East Hagbourne

NEIGHBOURHOOD DEVELOPMENT PLAN - 2018 to 2033

Submission Version 17 September 2018

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1. Introduction

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England giving communities the right to shape their future development at a local level.

South Oxfordshire District Council approved East Hagbourne's application to carry out a Neighbourhood Plan in January 2016. The East Hagbourne Neighbourhood Plan (EHNP) has been produced by a steering committee including parish councillors and community volunteers, with expert support from South Oxfordshire District Council, Community First Oxfordshire and AECOM. Financial support was provided by SODC and Locality.

The EHNP sets out a plan for the sustainable future for the village, taking into account the views and needs of the residents. The plan has a 16-year time-frame in line with South Oxfordshire District Council Local Plan time-frame.

The EHNP sets out objectives and policies that will be used in shaping the future development of the parish. These have been established through extensive public consultation and are underpinned by both statistical information and local knowledge and studies. The aims and objectives of the EHNP relate principally to planning matters but also have relevance to other issues important to the community.

The Plan policies are compatible with South Oxfordshire District Council's Local Plan and meet the community's aim of ensuring that East Hagbourne continues to thrive, whilst retaining its unique and distinctive character and providing an outstanding quality of life for current and future generations of residents.

Once the Plan has been made (following a successful referendum) the East Hagbourne Neighbourhood Plan will form part of South Oxfordshire District Council's Local Plan. This means that the Neighbourhood Plan will have material weight in deciding where any development should take place and the type and character of the development.

This report has been updated following the six-week pre-submission consultation which ended on 14th April 2018 and further consultation with SODC. This new draft is now submitted to the District Council who will carry out a further statutory six-week consultation period in which those that live work or do business in East Hagbourne together with a list of statutory consultees will have the opportunity to comment on the Plan. Following this consultation, comments will be analysed and discussed with the District Council Planning Department and used to refine the document. The final East Hagbourne Neighbourhood Plan will then be submitted for examination.

This document is the submission version of the EHNP.

Chapter 2 outlines the history of the Plan preparation. Chapter 3 describes the parish of East Hagbourne and sets the context within which this plan will operate. The East Hagbourne Neighbourhood Plan vision, objectives and policies, together with justification and summary evidence, are in Chapter 4 and Chapter 5 outlines Community Needs as a basis for consideration of future planning applications

Further evidence in support of the Neighbourhood Plan is provided in the Appendices and in the supporting evidence documents.

- Basic Conditions Statement
- Consultation Statement
- Strategic Environmental Assessment

2. The East Hagbourne Neighbourhood Plan

2.1 How the EH Neighbourhood Plan fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their towns, the Localism Act sets out some important laws. One of these is that all Neighbourhood Plans must be in line with the National Planning Policy Framework (NPPF) and local policy.

The EHNP must be in general conformity with the strategic policies contained in the development plan for the area. Currently, the development plan in South Oxfordshire consists of:

- South Oxfordshire Core Strategy (2012)
- Saved policies of the Local Plan 2011 (2006)

South Oxfordshire District Council is preparing a new Local Plan referred to in this document as the Emerging Local Plan.

Neighbourhood Plans must be in line with European regulations on strategic environmental assessment and habitat regulations.

2.2 Designation

The area covered by this Neighbourhood Plan is the whole area of East Hagbourne parish as it exists following the boundary changes of May 2015. In accordance with regulations, SODC publicised the Neighbourhood Plan application from East Hagbourne Parish Council and advertised a 6-week consultation period ending 3rd December 2015. The Head of Planning at South Oxfordshire District Council designated the area shown in Map 1 below as the East Hagbourne Neighbourhood Area on 31st March 2016.

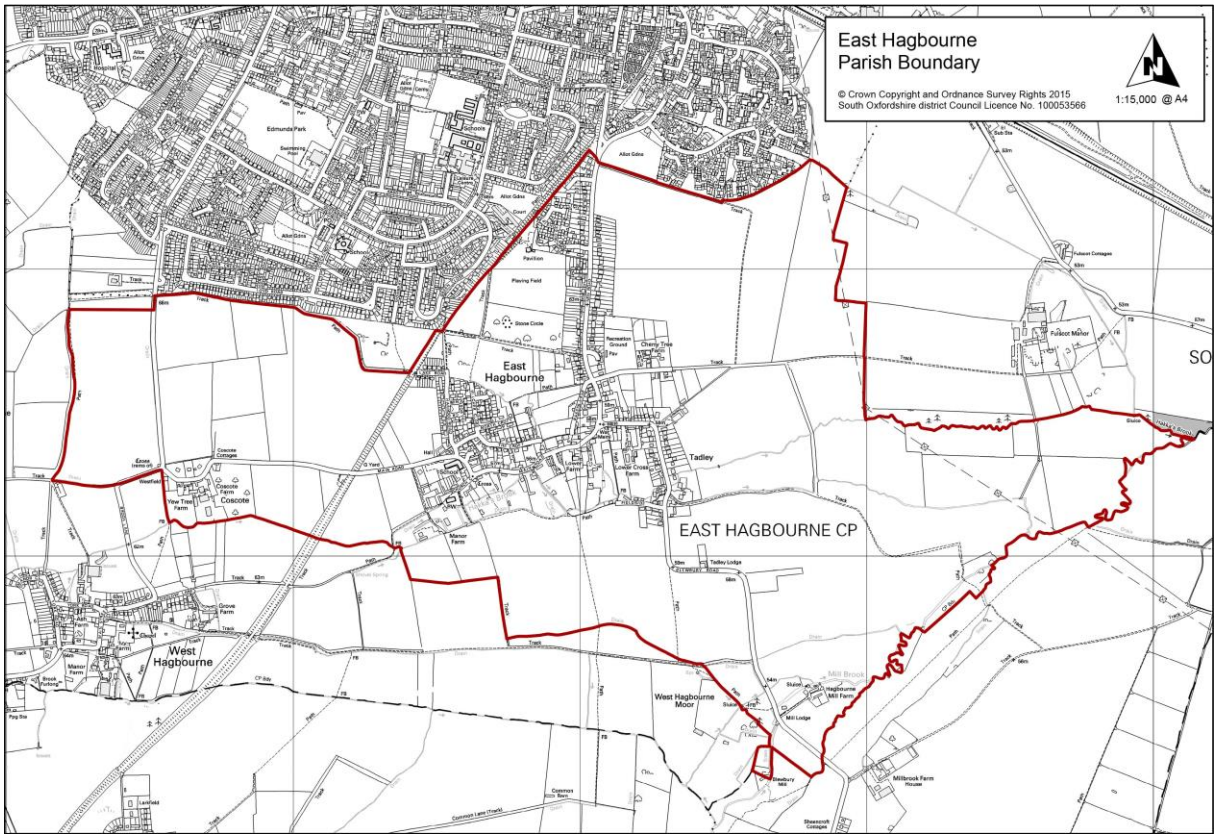

Figure 1. The boundary of East Hagbourne Parish, as revised at May 2015.
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2.3 Community engagement

An advisory group of the Parish Council – the East Hagbourne Neighbourhood Plan Steering Group - took the EHNP work forward, supported by expert advice from SODC, Community First Oxfordshire and AECOM.

The Steering Group followed a community consultation process, the aims of which 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.

The Steering Group encouraged community involvement through open meetings, workshops, the website, use of an Email List, Leaflet drops, Posters, Letters to landowners, statutory consultees and stakeholders, Local media and word of mouth.

Progress of the EHNP was discussed at each Parish Council meeting.

An initial scoping consultation and a comprehensive community consultation survey the Neighbourhood Plan Community Survey, (NPCS) was distributed to all households, which assessed housing need and other key issues for the village.

The Steering Group commissioned a comprehensive Village Character Assessment and Landscape Study which was prepared by professional experts with extensive local input from the community. This was made publicly available and presented at a workshop designed to elicit feedback from the community.

In August 2017, a decision was made to carry out a Site Assessment and Evaluation with a view to making an allocation for housing. A Community Group was established to create wider community involvement more closely directed toward the topic of development site allocation. A list of potential sites for allocation was identified and letters were sent to landowners. The Community Group and Steering Group (20 people) took on the task of evaluating the sites and preparing a recommendation of a single site for housing development.

At each stage in the Plan process, elements such as the Plan objectives and draft policies have been refined in response to feedback from residents and landowners.

The community consultation process is documented in the Consultation Statement.

2.4 Preparation of the Draft Plan

The Steering Group drafted policies to meet the EHNP objectives. In this task, the Steering Group had input from Community First Oxfordshire, the District Council and an independent planning advisor.

Community feedback on policies allowed further refinement. The justification, evidence and local support underpinning each of the EHNP policies will be clearly set out in this document.

The Village Character Assessment and Landscape Study made recommendations for green spaces that should be protected. From this list, the Steering Group prepared a shorter list of those meriting Local Green Space protection and letters were sent to land owners inviting their comments.

In August 2017, it was decided that a full review of potential building land would be performed to consider an allocation of land for housing development. Expert help was provided by AECOM, with financial support from Locality. The principles of this evaluation are outlined in section 3.4 and the conclusions in section 4.3.3. The methodology is explained in more detail in Appendix 8.

2.5 Submission and Examination

This document is the submission version of the EHNP.

The pre-submission draft was published for a six-week consultation period running from 1st March 2018 to 14th April 2018. Comments received during this consultation, together with representations from land owners in previous correspondence were analysed and changes made to the report where appropriate. These changes have been reviewed by the District Council. A record of those consulted, the comments received and the actions taken is contained in the Consultation Statement. At the same time, a number of editorial changes to the report were made to present the information more clearly and avoid duplication.

The Plan was formally submitted to SODC on 17th September 2018. Following review and approval, South Oxfordshire District Council will publicise the Plan for six weeks, beginning 16th November 2018 and submit it to an independent examiner together with other Plan documents – the Basic Conditions Statement, Consultation Statement and Strategic Environmental Assessment. The examiner will check that it meets the 'Basic Conditions' or requirements for a Neighbourhood Plan and recommend whether it should go forward to a referendum. Any recommendations made by the examiner will be considered by the District Council in consultation with East Hagbourne Parish Council and the Plan will be amended to incorporate the examiner's comments before being put forward to a parish referendum.

If the District Council decides to progress the Plan to a referendum then the Plan will proceed to a local referendum where voters in the parish of East Hagbourne will be asked whether they approve the Plan. If the Plan is supported by a simple majority of those voting at the referendum, the Plan will be 'made' or adopted by the district council as part of the planning policy for development in the East Hagbourne Neighbourhood Plan area. Together with the Local Plan, the Neighbourhood Plan will be used for deciding planning applications in East Hagbourne within the Plan period from when it is 'made' to 2033. This Plan will apply to any and all development in the Neighbourhood Plan area.

3. The Parish of East Hagbourne

3.1 A brief history

East Hagbourne has a long and distinguished heritage. There is evidence of occupation of the area during the Iron Age and the village was one of the larger centres in this area in Saxon times. East Hagbourne is listed in the Domesday Survey (1086) and this is recorded in a plaque on the wall of the previous Post Office in Main Road. Throughout its history East Hagbourne has been involved in agriculture, and the Domesday record listed 14 farms and two mills in the area.

In the 19th/20th century the village was known for orchards, water cress beds and hops. There is one remaining hop kiln at Manor farm and hops can still be found growing in hedgerows. East Hagbourne was known for paper making and it is said that blotting paper was invented here. The railway line between Didcot and Newbury, built in the late 19th century, came through East Hagbourne and is used today as a cycle and walking trail. Most development up to the 19th century was in the area around Main Road and Fieldside with some down Bakers Lane. In the middle of the 20th century there was significant ribbon development along New Road and Blewbury Road and substantial areas of social housing were established close to the historic village in the Harwood Road/Wilcher Close area. The area around the centre of the village was designated as a Conservation Area in 1970 and its boundary extended in 1993.

The boundary of the Parish has been progressively modified as Didcot has grown, the last change being in 2015 when an area of Millbrook amounting to 300 houses, formerly in East Hagbourne, was transferred to Didcot Parish. The distinction between town and village has thus been reinforced.

3.2 Location and context

East Hagbourne lies to the south of Didcot and is surrounded on three sides by open farmland. The Parish itself extends to the small hamlet of Coscote to the west, and to Hagbourne Mill on the road to Blewbury. To the north, the village continues along New Road towards Didcot, and the newer area of Bishop's Orchard lies within the Parish providing a diversity of accommodation and environment. East Hagbourne has a population of 1158 (Census 2011, using the 2015 database reflecting the new boundary post-2015).

Despite the proximity to Didcot, East Hagbourne has retained its strong rural character largely because of its setting in open countryside where the village centre is surrounded by open fields and farm land. The sight of farm vehicles frequently coming through the village is a constant reminder of the agricultural activity which has created the character of the surrounding areas. Several tracks and footpaths lead from Main Road and cross the surrounding fields, bringing fields and the village closely together. The very extensive network and mixed variety of footpaths add greatly to the village character.

The views out of East Hagbourne to fields and hills around are a very important feature and a strong element of the village character. The views from New Road and Blewbury Road areas towards the Chiltern Hills AONB and the extensive open views south of the village to the Wessex Downs AONB are particularly outstanding.

The Sustrans route along the former railway embankment offers immediate elevated panoramic views towards the village and outwards towards the surrounding open countryside. This is of particular significance in relation to the views to the church/manor farm complex and across the Southern and Coscote fields. It is a key resource benefitting the village, Didcot and other surrounding areas.

Another aspect of East Hagbourne that lends itself to enhancing the village character is the very varied range of buildings most of high quality and many with interesting historical connections from the Civil War and before. East Hagbourne survived a great fire in 1659 and several buildings predate this fire including of course the church. There are 47 listed buildings and structures in the parish and the village pub, the Fleur de Lys, is a listed pub.

Our local town of Didcot is less than 2 miles away and is convenient for services and transport links to Oxford, Reading and further afield. An hourly bus service operates from East Hagbourne, and also provides links to neighbouring villages. The growth of Didcot has brought much improved facilities, but also constantly increasing traffic which is a cause of concern to residents.

The numerous footpaths giving access both within the village and to the wider countryside make this a good place to explore on foot, and the easy access from south Didcot means that many people from the town are also able to enjoy the green environment. The open fields give fine views to the downs and close to the village itself there are paddocks, allotments and areas dedicated to nature.

