

ONH

Planning for Good

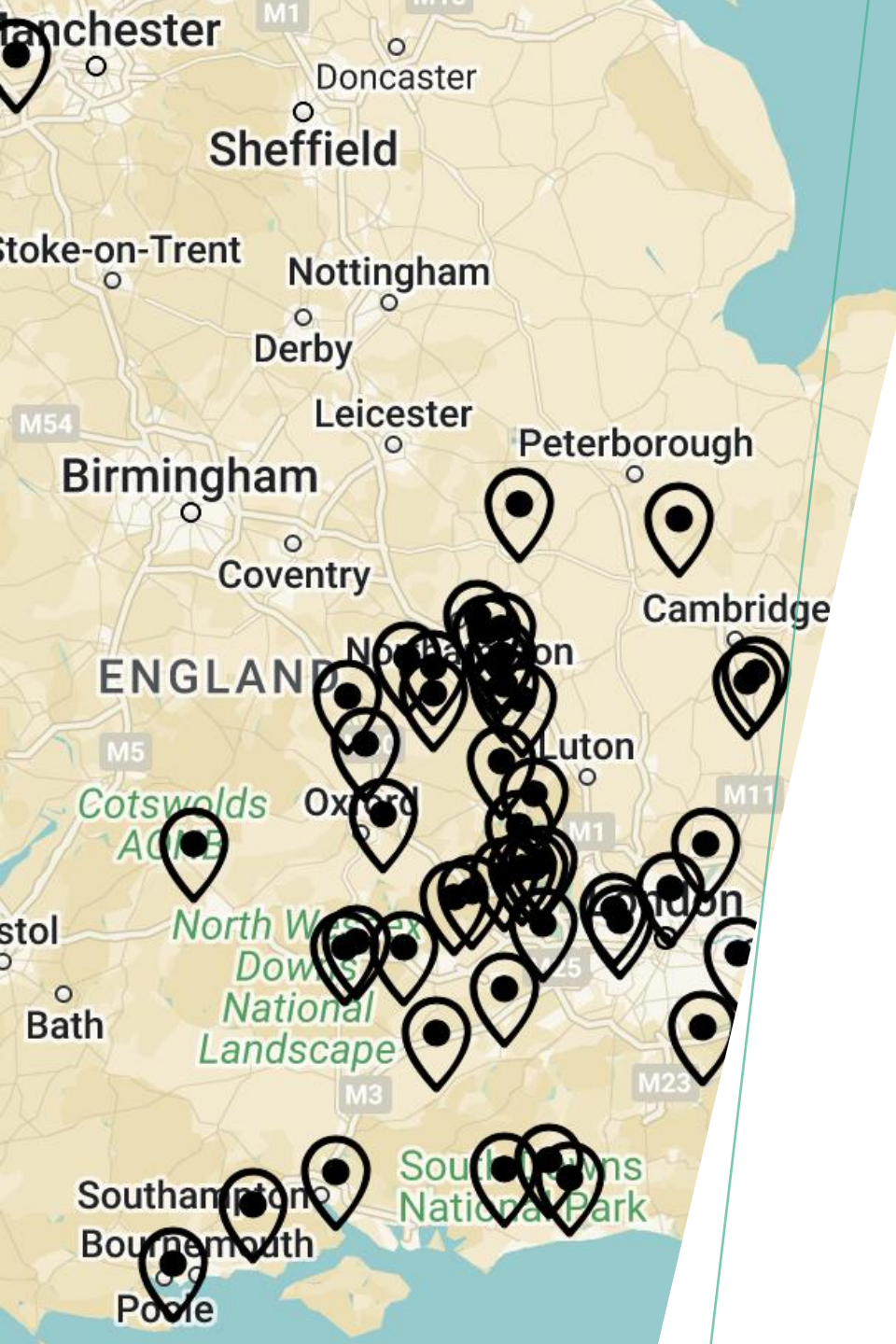
NIMBYS, YIMBYS AND NIYBYS – RECENT TALES FROM THE WORLD OF RURAL PLANNING

RURAL SERVICES
NETWORK SEMINAR:
OCTOBER 2024



PRESENTATION CONTENT

- ONH CREDENTIALS
- NIMBYS TO YIMBYS – DEDDINGTON
- THE RISE OF THE NIYBY – STOW-ON-THE-WOLD
- LESSONS LEARNED?



ONH CREDENTIALS

ONH: Planning for Good is a social enterprise providing a range of planning and development services to town and parish councils, neighbourhood forums and some landowners and SME developers.

Our social mission is to enable community-supported, high quality and sustainable development to be delivered, engaging successfully with local communities along the way.

ONH is the most experienced independent provider of neighbourhood planning support in England. Since 2012, it has supported 210 projects in cities, large towns, market towns, suburbs and villages in 61 different local planning authority areas from Cheshire to Norfolk to Kent and Dorset and almost all points in between.



NIMBYS TO YIMBYS - DEDDINGTON

- Deddington an historic north Oxfordshire market town
- 2,000 population (25% growth since 2011)
- Speculative housing schemes with weak development plan
- Defensive plan effectively passed exam in 2018 but with many policies deleted so withdrawn and started again in 2020



NIMBYS TO YIMBYS - DEDDINGTON

- More footfall for local shops and services
- Emerging Local Plan – ‘target’ approx. 40 homes to 2040 (but new standard method = +55%)
- Significant developer interest
- New day nursery needed
- New parking capacity needed to serve school and health centre

NIMBYS TO YIMBYS - DEDDINGTON



- Made plan allocates land for 90 homes, replacement day nursery and new public car park
- Planning application made after draft plan published to support examination
- Application approved in July after plan made in May
- Full scheme for approval in 2025 for a start on site 2026?



