



East Hagbourne

NEIGHBOURHOOD DEVELOPMENT PLAN -
2018 to 2033

Submission Version 17 September 2018

Consultation Statement

Table of Contents

1. Introduction	3
2. Approach to consultation	3
3. Consultation and engagement at key stages	4
4. Summary of changes after Regulation 14 consultation.....	6
5. Conclusions	10
Appendix A: List of Open Meetings, Workshops, Community Group and Steering Group meetings	11
Appendix B: Log of consultation responses at open meetings and workshops	14
Appendix C: Land owners consulted over Local Green Space designation	15
Appendix D: Land owners consulted over Allocation.....	16
Appendix E: Members of the Steering Group and Community Group.....	18
Appendix F: Regulation 14 Consultation – Comments received from individuals and our response	20
Appendix G: Regulation 14 - Comments received from Local Groups, National and Statutory Bodies and our response	20
Appendix H: Regulation 14 - Comments received from Land Owners and Developers and our response	20
Appendix I: Individuals, Statutory Bodies, Local Groups and Landowners consulted	21

1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. These require that when a qualifying body submits a neighbourhood plan to the local planning authority it must also provide a Consultation Statement. Part 5 of the Regulations sets out what a Consultation Statement should contain:

- Details of the people and bodies who were consulted about the proposed neighbourhood plan and explanation of how they were consulted
- A summary of the main issues and concerns raised by the people consulted
- A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan

1.2 This Consultation Statement sets out:

- The background to preparation of the Plan;
- A summary of the engagement and consultation that has helped to shape and inform preparation of the Plan;
- Details of those consulted about the Plan at the various stages of plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community; and
- A description of the changes made to policies as the Plan emerged in response to consultation, engagement and critical review.

1.3 The process and techniques involved in seeking community engagement and preparing the Submission Draft Plan were appropriate to the purpose of the Plan. The extent of engagement is considered by the Steering Group to fulfil the obligations set out in the Regulations. The Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations, and sets out how it has been applied in East Hagbourne. This has improved the Plan and ensured that it best meets community expectations and the aspirations of East Hagbourne Parish Council.

2. Approach to consultation

2.1 The aims of the East Hagbourne Neighbourhood Plan consultation process were:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;

- To ensure that results of consultation were fed back to local people and available to read via the EHNP Website as soon as possible after the consultation events.

2.2 The Steering Group used the following communication tools wherever appropriate to publicise events and engage with residents:

- A Website
- An Email List
- Leaflet drops
- Posters
- Letters to statutory consultees and stakeholders via email or post.
- Letters to landowners via email or post
- Public meetings
- A Survey of all households in the NP Area
- Local media
- Word of mouth

The Website : <http://easthagbourneplan.net/> holds all the publicly available documents, meeting minutes and other supporting material.

3. Consultation and engagement at key stages

The Steering Group consulted and engaged with the Community and others at the following key stages:

- 3.1 At its meeting on 8th October 2015, East Hagbourne parish council resolved to create a Neighbourhood Plan and to set the Parish Boundary as the Neighbourhood Plan Area. An initial Steering Group (SG) was formed and consulted with South Oxfordshire District Council (SODC) from whom formal approval to proceed was received in March 2016.
- 3.2 A launch event was held in January 2016 to explain the nature of a Neighbourhood Plan to the whole community, why we needed to prepare one at this time and to seek involvement from residents and volunteers to join the SG.
- 3.3 A dedicated website was set up <http://easthagbourneplan.net/> (with links from the East Hagbourne Community Website) to ensure that documents relating to the Neighbourhood Plan process and updates on progress were accessible to all throughout the process of developing the Plan. The Website invited comments and allowed users to sign up for email newsletters.
- 3.4 The Parish Magazine, widely distributed in the Parish, regularly reported on Neighbourhood Plan progress and made people aware of upcoming events.
- 3.5 The SG held its own meetings, Open Meetings and Workshops to involve and seek feedback from the whole community at key stages throughout the development of the Plan. Details of these events, how many people participated and what was discussed are documented in **Appendix A**. Minutes of all meetings are available on the **Website**. A log of consultation responses at open meetings and workshops can be seen in **Appendix B**.