The historic core of the village comprising Main Road, part of Blewbury Road and Tadley has been designated as a Conservation Area. The SODC Character Assessment of 2000 (Appendix 6) notes that despite its proximity to Didcot, East Hagbourne has retained a strong rural character with a distinct identity. Although there has been some infill development on Main Road, the majority of buildings are historic and this forms much of the village's charm. Since many different building materials have been employed in the village, a wide variety of textures and colours in the buildings also add to the interest of the place. As shown in the East Hagbourne Village Landscape & Character Assessment (Appendix 2) this variety in the built environment can also be found in the wider village area as well as the outlying settlements at Coscote and Hagbourne Mill. Significant landscape features identified include a number of examples of medieval field pattern, ridge and furrow farming, a stock funnel, ancient farms and barns, orchards, and medieval archaeology. Recent excavations in connection with development in the area indicate that there is a potentially rich archaeological heritage still to be discovered.

3.3 Development context

This plan has been prepared to be in conformity with national policy and guidance and with the NPPF/NPPG (March 2012) and the South Oxfordshire Development Plan. This includes saved policies from 2011 (Saved Policies); Core Strategy 2012 (core strategy) and the emerging South Oxfordshire Local Plan - Final publication Version, October 2017 (Emerging Local Plan).

The current SODC Local Plan 2011 has allocated land to the west and north of Didcot for major building projects. The Emerging Local Plan reiterates these allocations and presents a strategy to spread housing more evenly around the District.

Our Neighbourhood Plan supports planned development for East Hagbourne and the surrounding areas as it is being developed through the context of the SODC Core Strategy (2012) and SODC Emerging Local Plan together with the Didcot Garden Town Delivery Plan which set the development context for the area including our village.

The objectives of the emerging Local Plan provide strong support for neighbourhood planning and seeks to empower local communities to direct development in their areas by supporting the "way of life" of rural communities. Overall, the objectives of the emerging Local plan seek to deliver high quality development, respecting the scale and character of villages such as East Hagbourne.

The core strategy sets out an overall strategy for the development of South Oxfordshire. Didcot features prominently in the Core Strategy and emerging policies, and though East Hagbourne is designated as a "Smaller Village", its proximity adjacent to Didcot is a significant factor in the policies in this plan.

Didcot has become a focus for major new development, providing an enhanced role in providing homes, jobs and services. East Hagbourne's parish boundary is adjacent to Didcot and will therefore be affected by development there. This close proximity and inter-relationship underpins the policies in this plan which seek to protect the special character whilst allowing East Hagbourne to play its part in the wider strategic settlement hierarchy of South Oxfordshire.

The SODC Emerging Local Plan sets as a vision that "South Oxfordshire will remain a beautiful and prosperous place to live". It will be an attractive place for people to work and spend their leisure time. In support of this Objective 1.2 supports rural communities and "their way of life', recognising that this is what attracts people to the district. At the same time, Objective 1.1 supports the settlement hierarchy and the growth and development of Didcot Garden Town. The unique and different roles of town and village in contributing to our District are thus recognised.

The Didcot Garden Town Delivery Plan (October 2017, p257) recognises the importance of the landscape setting and proposes green buffers to the surrounding 'necklace of villages' around Didcot, citing the recent dismissal of the planning appeal on land between Didcot and East Hagbourne as reinforcing the role that open space plays in preventing the coalescence of Didcot and its surrounding villages.

Part of the parish including New Road, Lower End Field and Coscote Field is included in the proposed Didcot Garden Town boundary and the whole of our parish is included in the "area of influence" for the Garden Town. Our village will therefore play a key part in the successful implementation of the Garden Town policies including providing a key buffer zone to the south of Didcot.

Our Neighbourhood Plan is aligned with these objectives and seeks to recognise and enhance the role that our village plays in the wider district context. In particular, Objectives VC1 and VC2 seek to preserve the independent and rural character of our village, while responding to the housing needs of residents and the expectations of SODC's Local Plan.

3.4 Land for future housing-allocation

The Emerging Local Plan does not make specific housing allocations for smaller villages, but identifies through Policy H8 that a minimum of 500 new homes will be delivered in the 54 'smaller villages' as a group. This will be achieved through Neighbourhood Development Plans which allocate sites for at least a 5% increase in dwelling numbers above those recorded in the 2011 census. In 'smaller villages' where there is no Neighbourhood Development Plan a 5-10% increase in dwelling numbers, above those recorded in the 2011 census, will be achieved through the development of suitable sites and through infill development.

The supporting text adds that smaller villages, as defined in the settlement hierarchy are likely to deliver 5%-10% growth, based on the number of dwellings at the 2011 census, minus completions since 2011 and outstanding commitments. The provision of 500 homes should be viewed as a minimum level of growth and will be met through small sites and infill development and will not be allocated by the local planning authority. The relationship between the smaller villages and the larger villages and the district's towns will be important in the pattern and level of development to be delivered. Smaller villages will look to the larger villages and towns for a higher level of services and facilities and it is this relationship which will help to shape future development.

The Parish Council is supportive of this target which would allow the community to grow and develop in a natural way, without harming the character of the community. For our village of 500 dwellings, 10% growth would represent 50 houses over the plan period. Since the baseline starting date of May 2011, 5 infill dwellings have already been delivered or currently being built within the Parish and a further 6 have planning permission. The provision of such growth is in line with the expression of housing need identified in the Parish Survey (NPCS), Appendix 5, where residents expressed a desire for small infill developments and were not in favour of larger developments. However, outline planning permission has now been granted (at the end of January 2018) for 74 dwellings on land adjoining Hagbourne Village Hall on Main Road and identified as Site 5 in our site assessment process.

This Plan will implement the objectives of the Emerging Local Plan by:

- Identifying and protecting what is special about our settlement, but also supporting an appropriate scale of development,

- Allocating land for housing which together with already approved development will provide growth well over the minimum expectations of the Emerging Local Plan.

The location of East Hagbourne Parish immediately to the south of Didcot makes it particularly vulnerable to applications on unallocated sites seeking to provide housing for the wider district. In addition to the scheme for up to 74 houses on land adjacent to Hagbourne Village Hall an application for 78 houses has been submitted for a site at the eastern end of the village. Together these developments would increase the number of dwellings in the village community by 30%, far exceeding the expectations of the Local Plan. Four further major unplanned applications have since been put forward or are imminent which would total several hundred houses within the Parish boundary. The location and scale of these proposed developments do not respect the important local distinctiveness of the village and its character and setting. Several are distant from the village community itself and if approved would form part of Didcot rather than East Hagbourne, but would impair the open and rural nature of the parish that is appreciated by village and town alike.

A planning application by Grainger which was dismissed at Appeal and judicial review stage in 2017 would have closed an important Green Gap between Didcot and East Hagbourne. The application was dismissed on the grounds that

- the gap afforded by the site is particularly important in providing a clear sense of separation between Didcot and East Hagbourne
- The site forms part of a network of fields on the edge of East Hagbourne, and as such contributes to the rural setting and character of the village.
- Its rural appearance also provides a green and open setting for Didcot.
- The development would adversely affect the setting of the AONB.

These considerations may also be relevant to other sites for which development proposals are being considered. We believe that a positive Neighbourhood Plan can help achieve a balanced approach that meets housing needs while preserving important local features.

East Hagbourne village itself has particular constraints that make finding obvious candidate sites for allocation challenging. The built-up areas of the Parish have been infilled gradually over the last few decades leaving few obvious opportunities to add more units**.** Existing in-fill is coming mainly from sub-division of existing plots, which risks the loss of gardens and the more rural atmosphere of the village. Expanding the village outwards is also constrained: going North by the need to preserve the gap between East Hagbourne and Didcot which is important to the independent existence of the village. Land to the South and East the village closely abuts or provides key views to and from the Chiltern and North Wessex AONBs. To the West expansion is limited by the embankment of the former Didcot to Newbury railway line. The extensive network of footpaths provides access to the countryside for all of the area's residents and is recognised in the Didcot Garden Town Plan where most of the land around the village is proposed as a Green Buffer for Didcot.

The future housing numbers needed within East Hagbourne under the Local Plan and as identified in the NPCS could be met by natural growth. In preparing this Neighbourhood Plan, however, it became clear that because of the pressure for housing development in South Oxfordshire and in view of the shortfall in land availability at District level, the needs of the community would be better served by a more proactive approach. An

evaluation of potential building sites across the Parish was therefore undertaken, with a view to making an allocation for housing. To identify the particular unit size and type of housing needed to best support development of our community we commissioned a Housing Needs Assessment (Appendix 9).

In approaching the question of site assessment for potential allocation, we took the view that all land in the NP area should be included in an initial pre-screening exercise. The land within East Hagbourne Parish was divided into 10 landscape areas and then further subdivided to give a total of 53 land parcels for evaluation. This comprehensive coverage means that all SODC's SHELAA sites are included as are those offered under a call for sites carried out as part of the NP process.

The Locality Toolkit sets out a number of national criteria for site assessment and these have all been incorporated into our assessment. However, the NPPF also makes provision for local criteria to be used, provided that these are objective. In discussion with SODC[1], we adopted the following local criteria:

- Is the site closely related to, and well integrated with the village?
- Is the site easily accessible to EH services and facilities by both roads & footpaths?
- Does the site flood or could it create flooding /environmental issues?
- Will development impact the Conservation Area or the setting of the AONB?

As a result of the pre-screening exercise, six sites were identified for more detailed assessment as potential allocation sites. These were subjected to a more detailed site assessment, consultation with land owners and finally an evaluation which showed that two of the six sites were potentially suitable for allocation.
These are:

- Site 2. East Tadley Field A (Orchestra) [planning application has since been refused].
- Site 5. Western Village Plotlands (Greenlight) [outline planning permission has recently been granted].

The Site Evaluation was submitted to AECOM who had earlier produced an SEA Scoping report and have now carried out a full SEA evaluation. AECOM compared two allocation strategy options, i.e. Site 5 only; and Site 5 plus Site 2 and highlighted pros and cons associated with each option. The broad conclusion was that allocation of both sites would lead to a range of concerns over-and-above allocation of Site 5 only, most notably in respect of landscape and loss of best and most versatile agricultural land. While not specifically covered in the SEA, they also noted that the access and traffic issues, while presenting challenges for both sites, could be more easily managed for Site 5.

A comparison of these sites and our proposals for allocation are outlined in Section 4.3.3. The methodology is explained more fully in the supporting documents.

[1] Meeting of 23rd August 2017

3.5 Village Character

It is clear from village meetings and the NPCS that residents of East Hagbourne have a very strong feeling of local identity and value the fact that East Hagbourne is an ancient and well defined small village in South Oxfordshire. A very important aspect of the village is its rural nature and setting and the very good access to the open countryside through a well-maintained network of footpaths both within the village envelope and connecting the village to open farmland and neighbouring villages. The open spaces that surround the built environment are particularly valued.

A detailed East Hagbourne Village Landscape & Character Assessment (Appendix 2) was commissioned as part of the preparation of this plan. The Character Assessment provides a detailed assessment of the built environment and its setting, covering the whole of the parish as it has developed to the present day, in accordance with the aims of The National Planning Policy Framework (NPPF):

- *To place good design, local character and conservation of the historic and natural environment at the heart of sustainable development and good planning.*
- *To conserve heritage assets and their settings in a manner appropriate to their significance and putting them to viable uses consistent with their conservation.*
- *For any development to make a positive contribution to local character and distinctiveness, drawing on 'the contribution made by the historic environment to the character of place' (paragraph 126, 29).*

The NPPF defines the historic environment as resulting from 'the interaction between people and places through time'. This simple definition places people and their perceptions at the centre of understanding what makes places distinctive and what benefits they offer, how they have changed into their present form and how they can change in the future.

3.6 Our Challenges

We have given full consideration to the strengths, weaknesses, opportunities and threats faced by East Hagbourne in the SWOT analysis forming part of the evidence base in Appendix 4 of this plan but highlight here a few of the main challenges faced by our village as set out below.

Community Facilities

For its size, the village is well provided for in terms of community facilities. It has a well-established successful primary school, pre-school, a village hall, public car park, church, small community run shop with post office, a single pub and a sports field with children's play area and a new Pavilion building. Except for the school which is OCC funded, these facilities are however, considered to be economically vulnerable and/or dependent upon community volunteers. In our Neighbourhood Plan Community Survey carried out in the summer of 2016, residents expressed a desire for additional facilities and activities for teenagers, village based medical facilities and a daytime social facility such as a café.

The village may need land for future expansion of community facilities such as Hagbourne Village Hall, the village car park or possibly Hagbourne School. The village archive is

currently housed in the village hall, but specific premises may be needed in the future. The highly compact and constrained nature of our village settlement means that suitable sites for such development are difficult to identify.
High Speed Broadband is available in the village, but is currently unable to reach the area most remote from the fibre optic box. Manor Farm Lane in particular has poor broadband speed.

Traffic, Transport and Parking
As Didcot expands, the road network particularly Main Road and the B4016 (Blewbury Road/New Road) are experiencing increasing levels of through traffic and the speed and weight of some of the vehicles is considered to be particularly problematic on what are typically narrow rural roads. Traffic issues were extensively studied in the East Hagbourne Parish Plan (Appendix 7), but were not fully resolved. East Hagbourne benefits from its proximity to Didcot Parkway Station however its access to bus services is limited. Within the village, parking particularly close to village assets such as the school/pub/shop is limited and on street parking can cause local congestion. There is an identified need for more parking in the area of the village hall and School. Cyclists benefit from the Sustrans route linking the village to Didcot and Upton, but more could be done to encourage increased cycling.

Coalescence with Didcot
The close proximity of Didcot combined with its rapid planned expansion as a Garden Town and centre of the Science Vale potentially threatens the independent existence of the village as buffer land between the two settlements comes under threat of development.

Environmental Issues
The traditionally managed farmland some of which has clear evidence of ancient “ridge and furrow” farming provides the setting to the historic village. Loss of farmland is of particular concern to villagers as expressed in the NPCS.
As climate change progresses it is expected that flood risks on land adjacent to Hacca's Brook, from field run-off, and from inadequate storm water capacity are likely to increase.

Housing Needs
The NPCS identified a strongly held perception that the village has a surplus of 4 bed plus houses and a relative lack of small (2/3 bed) homes, bungalows and specialist elderly accommodation to fit the needs of an ageing population and to provide greater opportunities for first time buyers. A Housing Needs Assessment (Appendix 9) was commissioned to provide a more comprehensive understanding based on regional and national data as well as the input from the NPCS.

Preserving Village Character
Increased traffic as a result of Didcot's expansion places greater pressure on local roads. In particular, there have been several examples of damage to grass verges caused by large vehicles. Where new developments are proposed, street works and traffic calming risk damaging the special character of the area. Outside the built areas, the East Hagbourne Village Landscape & Character Assessment (Appendix 2) identified a number of historical features including ridge and furrow cultivation that could be under risk from development.

