

9TH November 2017

REFERENDUM RESULT

DECISIVELY APPROVED by 84% of VOTERS (turnout 37%)

Final Referendum Version of East Meon Neighbourhood Plan

This means that the East Meon Plan now becomes effective immediately as part of the Southdowns National Park Local Plan. It gives East Meon a much greater degree of influence over how our parish develops over the next 15 years.

- Greater influence over what will happen in the parish up to the year 2032.
- No unsustainable large-scale developments
- New homes which meet local needs.
- Development that will be in keeping with the distinctive character of our Parish.
- A tighter settlement boundary controlling further outward development
- Specific policies that are only relevant to our Parish
- Policies that protect the valued green spaces, landscape and environment of our whole Parish.
- More money for the Parish to spend on community facilities.

A big **THANK YOU** to all the many volunteers who over 3 years made this plan possible.



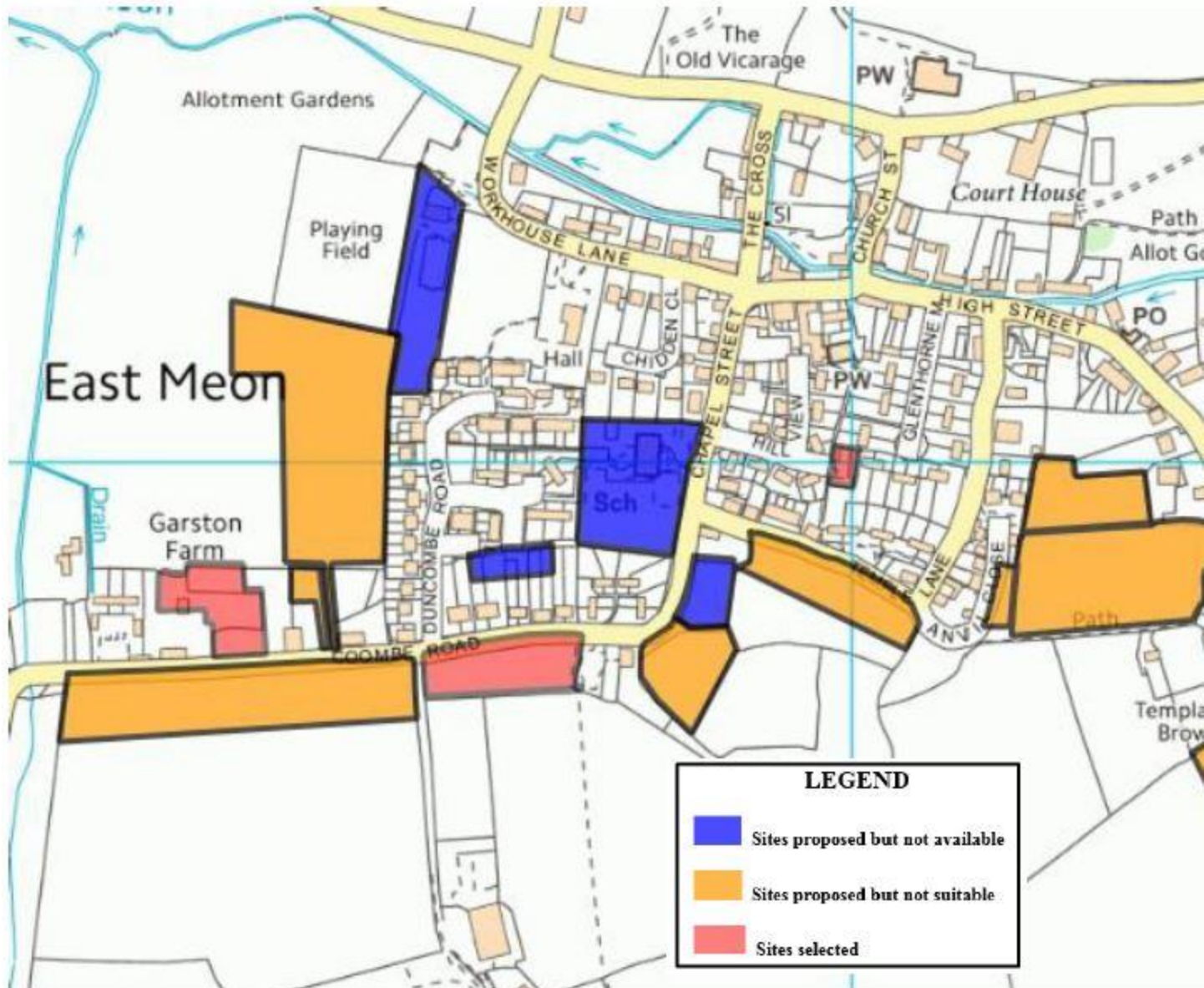
EAST MEON NEIGHBOURHOOD PLAN (NDP)

REFERENDUM

THURSDAY 9TH NOVEMBER 2017

Implementation of Your Neighbourhood Plan requires;
a majority **YES** vote.