- 3.6 The EHNP was regularly discussed at Parish Council meetings. Councillors endorsed the strategy and objectives of the EHNP at each stage.
- 3.7 The SG developed a Survey with the help of Community First Oxfordshire which gave all households in the parish the opportunity to express an opinion on various community issues and to register their own housing need to feed into the development of the Plan. Details of the Survey and the analysis of the results are on the **Website**.
- 3.8 The SG developed a Heritage Character Assessment and commissioned a Landscape Character Assessment and these were presented at a workshop in February 2017 designed to elicit feedback from the community. The documents were available in the community shop, the Fleur de Lys public house on Main Road (the pub) and on the **Website**.
- 3.9 Based on the Survey and further assessments made by the SG using an approved Toolkit a list of Local Green Spaces was identified and in September letters were sent to land owners informing them that their properties were to be submitted for designation in the Plan. A sample letter and the list of owners is shown in **Appendix C**.
- 3.10 In late summer 2017, following a ministerial statement in December 2016 and subsequent advice from SODC a decision was made to allocate land for development. A Public meeting was held on 14 September 2017 to make the community aware of what we were doing and to listen to feedback. At this time letters were sent to land owners within the Plan area asking if they wished to put their land forward for possible allocation for development. A sample letter and the list of owners is shown in **Appendix D**.
- 3.11 In November 2017 the SG membership was consolidated and a Community Group (CG) created to provide wider community involvement in the site evaluation allocation process. The list of members of the SG and CG is shown in **Appendix E**. The meetings are included in the list in **Appendix A** and the minutes are available on the **Website**.
- 3.12 In January 2018 flyers were distributed to all addresses providing an “FAQ” on the allocation process. The flyer is available on the **Website**. A drop in session was also held in the pub to help keep people informed and answer any questions they had. A public meeting was held on 11th January 2018 to update the village on the allocation process.
- 3.13 The **Regulation 14 pre-submission consultation** ran from 1st March to 14th April 2018 (extended to allow some late submissions). A leaflet explaining the consultation was distributed to all addresses in the Plan Area. Boards were produced for a drop-in session at the Pavilion showing the progress of the plan, the threats of development on unallocated sites and explaining the pre-submission process and how the community’s responses and comments would help us to finalise the EHNP for submission to SODC. The Boards were subsequently displayed in the entrance to the village hall. We asked the community to let us have their views on the EHNP, highlighting what they thought was good or needed to be changed.
- **Individuals** were encouraged to submit comments electronically or on paper. The full list of comments raised and our responses can be seen in **Appendix F**.
 - **Local groups** were sent an email explaining the pre-submission consultation process and encouraging responses from all or any members of the group. **National and Statutory bodies**

were sent a Public Notice by email with links to the appropriate documents. Sample emails sent and the full list of comments raised and our responses can be seen in **Appendix G**.

- **Land owners and developers** who were judged to have an interest in the Plan were sent formal letters inviting comments on the pre-submission documents. A sample letter and the full list of comments raised and our responses can be seen in **Appendix H**.

- 3.14 On 26th April 2018 an update on the plan was given and the display boards were exhibited at the Annual Parish Meeting.
- 3.15 In June 2018, following advice from SODC, a further Landscape / Green Buffer Study was commissioned from Messrs Novell Tullett.
- 3.16 In August 2018 On receipt of the Green Buffer Study the SG consulted with SODC to create an improved formulation for Policy VC1 *“Preserving the local green gaps which define the distinctive identities of East Hagbourne, Coscote and Didcot”*
- 3.17 On 6th September the Parish Council formally approved submission of the plan.
- 3.18 On 17th September 2018 the plan was formally submitted to SODC by East Hagbourne Parish Council.
- 3.19 Following review of the documents, SODC highlighted some areas for improvement in the consultation. As a result three additional statutory bodies were contacted and given six weeks to comment on the pre-submission documents.
- 3.20 The Regulation 16 consultation commenced on 16th November 2018.