4. The Neighbourhood Plan – Vision, Objectives and Policies

The Neighbourhood Plan has been underpinned and guided by extensive community consultation and engagement as detailed in the Consultation Statement. The Steering Group identified draft objectives and policies from these consultations and then presented them to residents, allowing for ongoing refinement and ensuring that that plan best reflects community aspirations.

4.1 The vision for East Hagbourne

To safeguard the individual character, vitality and community facilities of our historic village and protect its rural environment for the health and wellbeing of town and village residents alike, whilst supporting sustainable development that meets the needs of residents now and in the future.

4.2 Objectives

SUSTAINABLE DEVELOPMENT	
SD1	Support sustainable development that meets the needs of residents now and in the future.
VILLAGE CHARACTER	
VC1	Preserve the independent and rural character of our village as Didcot expands. Conserve and enhance key views both into and out from the built areas and within the built areas
VC2	Conserve and enhance the heritage of the historic core of the village within and adjoining the Conservation Area together with its Listed Buildings and structures.
VC3	Protect the village envelope and surroundings from light pollution
HOUSING	
H1	Respond to housing needs of residents and provide a proportionate contribution to meet SODC's housing requirements
COMMUNITY	
CF1	Ensure that village infrastructure and facilities support village life now and into the future.
TRANSPORT AND ACCESS	
TA1	Maintain and improve road safety for all road users.
TA2	Promote mobility and maintain or enhance the quality of pavements without creating an urban appearance.
TA3	Ensure that new development does not add to the problem of on-street parking.
GREEN SPACE, ENVIRONMENT AND CONSERVATION	
E1	Maintain and enhance green spaces for the health and wellbeing of the community
E2	Maintain and enhance biodiversity
E3	Protect housing from flooding

4.3 Policies

Policies have been grouped under the same general themes as our objectives:

- Sustainable Development
- Village character
- Housing
- Community
- Transport and access
- Green space, environment and conservation

In this section, each of these themes is given a general introduction. Policies which support each objective are then presented. Policies are set out with supporting evidence.

4.3.1 Sustainable Development

OBJECTIVE	POLICY
SD1 - Support sustainable development that meets the needs of residents now and in the future.	**SD1 – Sustainable Development**

Sustainable Development remains the overarching theme of national policy and the Core Strategy and it is essential to consider the effects that development will have on the wider economic, social and environmental dimensions (NPPF para. 7, Core Strategy CS1)

As explained in the foreword to the NPPF, sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Sustainable development is about change for the better.

Policy SD1 – Sustainable development

In determining the acceptability of planning applications, the following points should be used to guide the delivery of sustainable development.

Where appropriate, development proposals should show how they:

- Contribute to the vitality and viability of East Hagbourne parish; and
- Complement the local vernacular and character of the village and its rural setting by use of an appropriate design; and
- Maintain, restore or enhance the local landscape character, paying special attention to long-distance views including towards the AONB and views into and out of the village of East Hagbourne or within the built area; and
- Do not increase the risk of flooding from either increased runoff or from building within flood risk areas and take account of the predicted impact of climate change during the lifetime of the development
- Conserve and enhance the historic environment and
- Conserve and enhance the landscape to achieve a net biodiversity gain and habitat connectivity, paying special attention to the green and blue infrastructure networks, landscape and biodiversity designations, priority habitats and protected species; and
- Make development easily accessible by sustainable modes of transport to all local and Didcot's facilities; and
- Provide the necessary infrastructure and ducting to enable communications services including high speed broadband to be delivered to new homes; and
- Minimize energy use and its overall carbon impact during construction and in occupation and use.

The principle of Sustainable Development is central to the economic, environmental and social success of the country as a whole and because of this is a core principle that underpins all planning documents.

This Plan supports and encourages small scale development within the Parish focused around the village of East Hagbourne. All development must however contribute to wider sustainability objectives and the definition of sustainable development as set out in the development plan.

The position of East Hagbourne immediately adjacent to the large and growing town of Didcot with its significant and expanding facilities is a major factor in determining sustainability of any development within the parish.

The village acts as green lungs within the Didcot Area and provides a distinctively different environment which benefits both town and village. This is recognised in the emerging Garden Town designation for Didcot. Didcot Garden Town Principle 2 highlights Didcot's unique identity, distinctive from surrounding towns and villages that respects their rural character and setting and designates East Hagbourne Parish as one of its green buffer zones. (Figure 2).

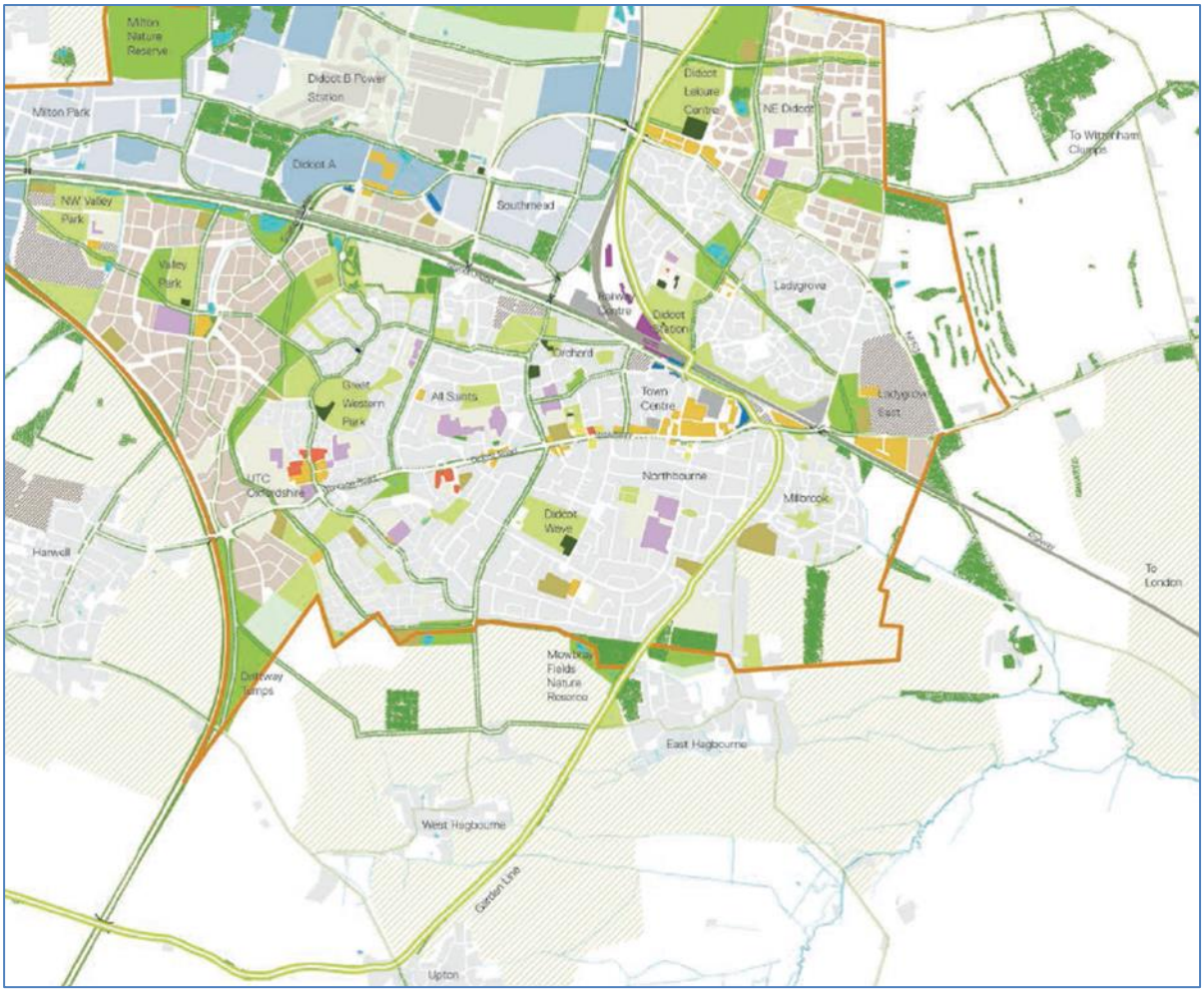

Figure 2. Didcot Garden Town Masterplan Boundary (shown by brown line) and proposed green areas[2]

It is this principle for the future of Didcot that this plan will seek to deliver: Didcot and East Hagbourne will benefit by maintaining their own unique identities so that each will complement the other.

Development of all kinds (including change of use, extensions as well as new build) has a range of wider consequences on other factors such as traffic generation, flood risk, biodiversity, the Conservation Area, economic vitality and the landscape setting of the Parish. All proposed development in the Parish must carefully consider the impact on each of these factors.

The Neighbourhood Plan Community Survey (NPCS) conducted in in the summer of 2016 (see Appendix 5) examined residents' attitudes to the overall issue of sustainability with a variety of questions on multiple topics. It is clear that East Hagbourne residents are highly engaged with sustainability issues and regard them as key to determining the location, scale quality and type of any new development proposed in the Parish.

[2] Didcot Garden Town Delivery Plan (October 2017) http://www.southoxon.gov.uk/business/support-business/supporting-our-town-centres/didcot/didcot-garden-town-0

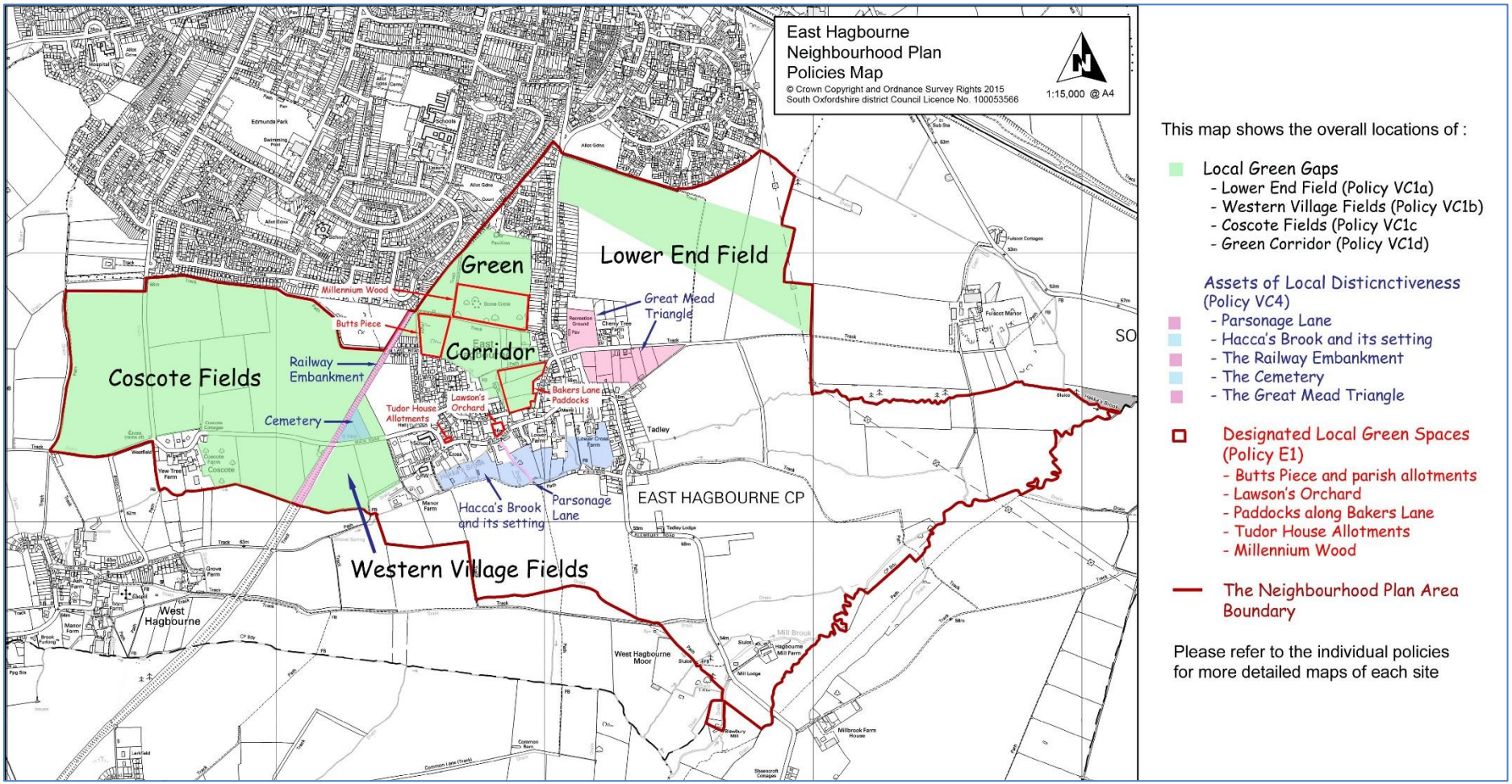

Figure 3. Policies Map, showing those policies affecting specific areas within the Neighbourhood Plan area

4.3.2 Design and Character

OBJECTIVE	POLICY
VC1 - Preserve the independent and rural character of our village as Didcot expands. Conserve and enhance key views both into and out from the built areas and within the built areas	**Policies VC1a-d – Preserving the local green gaps which define the distinctive identities of East Hagbourne, Coscote and Didcot** **Policy VC2 - Conserving and enhancing key views** **Policy VC3 - Retaining small village character and promoting good design** **Policy VC4 - Assets of local distinctiveness**
VC2 - Conserve and enhance the heritage of the historic core of the village within and adjoining the Conservation Area together with its Listed Buildings and structures	**Policy VC5- Conserving and Enhancing Heritage Assets**
VC3 - Protect the village envelope and surroundings from light pollution	**Policy VC6 - Lighting**

A Policies Map showing the location of those policies that relate to specific areas within the Neighbourhood Plan area is shown in Figure 3. This map is intended to provide an overview of how the different policies fit together. More detailed maps showing the location of each site are included next to each relevant policy.

Preserving the local green gaps which define the distinctive identities of East Hagbourne, Coscote and Didcot

A very strong feeling of local identity and the value of East Hagbourne as a well-defined small village in South Oxfordshire was articulated in the Neighbourhood Plan Community Survey (Appendix 5) and in the community consultation meetings/workshops. A vital component to maintaining this is to protect its physical separation, its rural and historical nature and its setting. This is enhanced by the ready access to the open countryside through a well-maintained network of footpaths both within the village envelope and connecting the village to its open farmland and to neighbouring villages.

The NPPF does not refer specifically to local gap policies, but a principle of national policy, outlined in NPPF Para 17, is to "take account of the different roles and character of different areas . . . recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it."

