand for play equipment to support early years' development. There was also support for allotments or a community garden, and a sensory, flower or wildlife garden with seating areas.

## ► Key Movement Routes

The Plan seeks to improve access to safe, high-quality walking and cycling routes, and to improve cycle-parking facilities. A series of Key Movement Routes has been identified where improvements will have the greatest potential to increase levels of walking and cycling and improve road safety. DNP policies also seek to minimise the impact of air pollution with pollution-mitigating planting such as trees and hedging. New development will be expected to mitigate the impact of additional traffic on the safety and flow of pedestrian and cycle access.

## ► Non-policy actions

The consultation process raised a number of issues such as public transport, traffic speed and congestion, which are beyond the scope of the Neighbourhood Plan. These have been included as 'non-policy actions' to be followed up by Datchet Parish Council, RBWM and relevant groups and stakeholders.

## WHERE TO SEE THE PLAN

You can view the Datchet Neighbourhood Plan during normal opening hours at Datchet Parish Council Office, Datchet Library and The Bridge, or at [www.datchetneighbourhoodplan.org](http://www.datchetneighbourhoodplan.org) and [www.datchetparishcouncil.gov.uk](http://www.datchetparishcouncil.gov.uk)

Or come along to a drop-in session:

- **Sat 2 April 10am-2pm WI Hall, The Green**
- **Thur 7 April 3.30-6.30pm Datchet Library**
- **Wed 20 April 12-3pm The Bridge, The Green**
- **Thur 28 April, 7pm, Zoom** (email [datchetnp@datchetparishcouncil.gov.uk](mailto:datchetnp@datchetparishcouncil.gov.uk) for a link)

## HOW TO COMMENT

The consultation runs from **00:00 hrs Monday 21 March to 24:00 hrs Sunday 15 May 2022**.

Comments must be in writing. You can pick up a consultation response form at the Library, The Bridge or the Parish Council Office, or complete it online, see the websites above for details.

## What happens after the consultation?

All your comments will be reviewed and a revised version of the Plan will be submitted to RBWM. In due course, there will be another consultation to help determine whether it meets the 'basic conditions' with regard to legal requirements, national and local policy, sustainable development, etc. The Plan will then be sent for independent examination before a village-wide referendum is held where you can vote on whether you would like it to be used to help determine planning applications in our area.



The Datchet Neighbourhood Plan team has been working with local people to create a set of planning policies for Datchet which address the issues you raised. The Plan has now been published for public consultation

## Have your say!

Don't miss your opportunity to evaluate and comment on the Plan and help to shape future development in Datchet. The public consultation runs from **00:00 hrs Monday 21 March to 24:00 hrs Sunday 15 May 2022**

## What is a Neighbourhood Plan?

A Neighbourhood Plan is about the use and development of land. It provides an opportunity for our local community to have more influence over the development process and say how we'd like our area to develop in the next 10-20 years.

## What can it cover?

The Datchet Neighbourhood Plan (DNP) can consider topics which are part of RBWM's planning process. It can help to guide development within the parish and seek to address the challenges that face the community. The Plan must have regard to national policy, it cannot promote less development than the Borough Local Plan and its scope is framed by flood zones, Green Belt and the Conservation Area.

***The DNP cannot do anything directly about the planes, trains, pollution, traffic or flood schemes***

## Why do we need a Plan?

Over the past few years, the DNP team has engaged widely with the local community to identify planning issues that are of considerable importance to Datchet, its residents, businesses and community groups.

***Policies in the DNP have been designed to address the planning issues you raised and are supported by detailed evidence***

The purpose of these policies is to help ensure that growth within the Parish is sustainable, meeting local needs without compromising the natural and historic environment, friendly atmosphere and community spirit of the whole village.

## THIS IS OUR PLAN

**The consultation is a chance for all of us to say how we see Datchet's future**

### What's in the Plan?

The Datchet Neighbourhood Plan covers a number of topics which are summarised in this leaflet. Please see the Plan for full details, supporting evidence and policies.

#### ► Character and heritage

Policies in the DNP aim to preserve and protect the character of the village, its attractive historic centre and village greens, public riverside, and special views and to support appropriate development that enhances these facilities. There is also an opportunity to identify local structures which are of heritage value.

#### ► Environment

The Plan seeks to conserve and enhance the character of the landscape; promote biodiversity and ensure local people have access to nature. It provides the opportunity to protect important views and designate areas of particular importance to the community as protected Local Green Spaces. It aims to safeguard our Local Wildlife Sites, identify opportunities to improve local biodiversity, and promote wildlife-friendly features in new development. It also seeks to protect and maximise the provision of verges, trees and hedgerows in new development.

#### ► Housing

Development in Datchet is constrained by the Green Belt, flood zones, and lack of brownfield sites. Policies in the Plan are intended to ensure that new housing delivers high-quality design, supporting the principles laid out in the Datchet Design Guide, and responds to the housing needs of the community with suitable housing for people of all ages, abilities and means, providing the opportunity for existing and future generations to remain in the community. RBWM's Borough Local Plan is allocating one new housing site in our parish, at London Road/Riding Court Road (AL39). There is a planning requirement for it to include 40% affordable housing. The DNP has also identified a need for homes suitable for downsizing.

#### ► Flooding and drainage

There are four designated main rivers in Datchet, all with the potential to flood. An estimated 80-85% of the parish lies in Flood Zones 2/3. There is significant concern that new development would increase the number of people at risk. Flooding policy is determined largely at National and Borough level and Neighbourhood Plans are very limited in what they can do, however, the Plan seeks to ensure that new development does everything it possible can to actively reduce flood risk, principally by being located away from areas of high risk. In addition, development should not have a detrimental impact on surface water run-off and sewage discharge networks which are at capacity. Datchet is prone to groundwater flooding which can mean that traditional sustainable drainage systems are ineffective. Where new development is required to provide sustainable drainage solutions, proposals must demonstrate that these will be effective.