4. Summary of changes after Regulation 14 consultation

This section briefly summarizes the principal comments we received during the consultation and the changes we made to the Plan as a result.

Please refer to **Appendices F, G and H** for the full list of comments received and our detailed responses.

4.1 Summary of main comments received and our responses

Policies should be clear and unambiguous. For example ‘Inappropriate development’ is not defined

We reviewed all Policies and revised the wording in consultation with SODC to improve their clarity and robustness

Policies should be proactive and not written in a way that appears as a blanket prohibition on development.

We reviewed all Policies and revised the wording to ensure that they are written in a proactive way

Accurate maps are needed to show the extent of the proposed Green Gaps, Local Green Spaces and Housing Allocation.

Suitable maps have been included in the submission version of the plan

The proposed green gaps between east Hagbourne and Didcot have not been robustly evidenced. The East Hagbourne Village and Landscape Character assessment does not follow a nationally approved methodology. Didcot Garden Town policies have no formal status, particularly their green buffer zones.

We further reviewed the SODC documents "Landscape Character Assessment for the Local Plan 2033" dated November 2017 and "Landscape Capacity assessment" dated September 2017.

The East Hagbourne Village and Landscape Character assessment provides a rich and detailed analysis of the parish and its distinctive assets and features, in fact SODC commented that "it is exceptionally detailed and provides an extensive piece of evidence for the plan"

Our plan is supportive of the proposals of the Didcot Garden Town for Green Buffer Zones which are also supported by the emerging local plan.

To provide further evidence we commissioned a new Landscape / Green Buffer Study, to follow nationally approved methodologies, which made recommendations on the location and extent of these zones.

As a result of all the above and further consultation with SODC, our Policy VC1 has been revised.

Although housing allocation is proposed adjacent to the built area of East Hagbourne our neighbourhood plan policies must be applicable to the whole plan area.

Policies were revised to ensure that building design, materials and density should be appropriate to the different Character Areas within the whole Plan area.

East Hagbourne Parish has the capacity to absorb more housing than is allocated in the Neighbourhood Plan.

In the emerging SODC Local Plan 2033, East Hagbourne as a 'smaller village', is expected to contribute around 5-10% growth by 2033, from the baseline year of 2011. The number of dwellings within the current Parish boundary (which was changed in 2015) is 500, so the target is a minimum of 25-50 dwellings by 2033.

Since 2011, five new houses have been provided through infill (with a further 6 given permission) and outline planning permission has been granted for up to 74 houses on the allocated site. Existing approved new dwellings therefore already exceed the number expected by 2033. We believe the level of development proposed is appropriate within the Plan area.

Housing should be allowed on sites other than the one allocated including those remote from East Hagbourne village

In considering sites for possible allocation we looked for those which were adjacent to the existing built area. Developments against the boundary of Didcot would become part of the town and not part of our community. Some of the sites proposed for development lie in areas which are recognised as important green gaps or buffer zones.

The areas proposed as green spaces are too extensive and would constitute a green belt. Policy options should be considered in place of designation as local green spaces

We recognised the issues raised and revisited the way we address green gaps and green spaces including the use of policy options instead of designation in some cases. The Novell Tullett report provides additional independent evidence to help us formulate our policies.

Some landowners were not happy that their land had been proposed as a local green space. Some thought that designation would impact on the current use of the land or, in one case, conflict with the owner's duties as a charity

With guidance from SODC we developed a revised list of spaces for designation based on their value and significance to the local community. We recognise that the value of a site as a local green space depends

as much on the way it is managed as the land itself. Designation will not in itself have any impact on current use of the site or give any new rights of access to the land.

4.2 Changes made to the plan as a result

In the light of suggestions received through the consultation process, new evidence provided by the Green Buffer Study and further consultation with SODC we extensively reviewed and improved the text to adopt better phraseology and reduce duplication and we restructured the policies to make them clearer and more robust.

Whilst the objectives of the plan were not substantially changed, changes were made to the way we formulated our policies to address them.

