



## Hermitage NDP

### **And we think it's all over ...!**

The long-awaited Regulation 14 Public Consultation on the emerging Neighbourhood Development Plan finally concluded on 5 December. Many thanks to those residents who took the trouble to respond – we particularly appreciated your thoughts and helpful suggestions. A total of 13 responses were received including some quite detailed comments from national organisations and statutory bodies. All responses were logged and individually considered at an extended Steering Group meeting on 16 December. Since then, work has continued over the seasonal break and during the first weeks of the New Year to ensure those comments are reflected in the revised Plan.

### **... but there's still more, much more to do!**

A series of formal documents must then be prepared to accompany the Plan to the next stage of the process - Regulation 16. The amended Plan will be submitted formally to West Berkshire District Council (WBDC) along with shedloads of evidence to demonstrate that due process has been followed. West Berkshire will then hold their own 6-week Public Consultation at which residents will have a further opportunity to comment.

We will keep you posted about timings once we have a clearer idea of timescales but it should be noted that our Neighbourhood Development Plan is progressing against the backdrop of the WBDC Local Plan Review (currently out for public consultation (from 9 Jan to 17 Feb), see more details below. This will no doubt impact on the resources available to deal with Reg 16 consultation activity so some timescale slippage would seem inevitable.

Meanwhile, in consultation with Hermitage Parish Council, WBDC will engage an Independent Examiner (IE) to examine all the Neighbourhood Development Plan documentation. Of course, the devil is often in the detail so this may be quite a protracted stage! Provided the IE is satisfied with the Plan, it can then go to the final stage - a Public Referendum. Our current hope is that Steering Group maintains the capacity to support this process for the next 9 months so that the Referendum may take place during the Autumn.

### **West Berkshire District Council Local Plan Review (WBDC LPR)**

Not to be confused with our Neighbourhood Development Plan. The WBDC 'Local Plan' determines how many new homes are needed and where they should be built in West Berkshire until 2039. They plan to build 9000 new homes. This new proposed plan has just been released for review by and consultation with all interested bodies (including you!). It covers planning and development for our county over the next 16 years. Although it's a weighty document, it does provide an outline, down to parish level, of their proposed development plans so it is worth a read. Of particular interest to Hermits will be pages 126-131 of the main plan detailing site allocations brought forward from the previous 2026 plan for Hermitage -

- RSA 20 - Charlotte Close (15 dwellings),
- RSA 21 - rear of Old Farmhouse (10 dwellings)

Both the above sites have already been through the planning process and we are due to have 16 and 21 properties respectively built on those sites. Additionally, the WBDC LPR also propose:

- RSA 22 - land off Station Road (34 dwellings)

This is additional housing for the village. Appendix 8a pages 54-61 and Appendix 8b pages 124-139 also provide more detail.

You can access the WBDC LPR here:

[West Berkshire Local Plan Review Proposed Submission \(Regulation 19\) Consultation - West Berkshire Council](#)

Anyone wishing to comment should do so directly to WBDC (not Hermitage Parish Council) **before the deadline 17 February 2023.**

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Hermitage Neighbourhood Plan Steering Group