

# Your Village Your Voice



East Hagbourne Neighbourhood Plan

# Welcome

Introduction and welcome – David Rickeard

Speakers – Crispin Topping and Ricardo Rios,  
SODC



# This evening

- Where have we got to with the Neighbourhood Plan
- Summary of recent major applications/expected applications
- Impact of Housing Minister, Gavin Barwell's statement of Dec 2016
- New advice from SODC/CFO recommending allocation route
- Allocation Process
- Questions and answers



# Where have we got to?

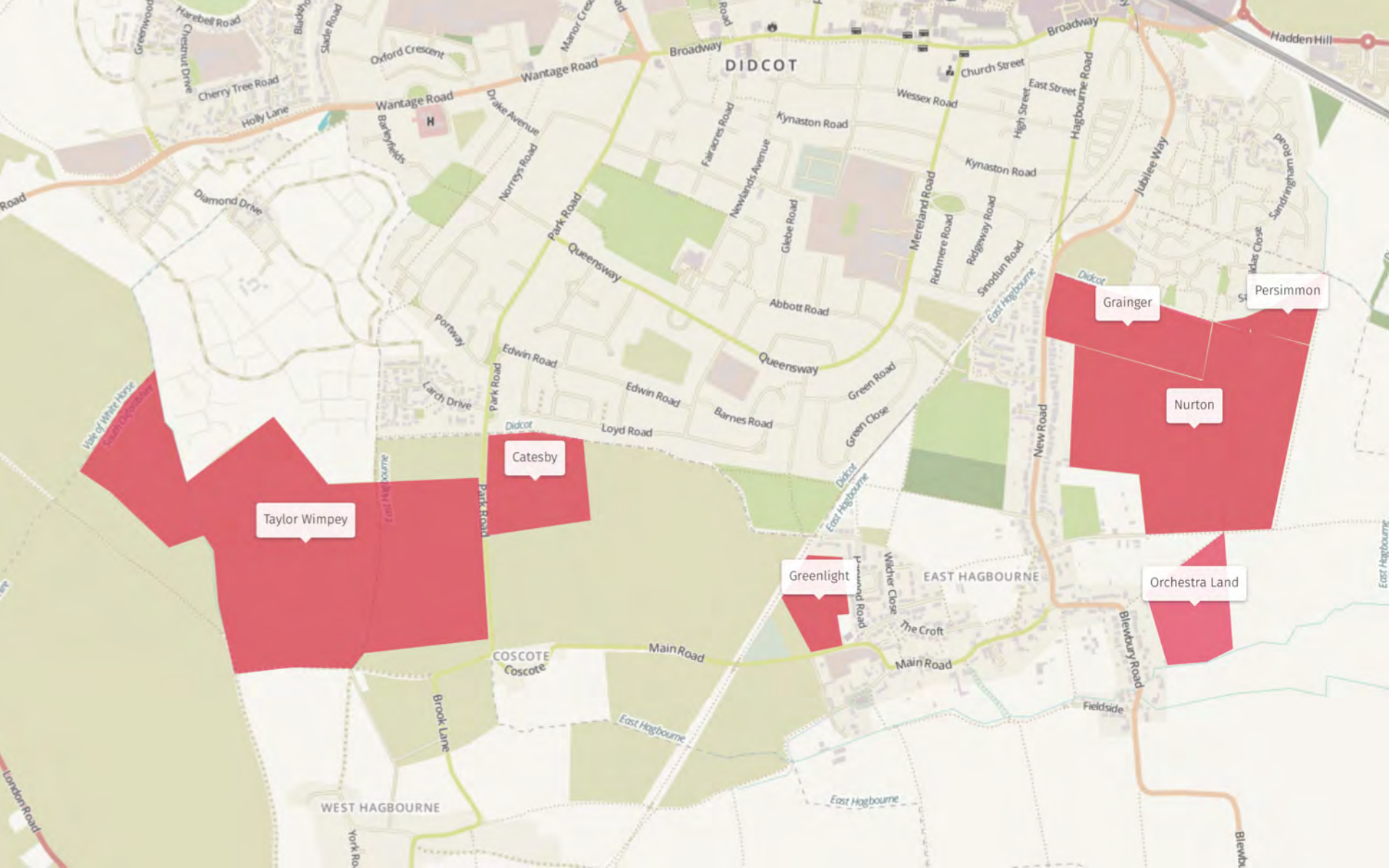
- Complete pre-consultation draft with technical appendixes reviewed by SODC in July
- Landscape and Character Assessment published in July
- Final draft policy section available for informal comment after this meeting



# Recent and expected applications

Where	Who	What	Status
New Road	Grainger	c.170	JR at the High Court
East of St Hugh's Rise	Persimmon	c.100	Pre-app requested, application expected
Park Road	Catesby	c.130	Application in progress
Main Road	Greenlight	c.74	Application in progress
Blewbury Road	Orchestra	c.70	Application expected
South of GWP	Taylor Wimpey	c.1023 c.300 in EH Parish	EIA scoping in progress
East of New Road	Nurton	c.300+	Application expected





DIDCOT

EAST HAGBOURNE

Taylor Wimpey

Catesby

Greenlight

Grainger

Nurton

Persimmon

Orchestra Land

WEST HAGBOURNE

COSCOTE  
Coscote

London Road

Hadden Hill

# The 'housing statement'

- Impact of Housing Minister's statement Dec 2016
- Housing White Paper Feb 2017
- What has changed?
- Why does it matter?
- New advice from SODC



# Strengthening Neighbourhood Plans

- Where an authority cannot demonstrate a five-year supply of land to cater for its housing need, its plan is deemed to be out of date and the presumption in favour of sustainable development applies.
- This policy has been effective but is also a blunt tool and has had some negative effects on local planning, including: **neighbourhood plans being undermined, by leaving them vulnerable to speculative applications.**





# What has changed & why

- The Ministerial Statement/White Paper says where communities **plan for housing** through a neighbourhood plan, these plans should not be deemed out-of-date unless there is a **significant lack(less than 3 yrs )** of land supply for housing in the wider local authority area.
- Neighbourhood plans will be required to demonstrate their policies meet their share of housing need for instance by allocating a site.

**Reasons: Strengthening neighbourhood plans and restoring confidence in the plan led system.**



# SODC advice

- If you plan positively for housing, by allocating a suitable site, your community can benefit from the provisions in the Ministerial Statement. This allows the policies in your neighbourhood plan to remain up-to-date even if the district cannot demonstrate a 5 year housing land supply.

**To make the most from the above Neighbourhood Plans need to be kept up-to-date.**



# Allocation Process

- Identifying available sites
  - Call for sites – size criteria
  - Review of HELAA and sites; current & expected planning applications; other land put forward
- Site Assessment against pre-agreed objective criteria – **suitable/available/achievable**
- Strategic Environmental Assessment (SEA)
  - formal assessment of the environmental effects of NP
- Shortlisting and more detailed analysis
- Consultation on preferred option
- Decision – inclusion in consultation draft



# Q&A

Any questions?



# Thank you