The principal changes were:

Policy SD1 – Sustainable development

Strengthening of wording, addition of reference to historic environment

New Policies VC1a-d – Preserving the local green gaps which define the distinctive identities of East Hagbourne, Coscote and Didcot

The list of Local Green Gaps was revised to exclude Great Mead, but to add Western Village Fields. Changed wording, provided a map and more clearly defined the boundaries of the gaps. We created separate policies for each gap which allows us to more accurately address their particular features and cited a more robust evidence base for the policies.

New Policy VC2 - Conserving and Enhancing Important Views

This topic was formerly covered in Policy VC1b, but has now been separated out. Robust evidence base cited and map / diagram included

New Policy VC3 - Retaining smaller village character and promoting good design

(Formerly VC1b) Wording changed, widened to include all settlements in the Plan Area. Energy Efficiency deleted as covered by SD1. Views deleted as covered by new Policy VC2. More robust evidence base cited.

New policy VC4 - Assets of local distinctiveness

(Formerly E1a) The original policy cited 14 areas identified in the EH Village Landscape and Character Assessment. The revised policy identifies a reduced list of 5 of these areas included for their contribution to the character of the village and their value to the community.

New Policy VC5 Conserving and Enhancing Heritage Assets

(Formerly VC2). Text reviewed and strengthened.

Policy VC6 Lighting

(Formerly VC3). No change

Housing policies H1 and H2

Retained with improved wording

Policy H3 – Housing Allocation

Policy details strengthened and a map provided

Policies CF1and CF2 (infrastructure)

Retained

Policy CF3 Community Infrastructure Levy

Removed as being unnecessary

Policy TA1 - Road Safety

Retained

Policy TA2 – Footpaths and Pavements

Strengthened to protect existing rights of way and encourage sustainable transport.

Policy TA3 - Parking

Retained, wording improved

New Policy E1 – Local Green Spaces

(Replaced the former E1b. former Policy E1a is now covered by VC4) Significant changes were made to the section on green spaces and environment. The number of sites proposed for delegation as significant green spaces was reduced to 4 of the original proposals plus the addition of Millennium Wood. The other sites remain important but are protected by the policies on green gaps and views.

Policy E2 – Protect and enhance biodiversity and the natural environment &

Policy E3 – Water environment and flooding

(Replaced the former E2, E3 & E4) Changed wording to reduce duplication and make more robust

Please refer to the submission version of the report for full details of the policies.

5. Conclusions

- 5.1 The pre-submission Plan is the outcome of over 2½ years of community engagement in various forms. It comprises a set of locally specific planning policies intended to guide development decisions on planning applications, so that they better reflect the community's expectations concerning controls and support for development in East Hagbourne.
- 5.2 We have received considerable support and guidance from many sources during the plan-making process. In particular, SODC have engaged with us through many meetings to help and guide us in formulating the Plan. We are satisfied that the outcome from that support, and the manner in which community aspirations have been captured through the proposed planning policies, creates a neighbourhood plan which lends sufficient support to appropriate development proposals as they arise.
- 5.3 The Plan provides a set of planning policies that seek to support and guide decisions on all future development proposals. We believe that the draft Plan is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation.
- 5.4 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the EHNP Steering Group. The draft Plan is supported by a Basic Conditions Statement and by this Consultation Statement both of which adequately cover the requirements set out in the Regulations. East Hagbourne Parish Council formally approved the plan for submission at its meeting on 6th September 2018.
- 5.5 This Consultation Statement completes the range of tasks undertaken to demonstrate that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Plan which will benefit residents in the East Hagbourne Neighbourhood Plan Area by promoting sustainable development.