Before you scroll, see the experience of another community that voted YES . [Click here](#)



What the examiner said in his East Meon report;

"I am very satisfied that the community's views have been sought throughout the plan-making period and the residents have had an opportunity to influence the plan"

"I must congratulate the parish council and the steering group on having produced a high-quality neighbourhood plan, based upon a thorough understanding and analysis of East Meon and its landscape. They have grasped the nettle of making allocation decisions that some neighbourhood plans have ducked and whilst it may at times have seemed a divisive process, the proposals are based on objective consideration of all sites".

Without a Neighbourhood Plan,

there is no guarantee against future development including the very real possibility of a greater housing allocation. Some parishes in the National Park, without a Neighbourhood Plan, are now being allocated an even greater number of houses. East Meon has negotiated the minimum allocation possible.

Developers target parishes without a Neighbourhood Plan.

Without a Neighbourhood Plan, East Meon will have:

- No protected views policy,
- No protection of local green spaces
- No housing design policy
- No requirement for small housing clusters
- No drainage or sewage policies for new housing
- No control over any future in-fill houses (windfall) within the village boundaries

With a Neighbourhood Plan, East Meon will have:

- Greater influence over what will happen in the parish up the year 2032.
- No unsustainable large-scale developments
- New homes which meet local needs.
- Development that will be in keeping with the distinctive character of our Parish.
- A tighter settlement boundary controlling further outward development
- Specific policies that are only relevant to our Parish
- Policies that protect the valued green spaces, landscape and environment of our Parish.
- More money for the Parish to spend on community facilities.

These protections and advantages for our Parish will only be implemented by the plan becoming part of the South Downs National Park Local plan.

It is for you to decide.....

The policies in the East Meon Neighbourhood Plan deliver:

- A small number of new houses during the plan period 2016 -2032.
- Small courtyard clusters of 2-3-bedroom houses with site specific policies, and having the least impact upon the surroundings and the traditional village layout.
- Appropriate materials and styles of future buildings (including any windfall sites).
- Protection of our village green spaces and community facilities.
- The only neighbourhood plan to have a specific sewage, drainage and surface water management policy accepted by an examiner.
- A tighter village settlement boundary preventing any future outward development.
- Protection for our parish landscape and iconic views.

Your one Referendum Question;

“Do you want the South Downs National Park to use the neighbourhood plan for East Meon to help decide planning applications in the neighbourhood area?”

Please vote on Thursday 9th November

Full documentation and the **examiner’s report** can be accessed using this link;

<https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/east-meon-neighbourhood-plan/>

During our consultations, residents said:

- No to large scale developments
- Small dwellings 2-3 bedrooms
- Sympathetic and high-quality design
- Protect existing green spaces and community facilities within the village.
- Protect valued landscape views both from within, and into the village.

- Concerns as to the impact of new dwellings upon drain/sewage and surface water management.

The policies in the Neighbourhood Plan deliver:

- A small number of new houses during the plan period 2016 -2032.
- Small courtyard clusters of 2-3-bedroom houses with site specific policies, and having the least impact upon the surroundings and the traditional village layout.
- Appropriate materials and styles of future buildings.
- Protection of our village green spaces and community facilities.
- The only neighbourhood plan to have a specific sewage, drainage and surface water management policy accepted by an examiner.
- A tighter village settlement boundary preventing any future outward development.
- Protection for our parish landscape and iconic views.

SEPTEMBER 2017 update – THE HOME STRAIGHT !

Having approved the plan for examination in late March 2017, the South Downs National Park Authority (SDNPA) then appointed John Slater MRTPI as the independent examiner.

The examiner assessed whether the East Meon Neighbourhood Development Plan (NDP) met certain legal requirements, known as ‘basic conditions’ and considered the representations made during the SDNPA and the East Meon NDP consultations.

The SDNPA and East Meon PC prepared responses to the examiner as they arose.

During August 2017, the examiner completed, and submitted his report to the SDNPA, together with his comments and recommendations.

Full documentation and the **examiner’s report** can be accessed using this link;

<https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/east-meon-neighbourhood-plan/>

The examiner concluded, *“I am therefore prepared to recommend to the South Downs National Park Authority that the East Meon Neighbourhood Development Plan, as modified by my recommendations, should now proceed to referendum.”*

During our consultations, residents said:

- No to large scale developments
- Small dwellings 2-3 bedrooms
- Sympathetic and high-quality design
- Protect existing green spaces and community facilities within the village.
- Protect valued landscape views both from within, and into the village.
- Concerns as to the impact of new dwellings upon drain/sewage and surface water management.

