

What is the plan?

This is a guide to how the planning process may play out for Grainger's plan to build on the green gap between Didcot and East Hagbourne.

What can I do?

Don't give up! Despite tiresome requests to write letters several times - this is the process of democracy.... tedious though it may seem this is what will get results. Please keep writing when set out in this strategy, and we will gently nudge you too. Be assured that everyone on your MTGG committee is working on the process and will not needlessly ask you to do something unless absolutely necessary. We must engage in the policy debate, and not just be seen as NIMBY's. MTGG cannot do it for you, it can only act as a mouth piece, your voices are the important ones. If you want to help or get more involved please get in touch

Version 01. 13th August 2015

Before Planning Application is made

What happens?

Not a lot will appear to be happening until a planning application is submitted.

Grainger have undertaken one public consultation. They do not have to tell us any more until they submit the planning application.

Be assured they are working very hard behind the scenes to prepare the plans for the application, undertake the traffic studies, consider the costs etc etc. They can take as long as they like doing this - years if they want to, but everything suggests they will move fast to take advantage of the current apparent policy gap in SODC planning policy on housing.

What can I do?

Gain an understanding of the emerging Local Plan 2031.

Write to / email / speak with / meet with your SODC Councillor with any concerns you have about the proposals by Grainger or Nurton or any other developer on this land. You can say what ever you feel at this time. Don't worry about how it is said - just express your own point of view, and get ready for the planning application.

If you have any specific planning questions then ask the SODC planning office directly.

The current planning policies are set out in the SODC 2012 Core Strategy. This is already getting out of date in respect of housing, and SODC are preparing the next plan now which is called [Local Plan 2031](#).

East Hagbourne is also in an area that will be called "Science Vale Area Action Plan" or APP for short. Consultation on this emerging strategy is ongoing but will start fully this autumn. This will affect us all, but it will be too late for the Grainger site.



EIA (Environmental Impact Assessment)

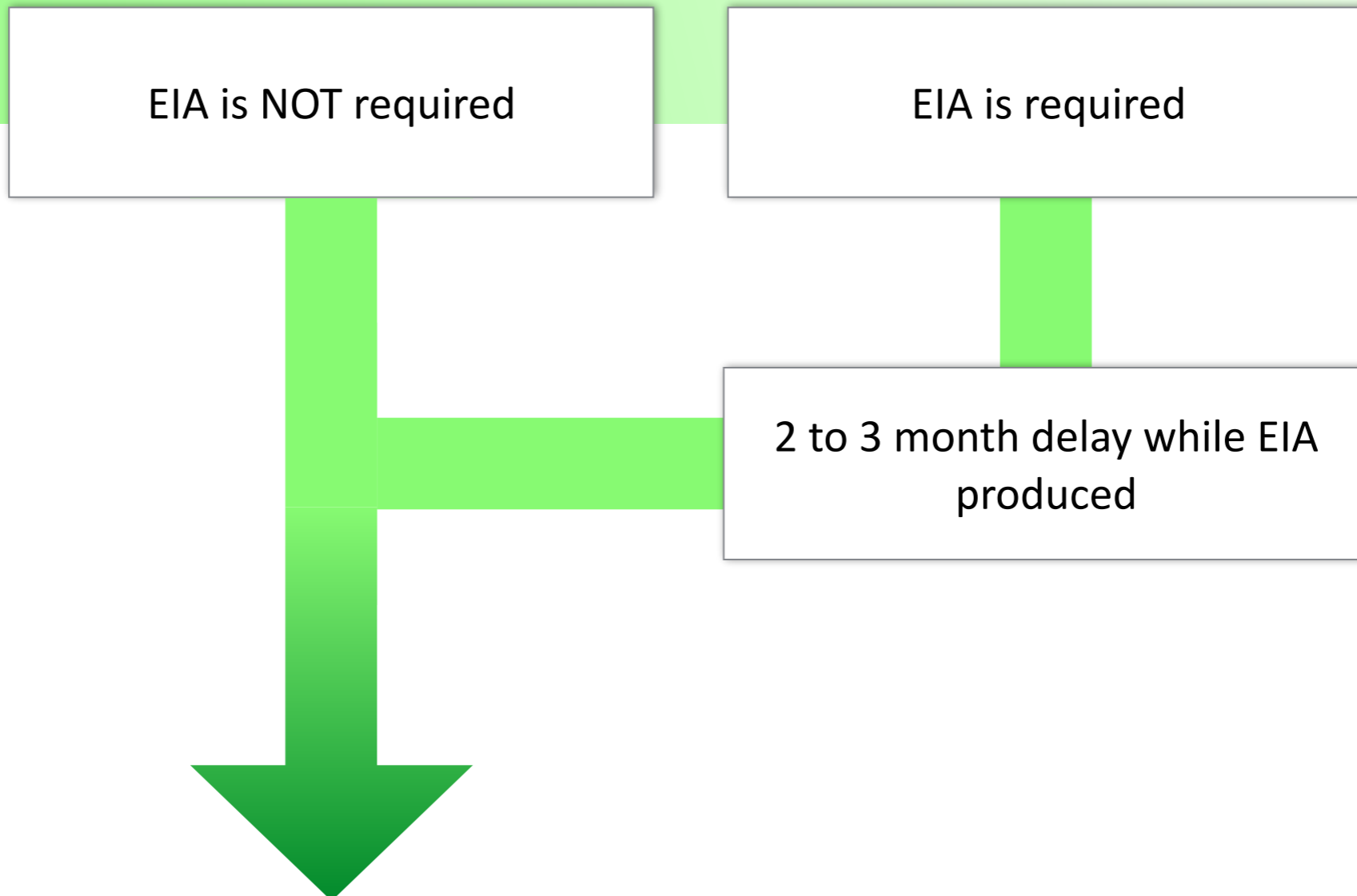
What happens?