Appendix A: List of Open Meetings, Workshops, Community Group and Steering Group meetings

Date/Time	Purpose	Event Type	Numbers	Duration (hrs)
3 Nov 2015	General principles and review of draft Terms of Reference and Code of Conduct	Inaugural Steering Group meeting	6	2
19 Jan 2016	Launch meeting	Community engagement	19	2
5 Mar 2016	Create Policy Development Sub-Groups and define Vision	Steering Group meeting 1	11	2
22 Mar 2016	Plan for Launch Event / Policy Ideas Workshop	Steering Group meeting 2	10	2
6 May 2016	Workshop to generate policy suggestions	Community engagement	105	2
23 May 2016	Review of Feedback from workshop	Steering Group meeting 3	14	2
July 2016	Survey	Community engagement		
13 Sep 2016	Review draft Survey results	Steering Group meeting 4	7	2.5
26 Sep 2016	Consider how to use the survey results to formulate policies guided by CFO	Steering Group meeting 5	9	2
25 Oct 2016	Survey result presentation and feedback	Community engagement	c50	2
15 Nov 2016	Begin drafting plan. Identify required sections. Commission Landscape Character Assessment.	Steering Group meeting 6	9	2
20 Feb 2017	Presentation and Workshop on Character Assessment	Community engagement	31	2
20 April 2017	Discuss the status of the draft NP report, the discussions with SODC and to plan for the final drafting	Steering Group meeting 7	6	2
18 May 2017	Presentation on current progress on the draft plan	Community engagement	31	1.5
27 July 2017	Consideration of whether to allocate sites for development	Steering Group Meeting 8	8 + CFO	2
3 August 2017	Review allocation process and formulate questions for SODC, to aid decision making	Steering Group meeting 9	5	2
14 September 2017	Presentation on reasons for allocation of sites and process. Announcing call for sites.	Community engagement	Over 70	2

Date/Time	Purpose	Event Type	Numbers	Duration (hrs)
21 October 2017	Decision to form Community Group to support Steering Group. Action plan for next steps for allocation process	Steering Group meeting 10	6	2.5
06 November 2017	Site evaluation process and pre-screen of potential sites	Community Group meeting 1	18	2
16 November 2017	Short list for full site evaluation confirmed. Preparation for next step site assessment. Plans for community engagement	Community Group meeting 2	17	2
30 November 2017	Review of long list draft site assessments. Presentation of Communication plan	Community Group meeting 3	16	2
10 December 2017	Review of assessments for 6 possible allocation sites and 5 additional sites. Notification letters sent to landowners on 11 th December	Steering Group informal meeting	5	2
14 December 2017	Drop in session	Community Engagement		
21 December 2017	Review of AECOM comments	Steering Group Informal meeting	2	2
09 January 2018	Preparation for public and next CG meeting. Site evaluation process: evaluation questionnaire review	Steering Group meeting 11	6	2
11 January 2018	Status of site allocation process.	Community Engagement	Over 60	
22 January 2018	First draft evaluation of 6 potential allocation sites. Green spaces proposal review.	Steering Group meeting 12	4	2
24 January 2018	Review of draft evaluations of potential allocation sites	Community Group meeting 4	17	2
31 January 2018	Site evaluation short list review and proposed draft allocation. Comment on green spaces	Community Group meeting 5	16	2
3 February 2018	Finalise evaluation and allocation proposals	Steering Group working session	5	3
24 February 2018	Planning for Regulation 14 consultation	Steering Group working session	6	3
10 March 2018	Drop in session at the Pavilion	Community Engagement	c40	
10 April 2018	Items to address before submission to SODC	Steering Group meeting 13	5	2
16 April 2018	Green Spaces, Consultation process etc	Meeting with Ricardo Rios SODC	2 + SODC	3
22 April 2018	Updates required as a result of consultation & next steps	Steering Group meeting 14	3	3