The concept of local gaps is in general conformity with the strategic policies of the SODC Local Plan. Saved policy C4 acknowledges the importance of the visual appearance of a settlement and discourages development which would damage the landscape setting of

settlements. Policy C9 prevents the loss of landscape features and policy D1 sets out principles of good design that include provision of a clear structure of spaces, respect for existing settlement patterns and legibility through use of landmarks, vistas and focal points, providing landscape structure as a framework for new development and respecting the character of the existing landscape.

Core strategy policy CSEN1 seeks to protect the district's distinct landscape character and key features against inappropriate development and enhance them where possible, and the Emerging Local Plan policy ENV1 supports this objective in similar wording. SODC's Core Strategy (2012) states that a key aim is to maintain the relationship between the various communities so that change is appropriate in scale, and we keep the character and distinctiveness of our communities (para. 13.3). It further states, (para. 13.6) that the overall strategy aims to support rural communities and to allow flexibility for development that can assist sustainability but which does not detract from the character of the settlement. Core Strategy Policy CSR1 says that "Local character and distinctiveness will be protected and the requirements of relevant development plan policies will be met."

There is therefore strong support in the Development Plan for the principle of protecting the distinct landscape character of a settlement. A recent planning refusal upheld at appeal on Lower End Field referred to the undesirability of coalescence between the settlements and the vital role played by this land parcel in maintaining the separation of East Hagbourne and Didcot. Additional policy safeguards are required to protect this critical and vulnerable landscape feature. Our policy provides specificity to complement the more general provisions of the Development Plan.

The Didcot Garden Town Delivery Plan was adopted by South Oxfordshire District Council in October 2017. The principles set out in the Delivery Plan include prioritising green spaces, protecting the rural character of the villages surrounding Didcot and ensuring that new developments enhance the natural environment. The Delivery Plan established the principle of Green Buffers Zones (as shown in Figure 2), which gives an initial indication of their position and extent.

These Green Buffers are intended to prevent coalescence between Didcot and neighbouring villages, protecting the identity, character and diversity of the area. To better define the areas that should be included in the Green Buffer Zones around East Hagbourne, an independent study was commissioned to provide detailed evidence on the landscape value and sensitivity of the land surrounding East Hagbourne. The consultant, Novell Tullett, is engaged in similar studies for adjoining parishes. Together, these studies will provide evidence to inform the wider Didcot Garden Town Plan.

The East Hagbourne Green Buffer Assessment (Appendix 10) gives a more precise evaluation of the boundaries of the Buffer Zones surrounding East Hagbourne, based on objective, nationally recognised methodology as shown in Figures 4. These Green Buffer Zones have been defined in terms of landscape character and as a consequence some of the areas defined as important to the setting of East Hagbourne extend beyond the boundary of East Hagbourne Parish.

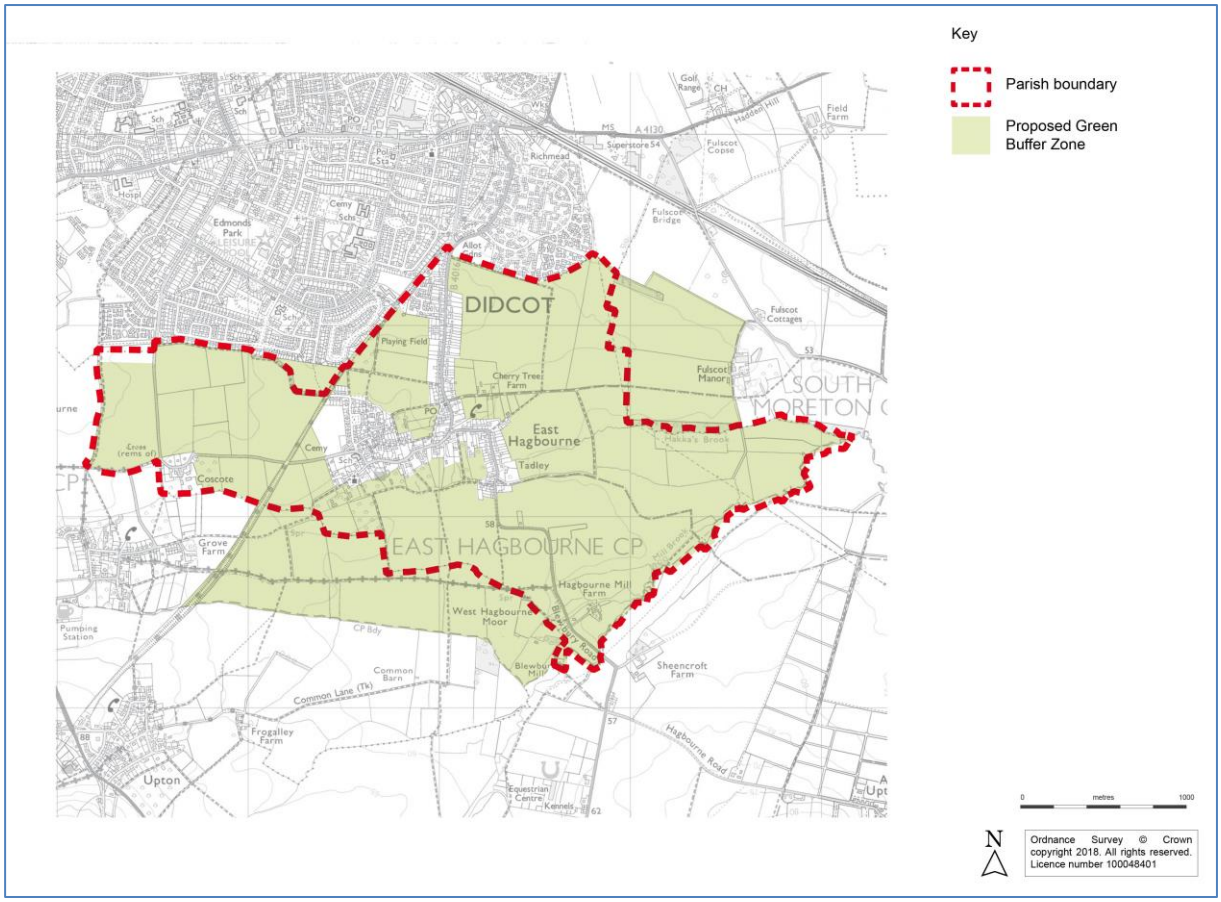

Figure 4 Green Buffer Zones around East Hagbourne.

In formulating our Neighbourhood Plan particular consideration has been given to those parts of the Green Buffer Zones lying within East Hagbourne Parish where significant development would be particularly harmful by way of causing coalescence, the loss of key views or damage to areas of special community value.

The Local Green Gap policies are intended to prevent coalescence between the communities of East Hagbourne, Coscote and Didcot and to protect the distinctive individual characters and settings of these communities. The policies do not seek to prevent development or open land uses that may otherwise be suited to a countryside location, but to ensure that proposals do not result in the integrity of the gaps being undermined.

Local Green Gaps are distinct from Local Green Spaces, criteria for which are set out in paras 76-78 of the NPPF, and which are covered in Policy E1. The identification of Local Green Gaps draws on the evidence from the NPCS (Appendix 5), the East Hagbourne Village Character and Landscape Assessment (Appendix 2) and the East Hagbourne Green Buffer Assessment (Appendix 10), as shown in Figure 5. Four areas have been identified and a separate policy is applied for each of these four areas, so that the special characteristics of each can be addressed.

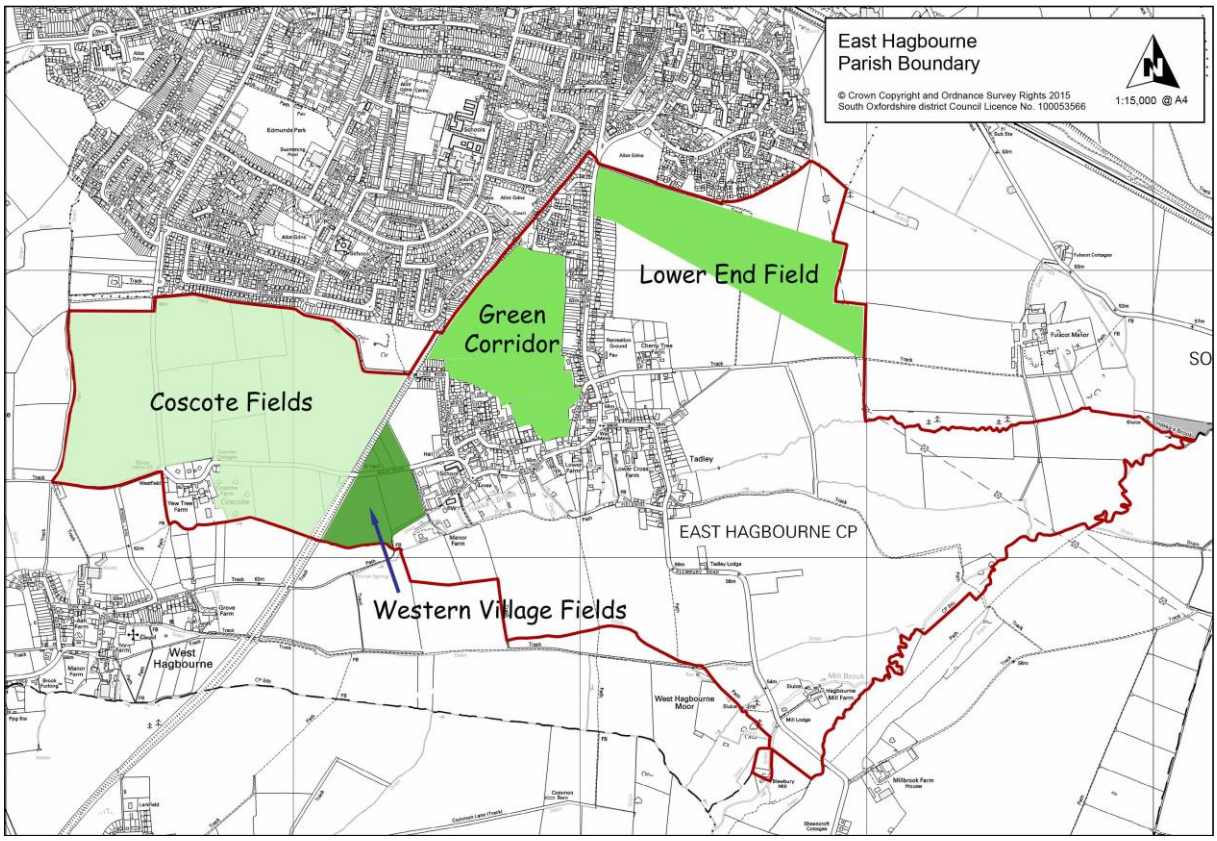

Figure 5. Local Green Gaps within East Hagbourne Parish

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Note: The different shades of green are used purely to differentiate the sites and have no other significance.

Lower End Field

Policy VC1a – Lower End Field Local Green Gap

Any proposals for development within the Lower End Field Local Green Gap as shown in Figure 5 should not, either individually or cumulatively, diminish the remaining gap between East Hagbourne and Didcot and should conserve the open and tranquil character of the landscape and its views.

Lower End Field Local Green Gap comprises part of Area 1 defined in the East Hagbourne Green Buffer Assessment (Appendix 10).

It is an area of open, tranquil and highly rural farmed landscape, a surviving remnant of one of the medieval open fields. It remains a very open landscape with distant views and provides an important green space between Didcot and East Hagbourne, making a clear demarcation between town and village where the agricultural field abuts New Road making a clear gap between the build environment to north and south . Its loss would cause coalescence between town and village.

There are wide and extensive views from New Road and the footpath along the north of the area towards the Chilterns and North Wessex Downs AONBs that provide a strong

sense of the open farmed landscape that still separates East Hagbourne from Didcot. The landscape value of the land was recognised in the recent planning appeal on the Green Gap site on Lower End Field ref (APP/Q3115/W/16/3153639) which concluded that this was valued landscape.

From public footpaths to the south, the view towards Didcot is across open fields, with existing development screened form view by trees along the northern edge and a low ridge, running broadly northwest to southeast which softens the view towards the adjoining town and mostly conceals houses on the lower lying ground to the north. The East Hagbourne Green Buffer Assessment (Appendix 10) identifies that development on this low ridge would be particularly visually intrusive.

The southern boundary of the Local Green Gap is defined by the view-line from New Road to the AONB, along the line of this low ridge. The northern boundary of the Local Green Gap is defined by the sight-line following the existing development to the north. To the east the area is limited by the parish boundary, and to the west by New Road.

Western Village Fields

Policy VC1b – Western Village Fields Local Green Gap

Any proposals for development within the Western Village Fields Local Green Gap should protect the views towards the church/manor complex from the railway embankment and surrounding footpaths and preserve the rural character and setting of the western edge of the village.

The Western Village fields Local Green Gap comprises that part of Area 7 defined in the East Hagbourne Green Buffer Assessment (Appendix 10) that lies within East Hagbourne Parish.

The area lies to the west of the village adjacent to the Conservation Area. It includes the cemetery and school playing field to the north and the pastures lying to the south of Main Road. The older cemetery includes the triangular area bounded by the railway line and the newer area to the east, with its wildflower meadow sown in 1998 and holder of an award from the CPRE. The adjoining playing field provides an outdoor recreational facility for the village school. There are public rights of way along all four boundaries, with the former railway embankment to the west, now a Sustrans route, providing high level panoramic views as well as a sense of enclosure to the village environment. To the east, the area is bounded by the converted barns along Manor Farm Lane and to the north of Main Road will be bounded by the new development on the allocated site adjacent to Hagbourne Village Hall (see Policy H3).

The East Hagbourne Village and Landscape Character Assessment (Appendix 2) noted that the fields to the south of Main Road are currently used for grazing and show clearly marked ridge and furrow and that the ditch along the southern footpath is important as a seasonal wetland. It considered the area to be highly sensitive for its views to the village, particularly from the railway embankment where the church tower provides a prominent local landmark. The area functions as both a parcel of farmland on the edge of the village and a rural context to the Manor House and Church. It therefore plays a vital role in

maintaining the historic rural character of both the village and its connection to the wider landscape.

The East Hagbourne Green Buffer Assessment (Appendix 10) notes that this is a smaller scale and enclosed rural landscape, with the uses influenced by proximity to the settlement and as such its tranquil character is an important part of the rural village setting. Views out of the area are limited, the dismantled railway acting as a visual and physical barrier to the area, but this does allow excellent views of the historic village from the elevated embankment.

The Assessment considers that development here could have negative impacts on landscape character of this and adjacent areas, and on the village character, because structures could disrupt scenic views of the village and its rural context

Coscote Fields

Policy VC1c – Coscote Fields Local Green Gap

Any proposals for development within the Coscote Fields Local Green Gap should conserve the open landscape character of the area and protect the identified long distance views.