The policies in the Neighbourhood Plan deliver:






- A small number of new houses during the plan period 2016 -2032.
- Small courtyard clusters of 2-3-bedroom houses with site specific policies, and having the least impact upon the surroundings and the traditional village layout.
- Appropriate materials and styles of future buildings.

- Protection of our village green spaces and community facilities.
- The only neighbourhood plan to have a specific sewage, drainage and surface water management policy accepted by an examiner.
- A tighter village settlement boundary preventing any future outward development.
- Protection for our parish landscape and iconic views.

The figure below shows the sites, settlement policy boundary and local green spaces in the Neighbourhood Plan after the Examiner’s report:



Legend

-  NDP Settlement Policy Boundary
-  Pre-NDP Settlement Policy Boundary
-  Conservation Area
-  Boundaries of NDP Development Sites
-  Local Green Spaces protected by the NDP

EHDC are expected to set a referendum date during November 2017 and if approved by the parish community, then the East Meon Neighbourhood Plan becomes part of the statutory development plan for East Meon and in future will be adopted as part of the South Downs National Park’s Local Plan, all future applications for planning permission must conform with it.

In the absence of a neighbourhood plan, government policy is ‘presumption in favour of sustainable development’ with planning allocations decided by others.

Your Referendum Question

”Do you want the South Downs National Park to use the neighbourhood plan for East Meon to help decide planning applications in the neighbourhood area?”

What the examiner said in his report...

"I am very satisfied that the community's views have been sought throughout the plan-making period and the residents have had an opportunity to influence the plan."

"I must congratulate the steering group and the parish council on having produced a high-quality neighbourhood plan, based on a thorough understanding and analysis of East Meon and its landscape. They have grasped the nettle of making allocation decisions that some neighbourhood plans have ducked and whilst it may have at times seemed a divisive process, the proposals are based on objective consideration of all sites"

A BIG Thank You to the East Meon community

Over the three-year period of the plan's development, at one time or another, some twenty-eight residents have been involved. The parish council and steering group would also like to thank all the community for their input, patience and support throughout what has been a lengthy, complex but very worthwhile process.

Your vote will count

MAY 2017 update

The South Downs National Park Authority (SDNPA) has appointed John Slater MRTPI as independent examiner of the East Meon NDP. The Examiner will assess whether the East Meon NDP meets certain legal requirements, known as 'basic conditions' and among other things will also consider the representations made during the SDNPA and the East Meon NDP consultations

The SDNPA and East Meon PC are currently preparing responses to the examiner as they arise – progress and documentation can be viewed at;

<https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/east-meon-neighbourhood-plan/>

April 2017 update

The South Downs National Park (SDNPA) 6-week consultation concluded in early March, during which time their planning committee members also visited East Meon. Subsequently, at their 8th March monthly meeting in Midhurst the committee approved the NDP, with minor changes, for submission to the independent Examiner.

The examiner will now consider responses, the NDP's underlying evidence base and the four primary documents submitted;

1. The Neighbourhood Development Plan
2. The Village Design, supporting the NDP
3. The Consultation Statement
4. Basic Conditions Statement (compliances)

It is anticipated that the 'examination' will be concluded by the end of May when the Parish Council will make any further required or suggested changes as a pre-requisite for the final version of the NDP to be approved for a residents' referendum. The date for this is decided by East Hampshire District Council and will be advised when known, but could conceivably be late summer.

January 2017

The Plan has now been submitted to the South Downs National Park (SDNPA)

Here's what happens next....

- The SDNPA will now hold their own 6 week public consultation, commencing on 27th January 2017. This consultation is open to the public and all relevant statutory bodies.

If you wish to submit comments to the SDNPA go to their website; <https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/east-meon-neighbourhood-plan/>

- After the SDNPA consultation process, an Independent Examiner will determine any further required changes, prior to approving the Neighbourhood Plan for a residents' referendum which is organised and paid for by our local planning authority. (probably unlikely before June)
- The referendum question is simply;

“Do you want the South Downs National Park Authority to use the neighbourhood plan for East Meon Parish to help it decide planning applications in the neighbourhood area?”

Building upon the 2013 updated parish plan, since 2014, East Meon residents have had further opportunities to have their say on our landscape and green spaces, where homes should be built or not, and other issues affecting development in the village. Although a neighbourhood development plan (NDP) has many components, perhaps not surprisingly housing, landscape and traffic have again been the topics most frequently raised by residents. Residents have been asked where their preferred new sites for housing types and what they should look like.