Date/Time	Purpose	Event Type	Numbers	Duration (hrs)
26 April 2018	Input to Annual Parish Meeting	Community Engagement	c20	
6 May 2018	Updates to Plan and Character Assessment	Steering Group meeting 15	3	3
8 May 2018	Latest updates to Plan	Meeting with Ricardo Rios SODC	3 + SODC	3
13 May 2018	Updates to Policies following consultation and SODC meeting	Steering Group working session	2	3
22 June 2018	Meet Novell Tullet (NT) to discuss commissioning Green Buffer Study	Steering Group meeting with Novell Tullett	3 + NT	2
29 July 2018	Review Character Assessment report update and first draft of NT report	Steering Group Meeting 16	3	2
1 August 2018	Propose Policy revisions as a result of NT report	Meeting with Ricardo Rios SODC	3 + SODC	2
3 September 2018	Finalise Policy revisions made as a result of NT report and discuss timing for submission	Meeting with Ricardo Rios SODC	2 + SODC	2.5
6 September	East Hagbourne Parish Council formally approve submission of the Plan	Parish Council meeting	8	2.5
8 September 2018	Review final preparations for formal submission of the Plan to SODC	Steering Group meeting 17	5	2.5
15 October 2018	Public meeting to report on progress and explain the process through to referendum.	Community engagement	ca30	2
28 October 2018	Preparation for Reg 16 Consultation	Steering Group Meeting 18	4	2
8 November 2018	Final details for Reg 16 Consultation	Discussion with Ricardo Rios SODC	3 + SODC	2

Appendix B: Log of consultation responses at open meetings and workshops

Scoping - Workshop 6th May 2016

In the workshop comments were sought and recorded. Consultation responses were grouped according to the following categories:

Community Vitality

34 contributors made comments. Full details are available: <http://easthagbourneplan.net/mdocs-posts/community-vitality>

Green infrastructure and Environment

28 contributors made about 100 comments. Full details are available: <http://easthagbourneplan.net/mdocs-posts/green-infrastructure-and-environment>

Heritage

22 contributors made 55 comments. Full details are available: <http://easthagbourneplan.net/mdocs-posts/heritage>

Housing

32 contributors made 80 comments. Full details are available: <http://easthagbourneplan.net/mdocs-posts/housing>

Transport & Road Safety

40 contributors made about 240 comments in total. Full details are available: <http://easthagbourneplan.net/mdocs-posts/transport-and-road-safety/>

All comments were considered when forming Objectives and Policies and defining Community Needs for the plan.

Character Assessment - Workshop 20th February 2017

31 people attended the Presentation and Workshop on Character Assessment.

The workshop was about what makes East Hagbourne distinctive in its wider context and sensitive to change. This can then be used as a basis for assessing how people value their local environment and for developing informed recommendations for conservation and enhancement.

The significance of each landcover parcel in the Plan area and their sensitivity to change was scored in ranking order, starting at 1 (Negligible), then moving on through 2 (Low), 3 (Moderate), 4 (High) and 5 (Very High). Significance is scored under the linked themes of:

1. Historic significance - the contribution of the historic environment to the character of East Hagbourne.
2. Natural significance - the contribution of wildlife and habitats to the character of the landscape.

A first draft of these scores with text explaining the reasoning for them, was considered in the workshop with everyone being asked to give their own scores for each landcover parcel.

The final scores reflecting the results of this process have resulted in Section 4 'Significance and Sensitivity Issues' of the Village Character Assessment and Landscape Study.

Appendix C: Land owners consulted over Local Green Space designation

Area proposed for Local Green Space designation	Owners
Butts Piece	Hagbourne Parochial Charities
The Green Gap	Grainger plc Nurton Developments Ltd
Lawson's Orchard	[2 individuals]
Paddocks Millennium Wood and Bakers Lane	[5 individuals]
Pastures Manor Farm Lane	[2 Individuals]
Tudor House Allotments	[1 individual]

Sample Letter sent to Local Green Space owners

Dear xxxx,

East Hagbourne Neighbourhood Plan - Proposal to designate "Local Green Spaces"

The National Planning Policy Framework makes provision, in the interests of promoting healthy communities, for neighbourhood plans to identify for special protection green areas of particular importance to them.

As part of the East Hagbourne Neighbourhood Plan process the steering group went through a process of evaluating the importance of all accessible local greenspaces that surround the built-up areas within the Parish. This was in order to select a handful of sites whose key qualities including wildlife/ecology, public access, key views/settings etc were of such importance to the village that special protection is considered necessary to protect such sites from future development other than in very special circumstances.