Grainger have submitted a "screening opinion" to the find out if an EIA is needed. We believe it is required.

This is an decision made by SODC planning officers. The council are consulting on this. Responses are requested by Thursday 13th August.

What can I do?

Respond to the consultation. The link is on the [MTGG web site](#). Don't worry if you miss the date, this is NOT the main planning application, but making your views known ensures your voice is heard.



Planning Application Submitted

What happens?

The Planning Officer will have 13 weeks to consider objections and make a recommendation on whether or not planning permission should be granted (or 16 weeks if the application is accompanied by an Environmental Statement). The Officer's recommendation will be presented to the Planning Committee who will decide whether or not they agree with the Officer's recommendation. Given the scale of the planning application, it is possible that it may take longer than 13 (or 16) weeks to make a decision. After the statutory time period, Grainger could choose to appeal against non-determination.

Once the application is submitted this is YOUR chance to have your views heard. The planning office will invite comments and then make a recommendation based on policy and attach weight to different arguments. They must review all objections and they can discard any that are not planning or policy related. The more objections on policy grounds the stronger our argument. They must also take account of all statutory consultees. While most of these are dull but highways is key.

[The Planning Committee](#) is made up of elected councillors. They will read the planning officers report but will vote independently and in accordance with the views of the community they represent – us!

What can I do?

ACTION STATIONS! please do write a letter. This can be done very easily on line or you can write in the normal way when you see the planning application signs go up.

Every communication counts, but it is best if it is non emotional, **makes planning arguments** and is in your own words. MTGG will provide further guidance on this once the application is in, both with a village meeting and on the web.

Once is not enough, even if you have written once already before the application was made please write again. Get your friends and neighbours to email & write. If you miss the date your views may NOT be taken into account.

Who is my councillor? Click [here](#) to find out.

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Planning Committee Decision

What happens?

The planning committee will decide if they agree with the Planning Officer's recommendation and therefore whether the planning application should be granted.

If it is rejected we have won, but we should expect an appeal.

The two key points here are: (1) how we have begun to influence the new emerging Local Plan 2031 policy and how do both these sites feature in it? (2) what are the reasons for refusal? Do the developers just fix these and re-apply?

Application Rejected

This is a great result but we should expect Grainger to appeal


Application Approved

This is not the result we want. Grainger may begin building during 2016.



Judicial review considered

Appeal




What happens?

The Secretary of State appoints an Inspector to hear an appeal by Grainger.

What can I do?

Depends on reasons for refusal and emerging Local Plan 2131 policy. It is important your voice is heard whatever your view. For more information generally on the emerging Local Plan 2031 look on the SODC website link above.



Appeal Decision

What happens?

Grainger loose = Result!
Grainger win = We consider a Judicial Review. To be successful this must identify an error or flaw in the determination / decision process. As we are currently in a policy vacuum there is quite a lot of room for error until the new Local Plan 2031 is adopted.

What can I do?

How we respond depends on the Inspectors decision report. We will need legal input here.

Appeal rejected

The Campaign had been successful. Well done!



Appeal upheld

Grainger have been successful.



Judicial review considered