The Coscote Fields Local Green Gap comprises the whole of Area 8 defined in the East Hagbourne Green Buffer Assessment (Appendix 10).

Coscote is a small hamlet that developed from a medieval settlement, marked by the remains of a stone cross, a Scheduled Monument, and the listed Coscote Manor/Yew Tree Farm. It has long been part of East Hagbourne Parish, but is physically separate from both the main village and the town of Didcot to the North by Coscote Fields.

The East Hagbourne Village Character Assessment and Landscape Study (Appendix 2) notes that the area comprises a large area of mixed arable and pastoral farmland, where the fenced internal boundaries give the impression of a very open landscape with strong ridge and furrow markings in the western part of the area. The 1898 OS map does not show any internal boundaries within what was one of the open fields serving Coscote and the village. The pastoral land to the north provides a visual space from the town of Didcot, maintaining the separateness of this small hamlet. The openness and long views are therefore important to the landscape character of the area.

Footpath 189/17 along the northern edge of the field affords wide southward views which take in the setting of Coscote and include as their backdrop the North Wessex Downs AONB. The pastoral land to the north of Coscote provides a key open countryside setting, maintaining the separateness of this small hamlet from Didcot.

A recent appeal against planning refusal for a site east of Park Road (APP/Q3115/W/17/3188474) was dismissed. The Inspector noted the open nature of the gap between Didcot and the more enclosed southern area as part of the defining

character of the area and considered that it was a valued landscape for the purposes of paragraph 109 of the NPPF.

The area is highly sensitive, because it is visible from all directions. The East Hagbourne Green Buffer Assessment (Appendix 10) also identifies that internal boundaries are generally post and wire fences which contribute to the sense of an expansive, open landscape with panoramic views across and into the area. The study assesses the sensitivity of the land as "major" and that the area as a whole would be vulnerable to development, because any built structures would disrupt the open quality. It is this open quality which dictates why such a large area is included in the Local Green Gap.

The Green Corridor

Policy VC1d – The Green Corridor Local Green Gap

Any proposals for development within the Green Corridor Local Green Gap should maintain the soft transition between East Hagbourne and Didcot, and should preserve the setting of the village in its wider rural landscape.

The Green Corridor Local Green Gap comprises the whole of Area 10 defined in the East Hagbourne Green Buffer Assessment (Appendix 10).

This area lies between the historic village and Didcot to the north. The value of the area lies in its diverse land uses that supports local community activities, providing a green and tranquil countryside setting and a clear separation between town and village. There are views into the Conservation Area as well as well-used accessible areas for recreation and wildlife.

The area includes the publicly accessible areas of Didcot's Millennium Wood and the wildlife area at Butts Piece together with the fields and paddocks to the south of Millennium Wood and along Bakers Lane. The area is highly accessible, being crossed by the east-west footpath 197/5, providing access to the Sustrans route and by the north-south footpath 197/4 giving access to Didcot, together with further footpaths to the south. In the Neighbourhood Plan Community Survey (Appendix 5), 77% of respondents rated the fields and paddocks south of Millennium Wood important as a green space.

To the north lie a small area of former orchard, now a paddock and the St Birinus School playing fields. The Green Corridor is complemented to the west by Mowbray Fields LNR (in Didcot parish) and to the east by the East Hagbourne Recreation Ground and Great Mead triangle.

The East Hagbourne Village Character Assessment and Landscape Study (Appendix 2) recognised the provision of a soft transition between the village and the town, but considered that it also continues to play a key role in setting the village in its wider rural landscape. It noted that the area is wildlife rich (especially Millennium Wood, Butts Piece, hedges along playing field track and Mowbray Fields) with a wide variety of bird and insect life and that Hagbourne Environment Group is involved in coppicing Millennium Wood and part of Butts Piece to increase species richness and provide renewable energy.

The East Hagbourne Green Buffer Assessment (Appendix 10) noted that there is no settlement within the area, but it is bounded on all sides by the urban settlement edges of Didcot to the north and New Road to the east. The Assessment also notes that the area is well used for recreation.

Policy VC2 - Conserving and Enhancing Important Views

Views within the village, to and from the village, and of the wider landscape including views towards the Chilterns and North Wessex Downs AONBs, should be protected wherever possible. New development should avoid significant harm to the views listed in Table 9 of the Character Assessment and shown in Figure 6 below.

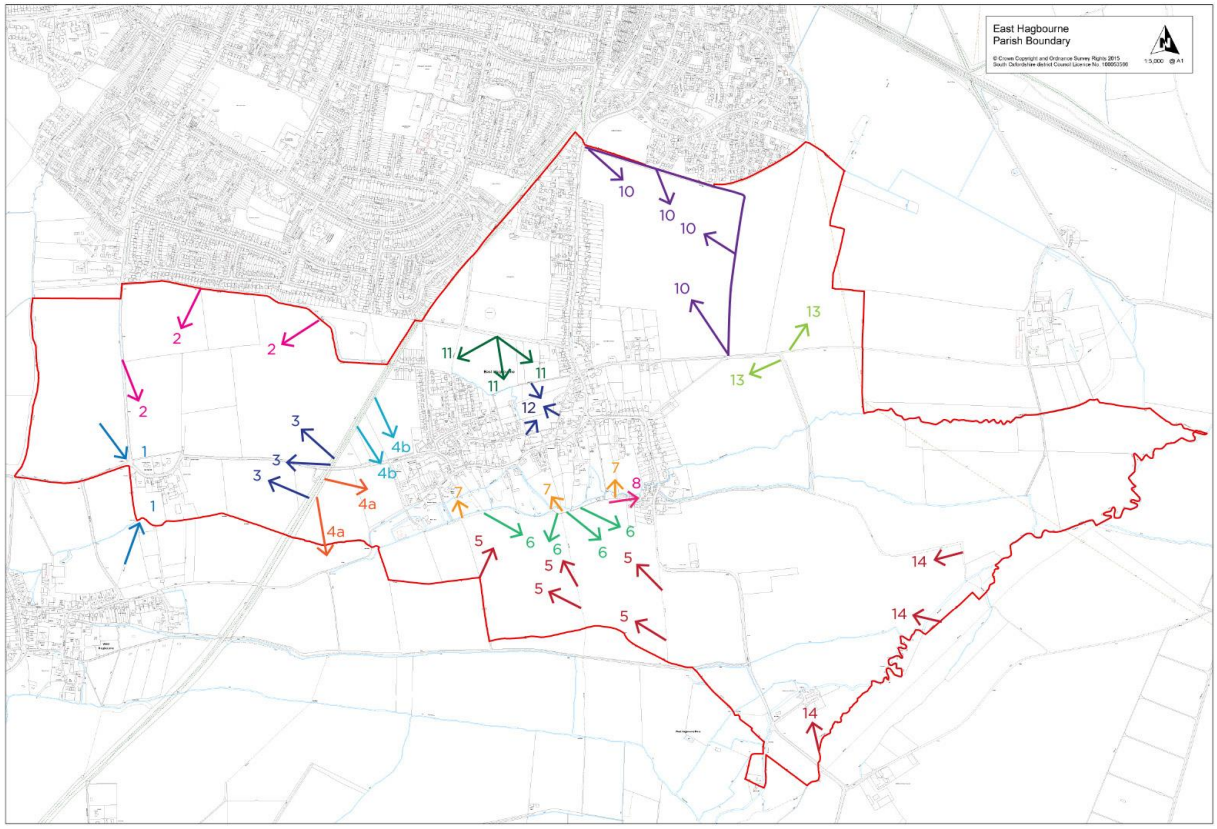

Figure 6. Key Views

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The countryside surrounding East Hagbourne lies in the National Character Area 108 Upper Thames Clay Vales and in the Landscape Character Area 7 of the South Oxfordshire Landscape Character Assessment (2017). LCA7 is described as Open Rolling Downs, characterised by intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern. The value of this open countryside is also recognised in the South Oxfordshire Landscape Capacity Study (2017) which states in relationship to Coscote Field that "Additional tree belt or woodland planting would result in the loss of openness and views to the AONB could be lost".

The East Hagbourne Village Character Assessment and Landscape Study (2017) adds a historical dimension, noting that by the 11th century this area had some of the lowest recorded densities of tree cover in England and was characterised by an open farming landscape. Comparison of 19th century and modern maps shows that the land largely continued as an open arable landscape and fields remained large. The landscape is not denuded: its open nature with expansive views reflects the historical character of the land.

East Hagbourne is a compact village that is physically separate from its neighbouring settlements and is clearly connected to its rural setting which is visible from within the village and connected by numerous footpaths. Open spaces and long views are an important feature of the village surroundings, including those towards the AONB areas of the Chilterns and the North Wessex Downs, or inwards to the village as from the Millennium Wood or elevated views from the railway embankment. Such views are highly valued for their visual impact in providing a setting for the village and separating it from the town, while green areas around the village provide a soft transition from the built environment to the agricultural fields. The rural and agricultural environment surrounding the village is also an important feature of the character of the area and highly valued by local residents. The care and management of the local farming community are an important contributor to the overall landscape setting of the village.

Views in, and out from the Conservation Area including any views to/from any Listed building or structure, are important to local people. Protection of views to and from East Hagbourne church, a Grade 1 Listed building, and its setting near to Upper Cross at the western end of the village, are of paramount importance. There are particularly fine views from the public right of way on the former Didcot to Newbury/Southampton railway line towards St Andrew's Church and its setting. Our own Parish Character Assessment comments on important views from and towards the village, where the open fields present long vistas, contrasting with the species rich corridors along the waterways and pathways.

The South Oxfordshire Emerging Local Plan states in policy ENV8 that important views within, into or out of the Conservation Area should be taken into account and should be retained and unharmed. SODC's EH Conservation Area Character Study 2000 (Appendix 6) identifies such views for East Hagbourne. The East Hagbourne Village Character Assessment and Landscape Study 2017 (Appendix 2) further extends that evaluation for the wider area of East Hagbourne Parish as shown in Figure 6. Table 9 of the Character Study lists 14 important views, primarily towards the historic village, notably:

- Views into the historic settlement of Coscote including from the footpath along the north side of Coscote Fields and the road extending towards Coscote from the north (Park Road) afford long-distance views of Coscote and the North Wessex Downs AONB.
- The views towards the barns, Manor Farm, oasthouse and church, particularly from the Railway Path across pastures bounded by hedges, are considered in the Character Assessment to be particularly important to the visual setting of the village from the west. They play a vital role in maintaining the historic rural character of both the village and the wider landscape.
- These views are particularly important to the visual setting of the village from the west and also provides more distant views towards the North Wessex Downs AONB.

- The southern approach towards the church and the historic buildings at Manor Farm and towards the historic core of village with a strong sense of the historic setting to the medieval village and also the open farmed landscape which formed an integral part of it.
- The southern village path including Parsonage Lane, affording views through trees and shrubs of the historic plot lands, houses and farm buildings of the medieval village

The village benefits from important views to the East towards the Chilterns AONB and to the South and West to Blewburton Hill, the North Wessex Downs AONB and the Ridgeway. As the village is low lying and the surrounding fields are generally of an open nature such long distance views both in and out of the village are readily obtained and are key to its setting. The importance of these aspects was demonstrated at the recent planning appeal on the Green Gap site on Lower End Field ref (APP/Q3115/W/16/3153639) which concluded that this was valued landscape.

Our policy seeks to discourage building outside the existing built environment that would adversely impact on the setting and sense of place of the village. Planning applications will be expected to address the interaction between the built environment and the surrounding countryside and the key views and vistas.

Policy VC3 - Retaining smaller village character and promoting good design

Development, including alterations to existing buildings, should respect the character of East Hagbourne village and its surrounding settlements (the settlements). It should be in the context of, and appropriate to, the particular Character Area, as defined in the East Hagbourne Village Character Assessment and Landscape Study 2017 (Character Assessment) as shown in Appendix 2, in which the development is proposed.

Development in the Neighbourhood Plan area should:

a) Conserve and enhance the quality, integrity and legibility of the local Character Areas identified in the Character Assessment (Appendix 2).

b) New development or alterations to existing buildings should pay high regard to their local design context. Although it may be necessary to introduce modern building materials and styles, it is desirable that materials, form, massing, orientation, set-back and other characteristics should reflect the local context and should make a sympathetic contribution to the Character Area.

c) Building design and quality of materials should be sympathetic to and be in keeping with existing buildings in each character area of the village.

d) Infill development should be at a density appropriate to the site and its surroundings and reflecting its Character Area location as identified in the Character Assessment (Appendix 2)

The National Planning Policy Framework (NPPF) places good design, the enhancement of local distinctiveness, landscape character and conservation of the historic environment at the heart of sustainable development and good planning in rural areas. This policy adds specificity to national and regional guidance.

East Hagbourne has developed over many centuries into a unique village with its own character. This Plan places considerable emphasis on the importance of conserving and enhancing our built and natural environment and its character, so that it is there to be enjoyed by town and village dwellers alike for generations to come.

Character

The South Oxfordshire Landscape and Character Assessment (1998, updated 2017) sets out the overall context for assessing character and landscape in and around East Hagbourne. For East Hagbourne specifically, the East Hagbourne Village and Landscape Character Assessment 2017(Appendix 2) provides an in depth review of the local historic, social and natural development of the parish and provides a clear context for development decisions.
The Character Assessment identifies:

- The historic development of East Hagbourne and identifies locally distinctive characteristics;
- Local Character Areas and Land Cover Parcels;
- Issues of significance and sensitivity;
- Recommendations for conservation and enhancement.

The Agricultural Land Classification map for London and the South East (ALC007) classifies most of the area in East Hagbourne (the Harwell Series) as Grade 2 (best and most versatile) agricultural land, with the Alluvial Lowlands lying along the Mill Brook being less productive. Some of these areas, which lie further away from the current built area, are nevertheless under cereal cultivation today, while the lower lying areas are under grass. Any significant building activity around East Hagbourne would therefore involve loss of 'best and most versatile agricultural land'

New development

Good design is a key aspect of sustainable development (NPPF para. 56) and planning policies should plan positively to achieve good design (NPPF para. 57). Saved policy D1 determines that the principles of good design will protect and reinforce local distinctiveness. Core Strategy policy CSQ3 ensures that new development will be of high quality and inclusive design that responds positively to and respects the character of the site and its surroundings, particularly the significance and heritage value of the historic environment. Emerging Local Plan policy DES1 will encourage high quality design that is locally distinctive and that both physically and visually enhances and compliments its surroundings.

Our policy is intended to ensure that all new development is of the highest possible quality and reflects the vernacular of its setting. East Hagbourne Parish has 47 listed buildings

and structures, however the Character Assessment extends beyond the historic core of the village to cover the whole parish. Descriptions of each of the landcover parcels shown in Figure 7 are given in the Character Assessment.