The land owned by you at xxxxx (see map attached) is included in the shortlist of sites in the pre-consultation draft plan which will be published shortly. The steering group would welcome any initial comments that you may have. You can respond to this letter or email the Chairman of the Neighbourhood Plan Steering Group, crispintopping@gmail.com

Further information on the meaning/effect of Local Green Space designation can be sourced from the Department of Communities and Local Government (DCLG) website: go to National Planning and Policy Framework NPPF - March 2012 and look at paras 76 to 78 where you will find a clear definition. Please let Crispin Topping know if any aspect is not clear or you would like a hard copy

Yours sincerely

Allison Leigh,

Clerk to East Hagbourne Parish Council

Appendix D: Land owners consulted over Allocation

Area proposed for Possible Allocation	Owner
Bakers Lane Paddock A	[1 individual]
Land at East Tadley Field A	[1 individual]
	Orchestra Land
Land at Great Mead North	[2 individuals]
Land at Great Mead South	[8 individuals]
Western Village Plotlands A	Greenlight Developments Ltd
	[3 individuals]
Tadley Corner	[1 individual]

Sample Letter sent to Allocation site owners

Dear xxxx,

East Hagbourne Neighbourhood Plan - Land at xxxxx

We are writing to you as the owner or agent for the land described above and shown on the attached plan, to invite your input and comments following our initial assessment of possible sites for development, which could potentially be allocated within our Neighbourhood Plan.

East Hagbourne Parish Council has appointed a Steering Group to lead the preparation of a Neighbourhood Plan to guide possible future development within East Hagbourne civil Parish. To date, with the help of outside consultants we have completed a comprehensive Landscape and Character Assessment and prepared a complete draft plan containing the Vision, Objectives and our proposed Policies. These documents can be found on our web site¹.

East Hagbourne is a community of around 500 dwellings and is classed as a 'smaller village' in the SODC Local Plan 2011 and in the emerging Local Plan to 2033. There is an expectation in the Plan that smaller villages will contribute to future housing needs by growth of 5-10% over the plan period.

Under the guidance of our consultants and SODC, the Steering Group, assisted by a Community Group made up of local residents, is carrying out an assessment and evaluation of potential housing or community use development sites. On the basis of this a decision will be made whether and which site or sites to allocate for development. Any subsequent development would, of course, be subject to planning permission being granted.

An initial screening has been made of all the possible sites within the Parish from which a number of sites have been selected for a more detailed evaluation. Your land is included in one of these sites, as shown on the map below.

This letter is to alert you that this process is under way and to invite your comments and input so that our evaluation can be as complete and objective as possible.

¹ <http://easthagbourneplan.net/documents/> "Draft Neighbourhood Plan 26 September 2017" and "East_Hagbourne_Village_Character_Assessment_Final"

*(We know, of course, that you are currently pursuing development of this land, but would appreciate your comments on the likely timescale you would see for development - **where appropriate**).*

(We are proceeding on the assumption that you would be willing to make your land available, if selected. If this is not the case, please let us know and we will take no further action.

*Please be assured that this is a factual evaluation at this point and land will not be allocated against your wishes. However, if development is a possibility, we would appreciate your confirmation and clarification of its availability and the likely timescale (1-5 years, 5-10 years, longer term). - **where appropriate**)*

We have enclosed a first draft of the site assessment showing the criteria we have used and our initial comments. Any information you provide will be taken into consideration to enable us to refine and strengthen the assessment. The deadline for comments is 22 January 2018.

Comments may be made by mail to

EHNP Allocation, c/o Allison Leigh, Clerk to East Hagbourne Parish Council, 26 Eaton Village, Eaton, Oxon, OX13 5PR

or electronically to allocation@easthagbourneplan.net

We thank you for your cooperation.