The importance of the NDP has been to select the most sustainable sites for development and to ensure the policy framework will mitigate the impact on the landscape setting to an acceptable level and ensure the form, layout, housing density of these sites will form locally distinctive development clusters reflecting the character of the village and the National Park.

LATEST NEWS UPDATE – March 2016:

Since 2014 and at one time or another, no fewer than 32 volunteers have been involved in helping to develop the Neighbourhood Plan (NP). The 108 residents who attended the November 2015 update morning got a further insight into the many processes (statutory and others) and sheer volume of work that the plan has entailed. It was also hugely encouraging for those involved to again receive such unanimous support for their efforts, and the Neighbourhood Plan.

The plan is now taking shape and should be ready for the six week residents' consultation period at the end of April 2016 (the specific date will be advertised). This is when residents, developers and other interested bodies may provide feedback and comment on the draft plan. Any necessary amendments will then be made before the plan goes forward to the South Downs National Park (SDNP) for their six week scrutiny and consultation period. Thereafter the plan progresses forward to other statutory bodies before it gets to

the Government Examiner who finally approves it for a residents' referendum, which is still some way off.

Of immediate importance and interest is that residents will finally see a draft plan that will determine how the places where we live and work will develop over time

A full timeline which also shows the many stages is available on the NP web site where you can see this and other information: www.eastmeon.org.uk.

Where compliance allows, the guiding principles from residents' feedback over the past few years has been;

- Small dwellings of 2 to 3 bedrooms, for young families and down-sizers.
- No large scale developments – (maximum 5/6 dwellings)
- Sympathetic and high quality design.
- Protect green spaces and landscape views.
- Any development should not add to existing drainage problems.
- Minimise traffic issues.

These important views have also been part of the criteria for assessing all suggested housing development sites. They will also be supported by robust policies which will be binding if accepted as being compliant with the SDNP Local Plan (and of course the all-important 'examiner'). We have some confidence that these policies are sensible and can be accepted.

East Meon will have to take its share of regional development and residents expressed a wish for more options for moving to smaller houses within the village. The plan's goal is also to have minimum impact on residents, the village and the landscape environment.

Public Presentation – Neighbourhood Plan – Update & Next Steps

[Public Presentation – NP – 14th November 2015](#)

RECENT NEWS – 27/10/2015:

South Downs National Park Local Plan Consultation

Consultation response from East Meon Parish Council;

“East Meon Parish Council welcomes and supports the range of policies designed to ensure the protection of the National Park in accordance with its purposes. It notes the provision in SP23 for the allocation of sites for approximately 15 housing units in East Meon. The East Meon Neighbourhood Plan is being prepared with the objective of making such provision, but any allocation will need to have regard to the constraints imposed by the outstanding and unique landscape surrounding the village and the setting of the village within it.”

NEWS:

The Neighbourhood Plan is moving forward and with much work already completed, the NP is on track and momentum will pick up as we move into Winter. As plan sponsors the Parish Council Steering Group met with a newly formed 'Leadership Group' of four

residents which furthers the organisation needed to bring the process to a successful outcome.

This leadership group (LG) of George Thompson, Steve Ridgeon, Chris Moor & Clint Hanson reside across the village so we have a representative balance by location. They will also be supported by existing and new volunteers who they can call upon as tasks and specific projects are required.

The Parish Council will continue to be the 'steering group' with the primary focus and responsibility on NP processes and consistency within the policies of the SDNP Local Plan. Both the LG & SG will liaise closely. The latest information will always be available on <http://www.eastmeon.org.uk/neighbourhood-plan/>

To access please click on;

- [Neighbourhood Plan](#) (includes links to supporting evidence bases)
 - [Pattern Book](#)
 - [Responses to Consultation](#)
-

Other Useful Links:

[Evidence Base](#)

[EMNDP sites](#)

[NPPF Planning Practice Guidance](#)

[SDNPA website](#)

[Contact the Neighbourhood Development Team](#)

To browse the Neighbourhood Plan pages on this website, please click on the picture above.

[The East Meon Neighbourhood Plan.](#)

WHAT IS A NEIGHBOURHOOD PLAN?

The Localism Act, which received Royal Assent on November 15 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Plans. This is a community-led framework for guiding future development and growth of an area. All Neighbourhood Plans must meet basic conditions and be aligned with the strategic objectives and policies of the South Downs National Park 'local plan' and the National Planning Policy Framework.

Note: For the Neighbourhood Plan to be approved it has to be robustly evidence based, credible and consistent and then must be passed by a majority vote at a parish referendum.