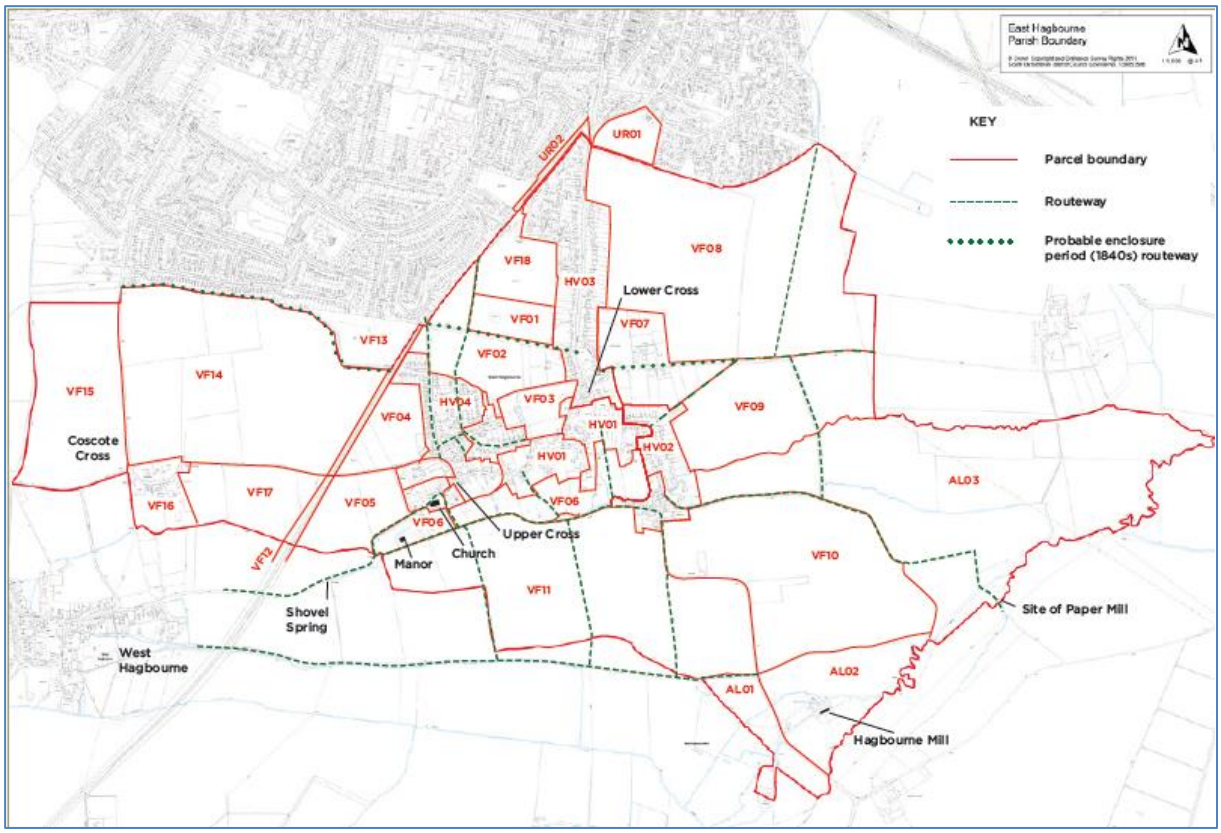

Figure 7. Landcover parcels in East Hagbourne parish.
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It is clear from the NPCS that residents have a very keen interest in the quality of any planned new housing development within the Parish. They wish to see schemes that respect the vernacular of the Character Area in which the housing is proposed and where the design and use of materials blends in with the existing buildings which immediately surrounds it.

Building Quality-Materials/Style

Building quality and materials should be consistent with the SODC design guide but within the context of East Hagbourne should be appropriate to and sympathetic with the different Character Areas detailed in the Character Assessment. This does not preclude high quality modern designs but such design should be sympathetic to its surroundings, should blend in with it and thus amount to a natural evolution. Examples of exemplar developments including Kingsholm Close (completed in 1969), which is now protected by an Article 4 Directive, are a useful guide to parties wishing to build.

In the Conservation Area, adjacent to its boundaries or immediately adjoining a Listed Building, higher standards would be appropriate for instance the use of natural materials (such as slate, clay tiles, thatch or cob walls) should be employed wherever possible. It

would not be desirable to introduce modern materials that appear "alien" in the local context.

Density

NPPF 47 states that local planning authorities should set out their own approach to housing density to reflect local circumstances. The South Oxfordshire Emerging Local Plan states (para 5.75) that in appropriate locations higher-density development will be encouraged, but that this does not mean that every space within settlements will be developed - the cumulative effects of development should not damage the character and amenity of the surrounding area. It further states that residential development in areas where large houses are set in extensive grounds will not normally be permitted if it would spoil the spacious character of the area.

Density of development in East Hagbourne should be appropriate to a village environment and reflective of that in each Character Area.

The East Hagbourne Village and Landscape Character Assessment 2017 (Appendix 2) should guide decisions relating to planning applications in East Hagbourne Parish where matters of design, heritage and the natural and green environment character are concerned.

Policy VC4 - Assets of local distinctiveness

Development affecting locally distinctive features as identified in the East Hagbourne Village and Landscape Character Assessment 2017 (Appendix 2) or its setting must demonstrate how it will contribute to conserving or enhancing the special quality and distinctive character of the parish.

Policy DES2 of the Emerging Local Plan states that proposals for new development should demonstrate how the design has been informed by and responds positively to the site and its surroundings; and reinforces place-identity by enhancing local character. It further states that where a character assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the assessment have been incorporated into the design of the development

The East Hagbourne Landscape and Character Assessment 2017 identified 13 areas within the Parish of East Hagbourne which it recommended should be retained and enhanced for their contribution to the character of the village and their value to the community as expressed in a public workshop[3].

This policy highlights five of these spaces for identification as assets of local distinctiveness and of special importance to the community. They are shown in Figure 8 and are described below.

[3] Public meeting on 20 February 2017

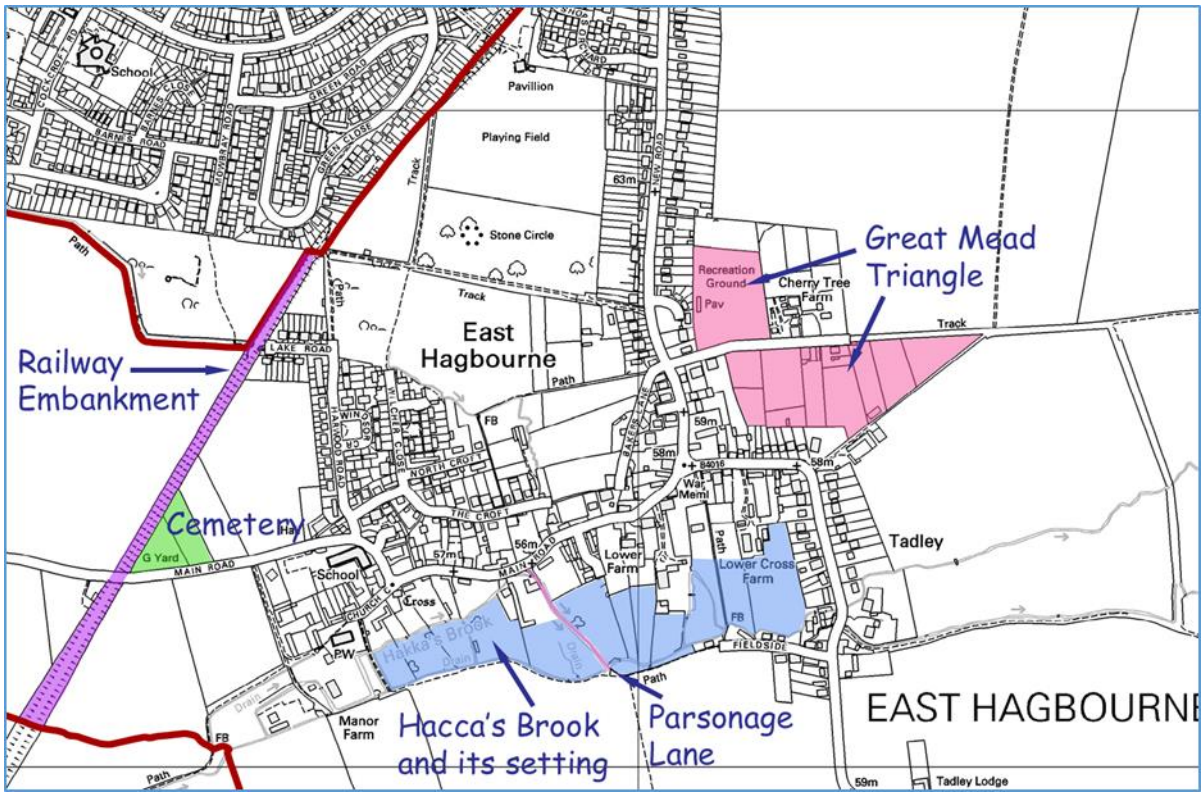

Figure 8. Areas identified as assets of local distinctiveness
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Parsonage Lane: An unusual and highly distinctive pathway alongside Kingsholm which runs on a causeway with Hacca's Brook flowing along both sides. It formerly led out of the village before turning east towards the Great Meadow and was used as a stock funnel. It is now important as a pleasant and secluded walking route from the main village to the countryside.

Hacca's Brook stream and its setting: The wooded area along Hacca's brook forms a natural boundary between the village area and fields to the south and is followed for most of its length by a footpath. The brook then runs to the back of Fieldside, under Blewbury Road and out through the fields to the east. Its route is marked by trees and hedgerows forming a natural wildlife corridor. The land, contained in paddocks and gardens to houses in Main Road and fields behind Blewbury Road, provides a soft transition between the historic built environment along Main Road and the open arable fields to the south.

The Railway Embankment: Since its development as a Sustrans route, the former railway embankment has become a major recreation resource for people from East Hagbourne and the surrounding area, as well as harbouring a wealth of wildlife on its chalky soils. It also affords extensive elevated views over the surrounding countryside as well as an iconic view of the church, manor house, and surrounding barns and oasthouse.

The Cemetery: The triangle of graves managed by the Parochial Church Council and bounded by the railway line, road and new cemetery is the oldest area and is wildflower

rich. The larger area of the cemetery is managed by the Parish Council[4] and roughly half is presently a species rich wildflower meadow, sown in 1998 and holder of an award from the CPRE. The area provides a publicly accessible green oasis at the edge of the village.

The Great Mead Triangle: The triangle of paddocks to the south of Great Mead is used for horses and other animals and forms a soft transition between the built environment and surrounding arable fields. The area also includes the public Recreation Ground to the north of Great Mead.

Policy VC5 - Conserving and Enhancing Heritage Assets

New development including alterations to existing buildings and features should preserve or enhance the character, appearance, integrity, fabric and setting of the Conservation Area, its Listed Buildings/Structures and the wider historic landscape in accordance with the South Oxfordshire Adopted Development Plan

Development should enhance or better reveal the special quality of East Hagbourne as identified in East Hagbourne Village Character Assessment and Landscape Study 2017 (Character Assessment, Appendix 2) ensuring that great weight is given to the conservation of heritage assets.

Planning applications will be expected to address the interaction between the built environment and the surrounding countryside and the key views and vistas.

The identity and character of the Conservation Area and its historic buildings including listed buildings and buildings of local note should be preserved or enhanced by reusing original, natural materials or employing the best available highest quality new materials in accordance with the Character Assessment.

Development should conserve or enhance historically distinctive features in the built environment and wider landscape as outlined in Table 6 of the Character Assessment.

New development will be expected to take account of known surface and sub-surface archaeology, and ensure that other potentially significant deposits are identified and appropriately safeguarded during development. Where possible, the legibility of archaeological features should be preserved.

New development should promote high quality design and take the opportunity to enhance or better reveal the significance of the parish's historic built environment and its specific heritage assets.

NPPF (paragraph 128) states that 'Where a site on which development is proposed includes, or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and where necessary, a field evaluation'. Saved policies CON1-7 provide considerable protection for East Hagbourne's heritage assets, and this will be continued in emerging policies ENV6-10 of the Emerging Local Plan.

[4] The cemetery serves both East and West Hagbourne. West Hagbourne Parish Council is represented on the management committee.

East Hagbourne's history is evident in its built environment and its landscape. At the heart of East Hagbourne village and centred around Main Road is the Conservation Area first designated in 1970 and extended in 1993. East Hagbourne Parish contains 47 Listed Buildings and structures, mostly within the Conservation Area, including the Grade I Listed medieval church and several of the Parish's key village assets such as its primary school. The Conservation Area contains an unusually large collection of mid/late 17th century and earlier houses and farmsteads with original barns attached and as such is of District-wide importance. The SODC Character Assessment of 2000 (Appendix 6 and Figure 9) identified a number of buildings, trees, important green spaces and views of local merit which complement and provide the setting for those buildings that have statutory listing.