Yours sincerely,

*Allison Leigh,
Clerk to the Council.*

copied to: xxx

Appendix E: Members of the Steering Group and Community Group

Steering Group Members

Members at start of plan preparation

Mr Crispin Topping (Chairman)

Mr W Barksfield

Mrs S Barksfield

Mr A Barmer

Mrs F Clay

Cllr I Duff

Mrs A Dunsdon

Mr M Mulligan

Cllr D Rickeard

Mrs J Wood

Mr Marcus Wood

Consolidated membership from the start of the Site Allocation discussion

Mr W Barksfield

Mrs S Barksfield

Mr A Barmer

Cllr D Rickeard

Mr C Topping (Chairman)

Mr M Wood

Community Group Members (for the Site Evaluation and Allocation process)

Mr R Ainger

Mr R Crane

Mr S Dale

Mr P Dixon

Mrs P Elderfield

Mr P Hands

Mrs K Hardie

Mr C Hawes

Mrs J Hoskin

Mr A Oldfield

Mrs S Pring

Mrs C Shaikh

Mr A Stocks

Mrs C Sweeney

Appendix F: Regulation 14 Consultation – Comments received from individuals and our response

Separate Document: EHNP ConsultationStatement_AppendixF

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Appendix I: Individuals, Statutory Bodies, Local Groups and Landowners consulted

Individuals

All residents in the Plan Area, 1158 people (based on the 2011 census adjusted for the 2015 boundary change), were invited to comment.

Statutory Bodies

Amec Foster Wheeler E&I UK (on behalf of National Grid)

Blewbury Parish Council

British Telecom

Community First Oxfordshire

Didcot Garden Town

Didcot Town Council

EE (Mobile Phone network)

Hagbourne Parish Church

Highways England

Historic England

National Grid

Natural England

Network Rail

NHS England

Oxfordshire County Council

Plant Protection (National Grid)

South Moreton Parish Council

South Oxfordshire District Council

Sports England

SSA Planning Limited

Scottish & Southern Electricity Networks

Southern Gas Networks

Thames Water - Developer Services

The Defence Infrastructure Organisation (MOD)

The Environment Agency

The Gardens Trust

The Health and Safety Executive

The Homes and Communities Agency

The Oxfordshire Clinical Commissioning Group

The Parochial Church Council

The South Oxfordshire Housing Association

Three (Mobile Phone network)

Vodafone & O2

West Hagbourne Parish Council

Local Groups

Didcot Choral Society
East Hagbourne Barn Dance Club
East Hagbourne Community Shop
East Hagbourne Neighbourhood Watch
Hagbourne Village Hall
Fleur de Lys
Friends of St Andrews
Giggle Bridge Club
Hagbourne Action Group
Hagbourne Allotments
Hagbourne Babies & Toddlers
Hagbourne Book Club 1
Hagbourne Book Club 2
Hagbourne Bowling Club
Hagbourne Community Choir
Hagbourne Environmental Group
Hagbourne Farm Partners
Hagbourne Farmers
Hagbourne Fete Committee
Hagbourne Fun Run
Hagbourne Garden Club
Hagbourne Parish Charities
Hagbourne Pre-school
Hagbourne Produce Show / Open Gardens
Hagbourne School
Hagbourne School Governors
Hagbourne Society of Change Ringers
Hagbourne Table Tennis
Hagbourne Toddlers
Hagbourne United FC
HAMS
Principal Pilates
Rambling Club
Scout Group
St Andrews Bell Ringers
St Andrews Choir
St Andrews Social
The Brownies / Guides
The Church Office
The Knitwits

Thirsty Thursday Group
West Hagbourne Action Group

Land Owners of the following sites

Bakers Lane, Paddock A
Bakers Lane, Paddock B
Bakers Lane, Paddock C
Butts Piece
Coscote Fields, A
Coscote Fields, B
Coscote Fields, C
Great Mead North
Great Mead South, Paddock 1
Great Mead South, Paddock 2
Great Mead South, Paddock 3
Great Mead South, Paddock 4
Great Mead South, Paddock 5
Lawson's Orchard
Lower End Field, A
Lower End Field, B
Lower End Field, C
Manor Farm Lane
Millennium Wood paddocks
Tadley Corner
Tadley Field, A
Tudor House
Western Village Plotlands, A