RISE OF THE NIYBY – STOW-ON-THE-WOLD

- Nationally known historic Cotswolds town and top tourist destination
- 1,900 population (ageing fast and 5% decline since 2001 but longer-term trend)
- Falling permanent resident population
- Only new homes of any scale since 1970s are retirement complexes ...
- ... but Local Plan proposes no new homes – any local housing need to be met at Moreton-in-Marsh five miles to the north (outside the National Landscape)

RISE OF THE NIYBY – STOW-ON-THE-WOLD

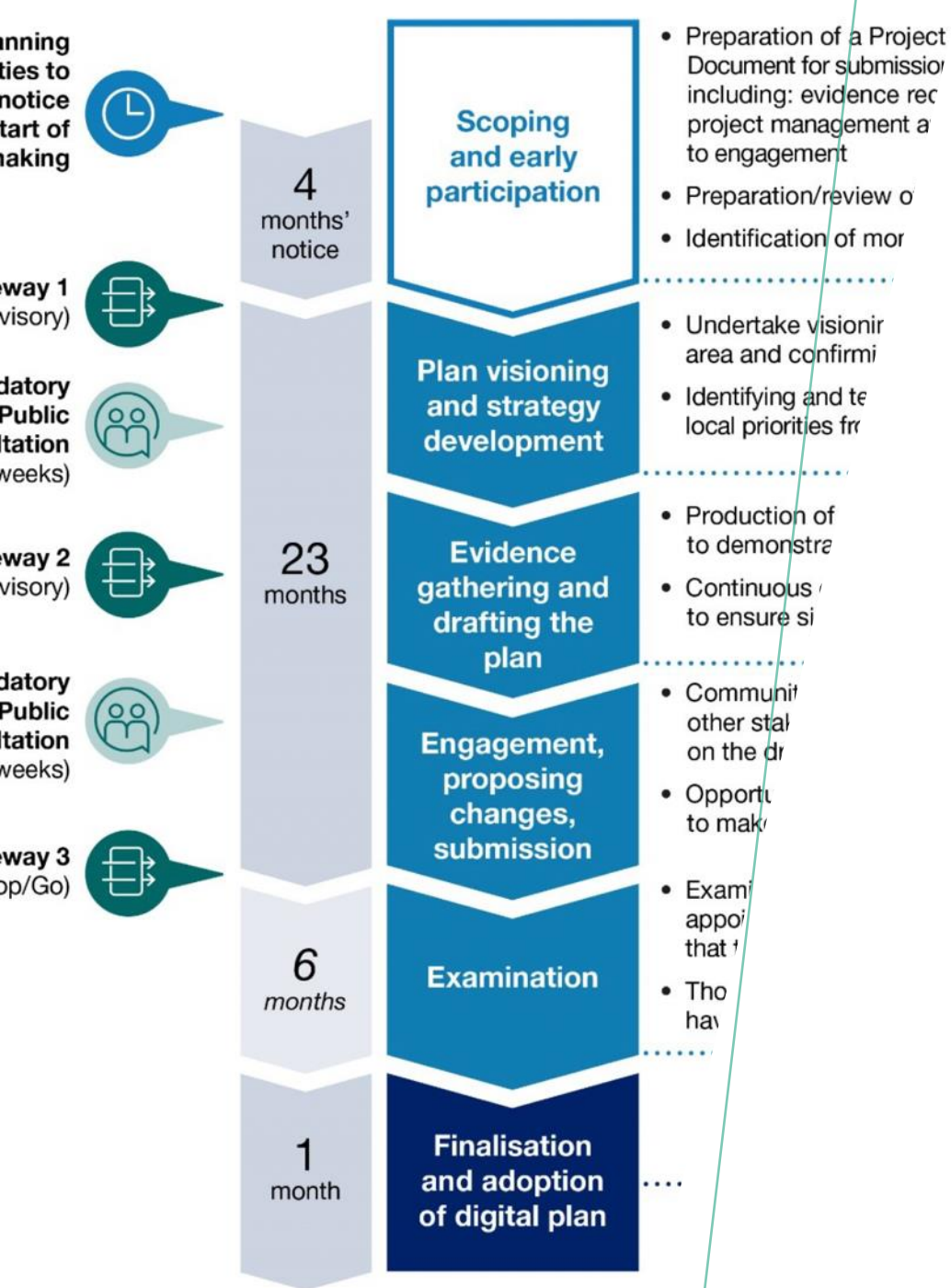
- Very high housing unaffordability and decreasing permanent stock resulting in high in-commuting
- Major traffic and parking congestion degrading historic public spaces
- No modern community facilities and long term concern over loss of local services
- Community engagement showing a healthy majority for a new town vision ...
- ... more self-contained, more people, more affordable/permanent residents, new community/local business hub and public realm improvements to historic Market Square



RISE OF THE NIYBY – STOW-ON-THE-WOLD

- Draft plan proposal for 240 homes (40% affordable), community/business hub, public car park, permanent resident clause, 100% PassivHaus and design code
- Continued majority support from town residents but objections from the LPA, AONB and a neighbouring village
- Fundamental disagreement on vision so not possible to resolve before exam
- Examiner agreed with objectors so policies deleted and vision scaled back
- Plan made but with much lower turnout than expected ...
- ... so, the Town Council now aims to pursue the vision through the new Local Plan





LESSONS LEARNED?

1. 'it's the infrastructure, stupid!'
2. 'the art of the possible'
3. Confident community leadership
4. Many politically risk-averse LPAs well behind the community opinion curve
5. Whose planning judgement counts?
6. No research to highlight these stories
7. The new Local Plan making system could be terrific or could go horribly wrong ...