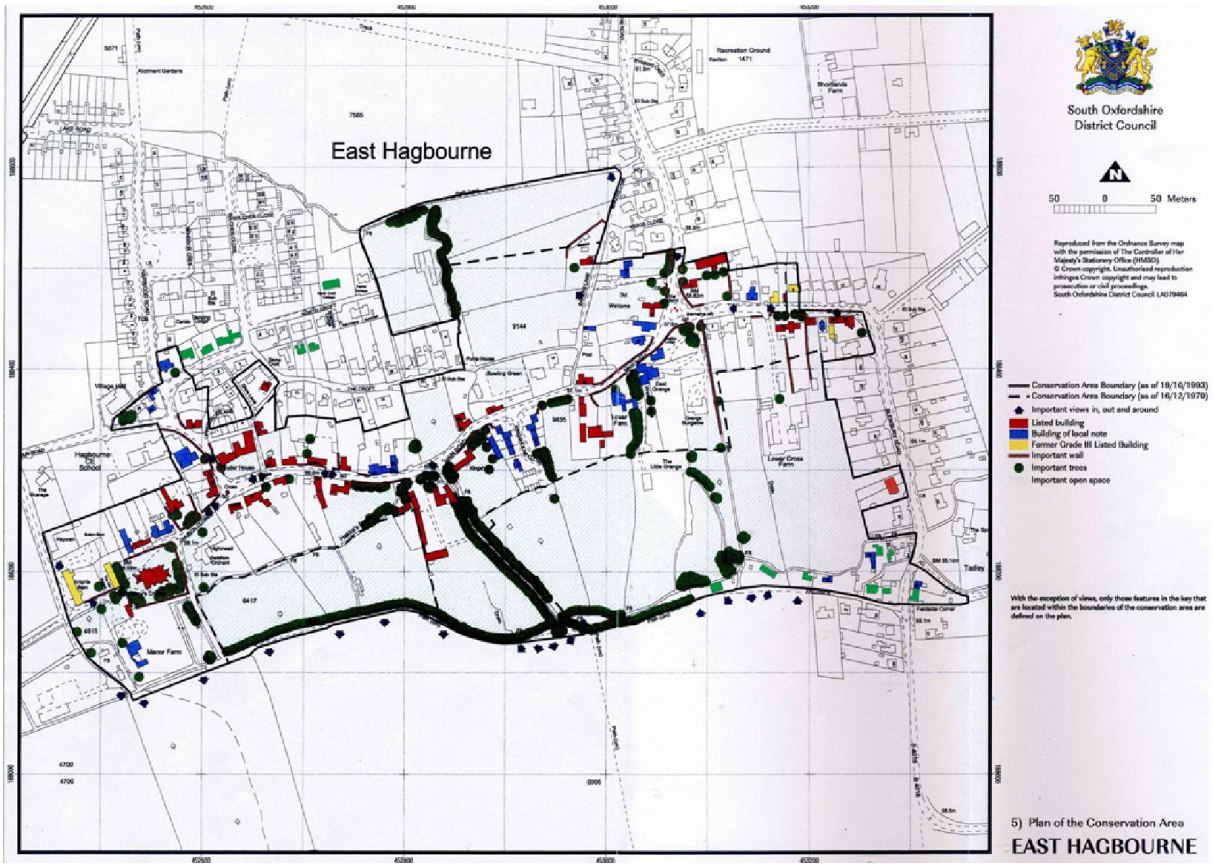

Figure 9 Plan of East Hagbourne Conservation Area from the SODC Character Assessment of 2000 (Appendix 6)

The ongoing need to preserve and enhance the Conservation Area requires that special attention be paid to any planning proposal to alter or extend any existing building or to add new buildings/structures that if dealt with in an insensitive manner would cause considerable harm.

In consultation meetings/workshops and in the responses to the Neighbourhood Plan Community Survey(NPCS) residents made it quite clear that they felt very strongly that planning should be strictly controlled in the Conservation Area and many people felt that this area should be expanded. The preservation and protection not only of historic buildings but also the environment and setting of these buildings was also strongly supported. Residents valued the high quality and sometimes unusual types of buildings.

Many also valued some of the eccentricities of the old village including the twists and turns on Main Road, the non-uniform/sometimes absent pavements, the low level of street lighting and absence of "street furniture" all combining to create the unique charm of the Conservation Area.

The historical assets of the parish extend, however, beyond the Conservation Area and wider built environment. The East Hagbourne Character Assessment and Landscape Study(Appendix 2) notes that the landscape of East Hagbourne parish is dominated by its nucleated village settlement pattern which has strongly influenced the pattern of routeways, fields and tree cover, along with the survival of ridge and furrow cultivation. Table 6 of the Assessment identifies historically distinctive features that should be retained and enhanced including:

- The concentration of farmsteads and houses in the historic village with its raised pavements, medieval church, historic stone crosses, moated manor, together with a small number of buildings in the former medieval hamlet of Coscote, and the Listed Hagbourne Mill Farm.
- 18th century and earlier vernacular architecture, dominated by the use of timber frame with clay tile and thatch roofs, tile hanging and some brick, but also 19th century domestic architecture, displaying a range of utilitarian and historical styles.
- Conserve the distinctive character of traditional farmsteads and farm buildings, including their courtyard layouts
- The historic routeways which extend out of the village into the surrounding former open fields and which connect the church to West Hagbourne and to the east.
- The natural and heritage value of the watercourses, including for its mills, the pollarding of willow, poplars, oak and formerly elm.
- The open medieval character of the agricultural landscape with few hedgerows/trees.
- The evidence for medieval ridge and furrow cultivation .
- The earthwork archaeology of shrunken medieval settlement, houses, barns and yards
- The archaeological interest and potential of historic settlement areas in the historic core of the village and its southern plotlands and the manor site.
- The fragmentary evidence of the once extensive orchards concentrated around the historic village and Coscote

Policy VC6 - Lighting

New housing developments should have sufficient street lighting to provide safety, but avoid light pollution.

Lighting schemes should be appropriate to the village environment, being safe for night-time walking, but respecting the nature and character of the village location.

NPPF Paragraph 125 notes that planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Emerging Local Plan policy ENV12 will ensure that development proposals will either provide mitigation or otherwise address light pollution and ENV13 will control adverse impacts from artificial light.

The enjoyment of the dark night sky is available to everyone, but can be spoiled by bright lighting from built-up areas or from poorly shaded security lighting on individual houses. The effect is even more pronounced on those who actively scan the night skies, including the observatory on Blewbury Road.

A second aspect of lighting is whether street lighting is sufficient to allow people to navigate the streets safely. In general, residents support the current level of street lighting as an appropriate balance between safety and retaining a darker rural environment, but there is a desire for measures that would save energy and reduce light pollution. The potential for earlier switching off of street lighting should be explored. Policies should encourage exterior domestic and commercial lighting to be configured to reduce glare and light pollution

In the NPCS (Appendix 5, Q7.7), most people (80%) thought the current level of street lighting is appropriate, with the remainder divided between those who would prefer more and those preferring less. There is balanced support for measures to reduce light pollution (Q7.8) with 45% in favour of turning street lights off earlier, 25% against and the remainder uncertain. Consideration should be given to street lighting that turns on when it detects movement and stays on for 15 minutes, after which it turns itself off.

4.3.3 Housing

OBJECTIVES	POLICY
H1 - Respond to housing needs of residents and provide a proportionate contribution to meet SODC's housing requirements	**Policy H1 Housing Provision** **Policy H2 Meeting Housing Needs** **Policy H3 Housing Allocation**

Policy H1 Housing Provision.

New residential development in East Hagbourne will be focused in the housing allocation (Policy H3), which will deliver approximately 74 dwellings.

Development proposals including infill within the built-up area of East Hagbourne should accord with the policies of this Plan and the Development Plan for the district.

Development of new houses outside of the built-up area of East Hagbourne or outside of the site identified in Policy H3 will only be supported if they are necessary or suitable for a countryside location and consistent with the policies of this Plan and the Development Plan for the district.

East Hagbourne is classified in the SODC Emerging Local Plan as a smaller village. Policy H10 requires a minimum of 500 new homes to be delivered across the 54 smaller villages through Neighbourhood Development Plans, infill development, and/or small suitable sites of up to 10 dwellings. Paragraph 5.41 further states that smaller villages are likely to deliver 5%-10% growth, based on the number of dwellings at the 2011 census, minus completions since 2011.

East Hagbourne's projected growth rate of 5-10% is based on the current 500 dwellings lying within the Parish boundary. This number is reduced from that pertaining at the 2011 census as a result of the boundary changes introduced in 2015. Since 2011, infill development has contributed 11 houses (completed or permitted) to this number, a rate which if continued would represent over 5% growth in the period up to 2033.

A range of housing types needs to be delivered. NPPF para. 50 states that it is necessary to plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

In the NPCS residents expressed a clear view of their needs and wishes for future housing in the community. Around 10% of respondents said that they intend to move part/whole of their family in the next 5 years. Just over half stated that they would be best suited by 2 bedroom accommodation whereas currently 83% of respondents' homes have 3/4 or more bedrooms.

The community recognizes the importance of accommodating appropriate levels of new housing in the Parish over the Plan Period consistent with meeting its own needs and ensuring the vitality, viability and sustainability of the Parish going forward. The NPCS indicated that rather than having to absorb periodic large scale (over 10 unit) housing schemes, a large majority of residents wish to see a continuation of the slow organic growth of the village as seen over the last 40-50 years which has averaged approximately two additional units per annum.

Policy H2 - Meeting Housing Needs

Proposals for residential development should have regard to local housing need.

Where appropriate, proposals should make provision to meet:

- the need for affordable housing, both for rental and home ownership in line with the affordable housing policies in the development plan.
- the particular needs of first time buyers and those looking to downsize for smaller in particular 2/3 bedroom dwellings
- the needs of older people including new homes that are suitable or capable of adaptation to facilitate lifetime independent living.

The Community Survey (NPCS) identified that the main reasons for existing residents seeking a new home were to downsize, to start a new first home or to be near family, with a preference for smaller (2-bed) homes expressed by 52% of those responding. However, East Hagbourne's future development will also need to respond to wider needs, particularly within the District of South Oxfordshire. A Housing Needs Assessment (HNA) was therefore commissioned and produced by AECOM. Since the housing numbers are determined by the expectations of the Local Plan, the HNA focussed on understanding the tenure, type, and size of housing needed to inform neighbourhood plan policies, drawing on data from the wider South Oxfordshire District as well as the local data from the Community Survey.

The conclusions and recommendations of the HNA covered five areas:

Affordable Housing:

In July 2016, East Hagbourne had 64 affordable homes owned/managed by SOHA and centred on Harwood Rd/Wilcher Crescent/New Road. This represents approximately 12% of the total housing stock. The 2011 Census gives a slightly higher figure of 14.9% social rented houses within the post-2015 boundary of East Hagbourne, compared with a figure of 9.8% for the whole of South Oxfordshire. In the NPCS 22 of 201 respondents said they would like to move within East Hagbourne and of these 3 expressed an interest in Housing Association rented accommodation, six in shared ownership.

Any new development would be expected to have a proportion of affordable housing in line with SODC requirements. Any loss of social units to private use should be resisted.

Owner occupied housing is the dominant tenure in East Hagbourne. Affordability is worsening in South Oxfordshire district and in East Hagbourne, with the district median income barely enough to rent in the village let alone buy a property.

The attractive environment of East Hagbourne means that property prices are likely to continue to enjoy a premium over those in town. The provision of further affordable housing would provide the means for those families starting their first home to live in the village. Both rental and ownership schemes including shared-ownership schemes and 'starter homes' are important to enable people to better their position as they are able.

Provision of private rented accommodation provides an additional diversity of opportunity for those wishing to stay or move to the community. The HNA identified a very low level of private rented accommodation in the parish and encouragement should be given to those willing to make their homes available for rent.

Demand and Need for Smaller dwellings:

Between the last two censuses, there were significant increases in the number of households living in large homes, although this was not necessarily correlated with larger families. All of the demographic data analysed points towards a need for smaller homes in the parish. This is supported in the Community Survey where resident preferences also point to a desire for smaller housing types, primarily of two and three bedrooms.

The need for smaller dwellings is two-fold. Those starting on the housing ladder require smaller and economical houses. Their needs will be partly met through affordable housing, but there is also a need for market housing that is achievable by younger families and those not eligible for social housing. There is also a need for smaller houses for those later in life who may wish to downsize from 4/5 bed homes and who may be less constrained on cost, but require relatively spacious properties with less bedrooms.

Demographic Change:

Many people stay in the village for many years and would like to continue living there as they grow older. AECOM note that there have been significant increases in the elderly population of East Hagbourne, who may be in greater need of specialist housing. This increase is on top of the general ageing population in this part of South Oxfordshire. AECOM recommend 'lifetime suitable homes' that would that would give people the ability to stay in their own home as they age. Houses should be designed for adaptability, having regard for such features as door and corridor width[5]. Some provision should also be made in the housing mix for bungalows to cater for those who cannot manage stairs.

AECOM project a local need for 17 additional specialist units over the plan period, but notes that these could be met outside the parish. We consider that provision of accommodation providing special care is best made in larger population centres where economies of scale can be achieved and the facility can be placed closer to shops and other facilities, although where practical, a greener village environment could provide benefits for some people. For those who can still live independently smaller retirement properties in the village would be a benefit. These should be located as conveniently as possible to facilities and transport links and positioned so that residents are not likely to become isolated.

Dwelling Type:

Linked to homes being relatively large in East Hagbourne, more than half of all housing is detached. Conversely, there are somewhat fewer flats in East Hagbourne than in the district, and far fewer terraced houses. We consider that dwelling type itself should not be prescribed in our plan, but recognise that provision of some smaller terraced

[5] http://www.lifetimehomes.org.uk/

properties or flats could be a means of meeting community needs, particularly with regard to affordability.

Larger-sized Housing:

AECOM note that there is a predominance of larger houses in the existing property mix and the over or disproportionate provision of housing of four or more bedrooms would not be likely to meet future needs in the parish.

Homes for Local residents

The NPCS showed support for the provision of new homes built for occupation by local residents. This would not of itself be a decisive factor in decision making but could weigh in favour of a suitable scheme.

Policy H3 - Housing Allocation

Site 5, part of Western Village Plotlands, situated on Main Road adjacent to Hagbourne Village Hall, is allocated to provide approximately 74 dwellings as shown in Figure 10. Proposals for the residential development of this site will be supported subject to the delivery of a comprehensive proposal that in addition to meeting Local Plan requirements addresses the following criteria:

- The housing layout should seek to minimise the visual impact for the residents of existing adjoining dwellings and to protect privacy.
- Maintaining visibility of the church tower from the Sustrans route
- Building and landscape design reflecting the vernacular of the adjoining Conservation Area
- Provide sufficient on-site parking for residents of the new development to minimise on-street parking
- Make appropriate provision to enable the extension of the village car park
- Provide safe and adequate access to the site with particular attention to the design of the new site entrance to ensure pedestrian safety, especially for children accessing the school and playing field and for pedestrians accessing the cemetery.
- Maximise opportunities to enhance biodiversity with particular consideration given to wildlife corridors e.g. all gardens built with interconnections for hedgehogs and connected to surrounding areas

