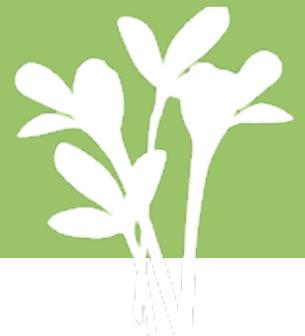


North East Didcot

November 2018 Update



We're writing to update you on our proposals for new homes, schools, facilities and open space on land at North East Didcot. As you will be aware, proposals for development were approved in 2017 and since then the team have been working to agree the final framework for development.

The entire scheme will – over the course of the next ten years – deliver a new garden neighbourhood, with supporting schools (including a secondary school), shops, community facilities and open space. The proposals aim to create new infrastructure on site as well as bring improvements to the local highways network as part of the broader plans for the Didcot Garden Town.

Work on site has commenced, with an aim of putting in place some of the infrastructure required to support the new homes and facilities. This includes new accesses, alongside a framework of sustainable drainage to capture and manage surface water within the site, alongside the supporting work for electricity, sewage and telecoms.

Croudace Homes has also submitted a detailed application outlining the design of the new homes on the south eastern parcel of land (P18/S2409/DIS), which should mean work can begin on delivering this first phase of homes in the new year.

The University of Reading is also submitting an application for the north west corner of the site (known as 'Land South of Appleford Road'). This is designed to bring forward the land for additional housing to help meet the original need, as set down by the Local Plan allocation. You can find out more about these proposals on the reverse.

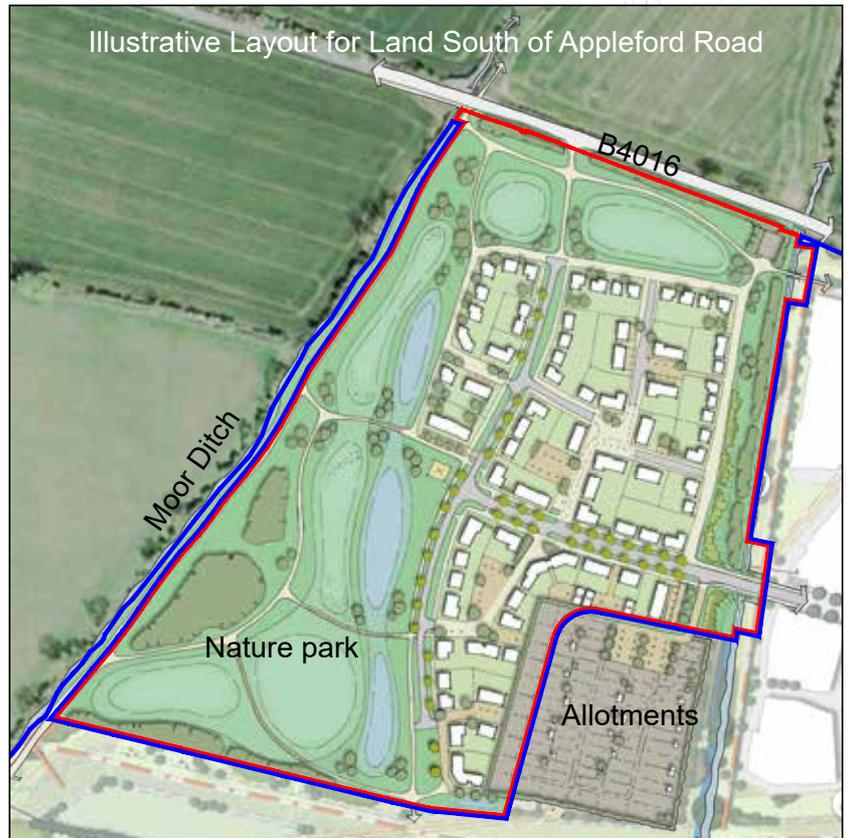
If you'd like any further information call us on 0800 148 8911 or to keep in touch, why not sign up to our email newsletter. You can do this on our website – www.northeastdidcot.com



The land falls within the boundary of the approved North East Didcot Development, to the north west corner of this site. Given its location and the need to deliver new homes, this is being considered for new housing. The 12 hectares would form an integrated part of the wider development, contributing to and being supported by new infrastructure.

Why is this coming forward now?

In August 2015, an outline planning application was submitted for Land North East of Didcot. The outline application, which was for 1,880 dwellings, was granted permission in June 2017. The North East Didcot site was allocated to deliver 2,030 homes. This left a deficit of 150 dwellings. These proposals, for up to 150 dwellings, would still sit within this and deliver the total number of new homes originally envisaged by the Local Plan.



The development would contain a range of new homes, of which 40% would be affordable, made up of a mix of affordable rented and shared ownership. The access to the site would be via the North East Didcot Development, with an emergency access / pedestrian and cycle access only to Appleford Road. The proposals will include pedestrian and cycle connectivity to the surrounding development.

Creating open natural habitat

A Nature Park will be created around the boundaries, creating a stronger landscaped western edge, increasing green space and improving hedgerows. The Nature Park will provide new recreational opportunities for future and existing residents alongside ecological habitats. The proposals also include additional allotment space, expanding existing provision.

Flood mitigation

A flood mitigation and compensation scheme will ensure that development does not take place in areas which are at risk of flooding, with appropriate compensation for flood waters to improve the existing capacity of the open space / area around the Nature Park to retain water during periods of flooding.