

The Link. Spring 2022 issue.

Datchet Neighbourhood Plan copy, Final

19 February 2022

Have your say!

The draft Datchet Neighbourhood Plan will be published for public consultation this spring. Don't miss your opportunity to comment on it and help to shape development in Datchet

The Datchet Neighbourhood Plan (DNP) team has engaged widely with local people to identify planning issues that are of considerable importance to Datchet. Your feedback has enabled us to include planning policies, supported by detailed evidence, to address the issues you raised and to help ensure that growth within the Parish can be sustainable, meeting local needs without compromising the natural and historic environment, friendly atmosphere and community spirit of the whole village. The draft DNP is now complete and ready for its first public consultation, known as Regulation 14.

The consultation

This will run for eight weeks from 00:00 on Monday 21 March 2022 to 24:00 on Sunday 15 May 2022*. During the consultation period, you will be able to view the draft Plan during opening hours at Datchet library and The Bridge café on The Green, the Parish Council office on Allen Way, or at www.datchetneighbourhoodplan.org and www.datchetparishcouncil.gov.uk.

There will also be drop-in sessions and a Zoom Q&A where you can ask questions about the plan. Currently the proposed dates are as follows:*

- Saturday 2 April 10am-2pm WI Hall, The Green
- Thursday 7 April 3.30-6.30pm Datchet Library
- Wednesday 20 April 12-3pm The Bridge, The Green
- Thursday 28 April, 7pm, Zoom (email datchetnp@datchetparishcouncil.gov.uk for a link)

We look forward to reading your comments which must be in writing and submitted during the consultation period. Full details of how to respond will be available at the above venues and websites.

**Please note, dates and details may be subject to change. Closer to the start date, we will be distributing leaflets with confirmed details and posting information on local notice boards, DNP and DPC websites and social media.*

What's in the Plan?

The DNP covers a number of planning topics which are briefly summarised below. Please see the published 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 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.

The newly-adopted 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.

► **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.

After the Reg 14 consultation

All your comments will be reviewed and a revised version of the draft Plan will be submitted to RBWM. In due course, RBWM will hold another consultation (Reg 16) to help determine whether the DNP meets the ‘basic conditions’ with regard to legal requirements, national and local policy, sustainable development, etc. It 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.

Ends

Images follow overleaf



Picture caption: Look out for a leaflet with details about the public consultation and drop-in sessions



Caption: The Plan seeks to conserve and enhance the character of the landscape

Please credit photographer: Adrian Giddins, Datchet Village Society

