



**East Hagbourne Neighbourhood Plan (EHNP)  
9th Steering Group Meeting, 7:30pm, 3rd August 2017, 12 Main Road**

**1. Attendance and apologies, declarations of interest**

The meeting was attended by  
Bill Barksfield, Sally Barksfield, Andy Barmer, David Rickeard, Crispin Topping (Chair),  
Apologies were received from  
Iain Duff, Hilary Lombard, Tom McCulloch, Justine Wood, Marcus Wood.

**2. Background and Status**

This meeting was convened as a follow-up to the 8th meeting where we considered the implications of a potential allocation of land for development. The specific purpose of this meeting was to review the allocation process and formulate questions for our next meeting with Ricardo Rios, to help us decide whether or not to carry out an allocation evaluation.

**3. Discussion**

The allocation process was reviewed using as a basis the summary prepared by David and with added notes from Tom (Notes on the Allocation process\_djr\_20170731+TM.docx). Additional information came from the telephone call between Crispin and John Cotton after the previous meeting. Key points to be tested with Ricardo were:

- The timescale if we do not allocate means that we could have a made plan by around April 2018. If we decide to allocate, we add at least 3-4 months to this and perhaps more to include an SEA which would depend on SODC's timescale.  
We need to explore the possibility to fast-track this process, but the allocation route is unlikely to deliver a made plan before the autumn of 2018 - about the same time that SODC hopes to achieve a 5-year housing supply and leaving us without any protection for a full year.  
We need to be convinced that this process is worthwhile.
- Tom suggests that a 'call for sites' could be achieved via the Parish Magazine and web site. He suggests a minimum size for consideration should be 5 houses.
- Crispin had reviewed the Warborough study, provided by Tom. It is very thorough and Tom believes it could be replicated fairly easily now that the process is established. CFO are willing to handle the drafting.
- Site evaluation needs to be handled by a small group, reporting to the wider SG team. We discussed whether sites should be assigned to individuals for review, but decided that a group evaluation was preferable to ensure that each site is assessed in a consistent way.



- We should invite new members to join the SG for the evaluation process to provide a broader cross-section of the community.
- We need to decide on the target number of houses for allocation. The Local Plan criterion is for an indicative 5-10% increase over the plan period. The current number of houses in East Hagbourne parish is 500. However, John Cotton has suggested that the process would be more robust to challenge if we used the 2011 Census figure of 785<sup>1</sup> which relates to the old parish boundary. The meeting was strongly opposed to using the 2011 figures since these do not relate to the NP boundary. However, figures were estimated for both cases as a source of information.

Infill housing has already contributed 13 dwellings built or approved since the May 2011 baseline date.

To achieve a 10% increase in houses for the two cases would require a minimum allocation of:

Current boundary:  $50 - 13 = 37$  houses

2011 boundary:  $79 - 13 = 66$  houses

- Criteria for site evaluation: In addition to the national criteria for evaluation, David had proposed to include the following local criteria:
  - *Likelihood of the new development forming part of the EH community*
  - *Does it deliver appropriate housing numbers*
  - *does it deliver appropriate housing mix*
  - *Is it sustainable e.g impacts on traffic and community facilities*
  - *Does it contribute to identified village needs (e.g.car park)*

To these we added:

- *Is it compatible with the Didcot Garden Town plan.*

- With this in mind, we envisage a high level screening of sites from the HELAA (which is virtually all land around East Hagbourne) to identify those which would fit our local criteria. At this point we would do a call for (additional) sites explaining the results of our initial screening. This would of course give all land owners a chance to comment.
- The local criteria are based on the assumption that new housing would be intended as part of East Hagbourne community and not remote greenfield additions to Didcot. This needs to be explored with Ricardo.
- Benefits of allocation: we do not have a local (i.e. East Hagbourne) need for large scale housing, but we do have some identified community needs the clearest of which is more car park space. We should quantify what increase in car park space we need.

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<sup>1</sup> Rural community profile for East Hagbourne (Parish). Action with Communities in Rural England (ACRE) Rural evidence project November 2013 [this was based on the 2011 Census using the old boundary].



- Community involvement. A public meeting early in September is essential to present what we can of the existing plan and explain our intentions on whether to allocate. We do not expect it will be easy to convince the meeting that allocation is worthwhile - the Community Survey clearly indicated that residents are not in favour of large-scale building in the parish. A further meeting will be needed as the allocation review progresses.
- Ricardo has encouraged us not to divulge the NP Report to the public until it is completed. We cannot hold a public meeting in September without giving some substantial feedback to the community. To be clarified with Ricardo.
- The September public meeting is an opportunity to encourage more people to join the SG.
- Funding: We believe that much of the work has to be done by local people, aided by CFO to draft and shape the report. We believe SODC can provide some additional funding for this effort - to be clarified.

#### **4. Next Steps**

David will update the information document and prepare a summary version highlighting the topics and questions we want to discuss with Ricardo.

Crispin will arrange a meeting with Ricardo when he returns from vacation next week.

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djr 05 August 2017