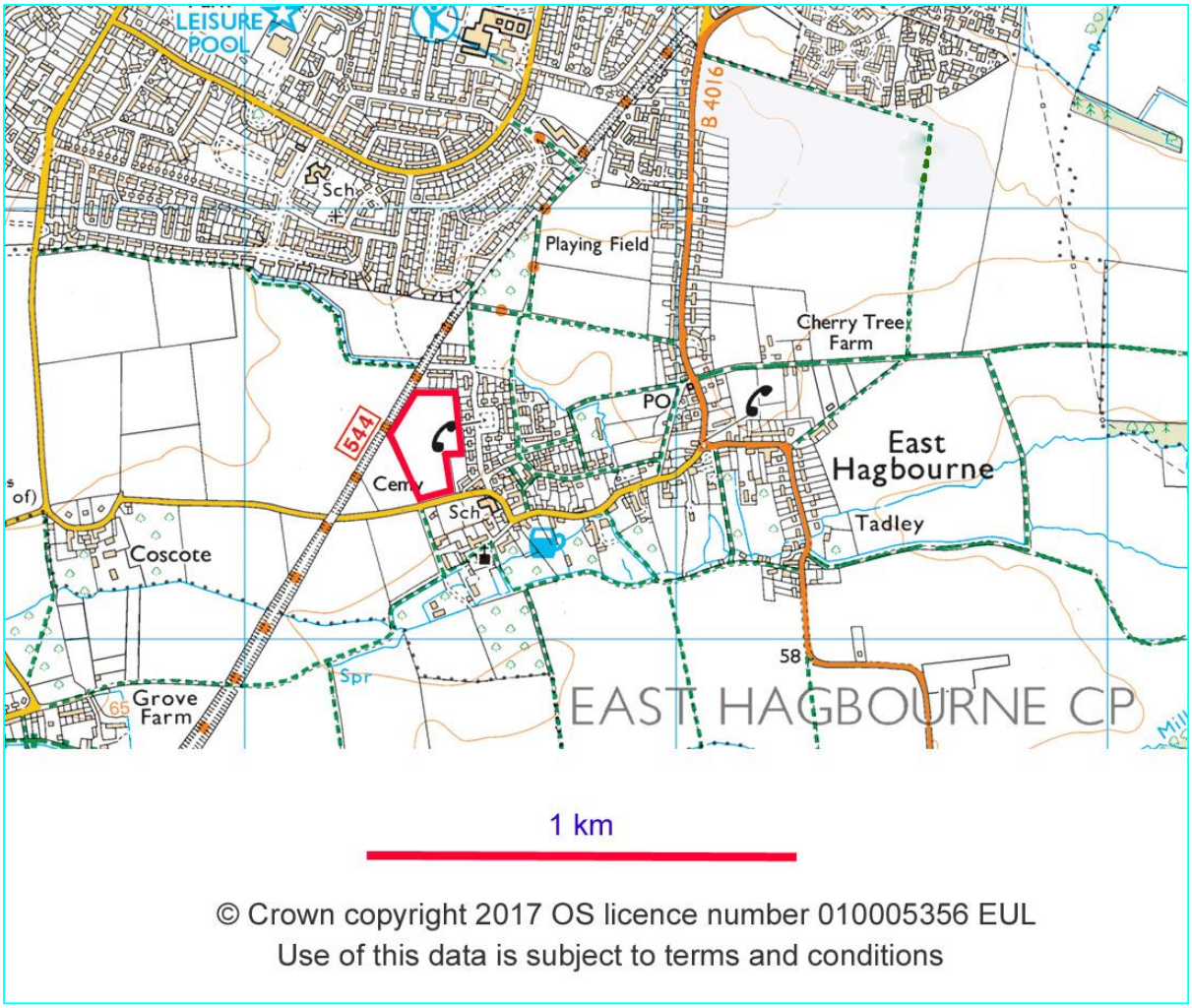

Figure 10. Site allocated for housing development

The East Hagbourne Neighbourhood Plan Site Evaluation process carried out detailed assessments on six sites considered as possible candidates for allocation. Following an evaluation of these sites, the Steering Group and Community Group concluded that two sites met the requirements for possible allocation, but that Site 5 was the most suitable for allocation. A Strategic Environmental Assessment carried out by AECOM also suported this decision.

The key factors influencing this decision were:

(a) Access and traffic safety. Site 5 exits onto Main Road close to the school and village hall, an area already congested at school/pre-school times. However, the location is on a straight section of road making it more amenable to a solution than the alternative site.

(b) The site is close to the school, village hall and pub, facilitating integration of new development with the community.

(c) The site is in an area that is already congested at peak times, but has the potential to contribute to increased parking adjacent to the village hall. This area also has poor broadband facilities and some improvement in services may be needed.

(d) In terms of construction traffic, the site offers the possibility to access the site via Coscote without passing through the main village and built environment.

(e) Although the site extends the built envelope of the village, it does not intrude strongly into the surrounding open country and is on the side of the village away from the AONB.

(g) The site has outline planning permission, giving some confidence that development can be delivered.

In determining which site or sites should be allocated we are cognisant of the requirements of the SODC Emerging Local Plan, where as a 'smaller village', East Hagbourne is expected to contribute around 5-10% growth over the life of the plan, 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.

We are also cognisant of the wishes of residents as expressed in the 2016 Community Survey (NPCS) that they do not welcome large housing developments and would prefer development by infill and small sites.

We must, however, recognise the situation we are in today: 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 Site 5. Existing approved new dwellings therefore already exceed the number expected. Development of a further site beyond the one allocated would almost double this number resulting in a growth of over 30% which would be a significant over-development of the village. This conclusion is supported by the SEA.

Our conclusion is therefore to allocate Site 5, to provide up to 74 dwellings in line with the outline planning permission and in the expectation that the developer will respond to the needs identified in the policy. In particular, the site layout should be optimised to minimise the visual impact of the development on residents in Lake Road and Harwood Road and of views towards the Church and Conservation Area.

Parking in this area is already a concern, so adequate parking is needed to meet the needs of the new development and to contribute towards increased public parking to serve the school and village hall. The village car park borders the allocated site, being situated immediately to the south-east corner of the site. It currently has marked spaces for 54 cars. The car park is used primarily by residents and visitors to the village using the church, village hall and school facilities, including parents delivering and collecting children from the school and pre-school.

Development of the allocated site will increase the number of houses in the village by 15% and inevitably increase demand for car park spaces, but at the same time presents an opportunity to expand the car park space without significantly reducing the land available for housing. The car park is already overloaded at peak times with up to 72 grid-locked vehicles being recorded and additional vehicles parking along the road, causing congestion. We consider that an increase in marked parking spaces of at least 50% and up to 65% is needed to meet future needs.

The allocated site is in a prominent position at the entry to the village. Attention is needed to provide a safe access layout to the development, recognising the sensitivity of the location adjacent to the school, village hall and cemetery. The design of the houses and their surroundings particularly at the front of the development can greatly influence the appearance of the site, particularly if positive features such as echoing of the steel post and rail fencing as found at Tudor House could be achieved.

4.3.4 Infrastructure and Community Facilities

OBJECTIVES	POLICY
CF1 - Ensure that village infrastructure and facilities support village life now and into the future	**Policy CF1 Infrastructure - utilities** **Policy CF2 Infrastructure - community facilities.**

Policy CF1 – Infrastructure - utilities

New housing or employment development should be provided with appropriate infrastructure to support the development proposed. Developers are encouraged to work with service providers to ensure that all appropriate infrastructure/utilities are available to serve the scheme proposed.

New development should not have the effect of overloading or damaging existing infrastructure.

Planning applications should specifically consider, where relevant, impact upon:

- Mains sewerage and the capacity of the sewage pumping stations;
- Surface water and storm water drainage systems;
- Impacts on Hacca's Brook that could lead to the brook breaching its banks.

Emerging Local Plan policies ENV3 and 4 will ensure that new development will take account of water resources and watercourses. Though these policies provide some level of protection and the supply of appropriate infrastructure, local circumstances in East Hagbourne warrant a more tailored solution.

East Hagbourne is provided with the basic services of mains water and sewerage, electricity and gas. Fibre broadband extends to Lower Cross, with copper wires completing the connections to individual houses, so most properties have access to reasonable speed internet connections, although the area at the western end of Main Road cannot currently achieve superfast broadband speeds.

Mains sewerage came to East Hagbourne in the early 1950s, so much of the pipework is old. The pumping station at the Hacca's Brook bridge on Blewbury Road was upgraded following the problems experienced during the 1990 floods. A second pumping station is located at the end of The Croft, opposite the Bowling Green. There have been repeated incidents where this pump has become overloaded after heavy rains with release of untreated sewage into the waterways.

There is a long history of flooding of the Hacca's Brook with houses and roads in Tadley and Main Road being affected. Much of the area along the line of Hacca's Brook and its tributaries is at risk of flooding and therefore unsuitable for building. During heavy rains, road drains can also become overloaded despite some upgrading in recent years by Oxfordshire County Council. Areas of Main Road and New Road are particularly affected by the inability of the storm water drains to carry water away.

Any new development will need to be critically assessed for its impact on current drainage and the ability of the existing infrastructure and facilities to cope.

Policy CF2 – Infrastructure - community facilities.

Development proposals that will result in either the loss of or significant harm to a key East Hagbourne community facility will only be permitted where it can be demonstrated that:

- The facility can be better provided elsewhere in the village or is no longer required, or
- The operation of the facility, or the ongoing delivery of the community value of the facility, is no longer viable.

Proposals to improve the viability of any key community facility by way of the extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not cause a significant harm to the amenities of adjoining residential properties**.**

What makes East Hagbourne special is the sense of community. There are many groups, formal and informal, covering activities from gardening, book clubs, and the community 3shop, which is run by volunteers. The physical assets of the village provide the framework within which these activities take place and these have developed and will need to adapt over the years to meet changing needs.

Saved SODC policy CF1 safeguards community facilities from loss through change of use or redevelopment unless suitable alternative provision is made. Emerging Local Plan policy EMP11 will ensure that proposals for local services and community facilities in villages will be supported. Emerging Local Plan policy CF1 protects and safeguards community facilities in line with the saved policy.

Any new development will need to be assessed against its impact on current facilities or the ability to expand them in the future. For example, the village car park is situated just outside the village hall and can become very crowded particularly at school times when parents bring children to both the school and the pre-school. The car park does not have sufficient capacity to absorb all this traffic at peak times.

The Fleur-de-Lys is the only remaining pub in the village and retains a country atmosphere and is a popular meeting place, hosting regular music sessions as well as other special events throughout the year.

Hagbourne Village Hall serves the villages of East and West Hagbourne and is a valuable amenity within the village. There are a number of regular users including Hagbourne Pre-school, Brownies and Boy Scout groups, and it is booked up to 12 months ahead.

The new Pavilion at the Recreation Ground provides a welcome increase in capacity. Table Tennis and Pilates use the Community Room, along with the Community Choir, an art group, yoga and the Toddlers Group. Hagbourne United Football Club plays in the North Berks league from its base at the Recreation Ground. The Bowling Club is situated at the

end of The Croft and is open for play most evenings during the summer months. The Recreation ground also has a children's playground.

The last commercial shop in the village closed several years ago and East Hagbourne Community Shop has been successfully run by volunteers for over 15 years. The shop also provides a secure environment for the small Post Office with a salaried postmaster and both parts of the operation are important for its continued success. For such a small shop, the variety of stock is considerable, providing a convenient means of purchasing staple goods and enabling villagers, particularly those with limited mobility to stock up basics without the need to get in their cars to go further afield.

The Parish Council provides allotments at Butts Piece on Harwood Road which are in balance with current local needs.

Hagbourne Church of England Primary School provides education up to age 11.
Hagbourne Pre-School meets in Hagbourne Village Hall and provides a stimulating environment for children from age 2. St Andrews Church is located to the west of the historic village.

4.3.5 Transport and Access

OBJECTIVES	POLICY
TA1 - To maintain and improve road safety for all road users	**Policy TA1 - Road Safety**
TA2 - Promote mobility and maintain or enhance the quality of pavements without creating an urban appearance.	**Policy TA2 – Footpaths and Pavements**
TA3 - Ensure that new development does not add to the problem of on-street parking.	**Policy TA3 - Parking**

Policy TA1 – Road Safety

New developments must not cause a severe reduction in road safety including that of pedestrians, cyclists and other road users.

Planning decisions should take account of local impacts on:

- Traffic speeds in the village;
- Ability to share all transport infrastructure between all road users;
- Locations where the existing road system is constrained e.g. Main Road and the Lower Cross junction.

Mitigation to improve road safety should avoid impacts such as noise or the introduction of urbanising features.

Road safety is an important concern in planning policies in the NPPF (para. 32, 34, 35), the Saved Policies (T1) and Emerging Local Plan policy TRANS2. These policies seek to improve access for sustainable modes of transport and make access safe for all road users.

East Hagbourne lies on the north/south B4016 (New Road/Blewbury Road) which connects Didcot to Blewbury and the south and the unclassified Main Road running west from Lower Cross and out towards Coscote which also handles large volumes of traffic. Traffic volume and speed has been of concern to residents for many years including as noted in the Parish Plan of 2011 Section 4.3 and these concerns were also reflected in the NPCS.

Volumes of traffic are high, particularly at peak times, and residents are concerned about the speed of traffic and the effects of this on the safety of road users and pedestrians. These concerns were explored in great detail in the Parish Plan of 2011. Effective solutions that respect the historic fabric of the village and are acceptable to residents have not been easy to find.

The nature of the Lower Cross/War Memorial junction means that there is a visibility issue particularly for vehicles, including buses, entering Main Road from New Road. Many residents are concerned that the Lower Cross junction is a hazard for road users.

Traffic calming measures have been considered in the past, but are controversial and can bring with them higher noise levels and a more urban appearance to the street scene.

Any new developments will bring more people, more vehicles and additional vehicle movements (including deliveries and visitors) to the village and have the potential to exacerbate the existing road safety issues.

Policies must ensure that any new development does not adversely affect the safety of walkers, cyclists and drivers while respecting and protecting the historic fabric of our village.

Policy TA2 – Footpaths and Pavements

New development should protect the existing rights of way network and their ambiance. Where public footpaths or bridleways are routed or realigned through new development, they should be designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network.

Development proposals should also:

- encourage sustainable means of transport, including measures to provide for and where possible enhance the provision of multi-use pedestrian and cycle routes;
- be well located to reduce reliance on private cars and instead to provide safe and convenient walking and cycling routes to local services and facilities and to offer a link to public transport services to destinations further afield.

The promotion of sustainable modes of transport is an important concern in planning policies in the NPPF (paras. 32, 34, 35), the Saved Policies (T1) and Emerging Local Plan policy TRANS2. Emerging Local Plan policy TRANS5 ensures that new transport infrastructure should not create traffic hazards or harm to the environment. These policies seek to improve access for sustainable modes of transport.

Within the village many people can walk to the key facilities including the school, the village hall, the church, the shop/post office and the pub. The ability to do this is one of the attractions of living in this small community.

Any new development has the potential to increase both pedestrian and road traffic. The walking routes in the village have evolved over time and in some parts of the village, particularly in Main Road the pavements are narrow or sloping or do not exist at all, such that pedestrians share road space with vehicles. At the western end of the village there is currently no safe footway from the village hall to the cemetery and to the railway embankment access onto Main Road. In some cases appropriate improvements are not easy without compromising the existing historical setting. For example, due to the close proximity of the historic houses, Main Road has no pavement between Church Close and the corner by the school so people must walk in the road with the implied safety issues.

The extensive network of footpaths is a vital part of the village environment. East Hagbourne has an extensive network of footpaths both within and surrounding the village, connecting the built area and open spaces, which contribute significantly to its

character as well as providing a practical and traffic-free means of communication, exercise and access to open space and views of the countryside (Figure 11).

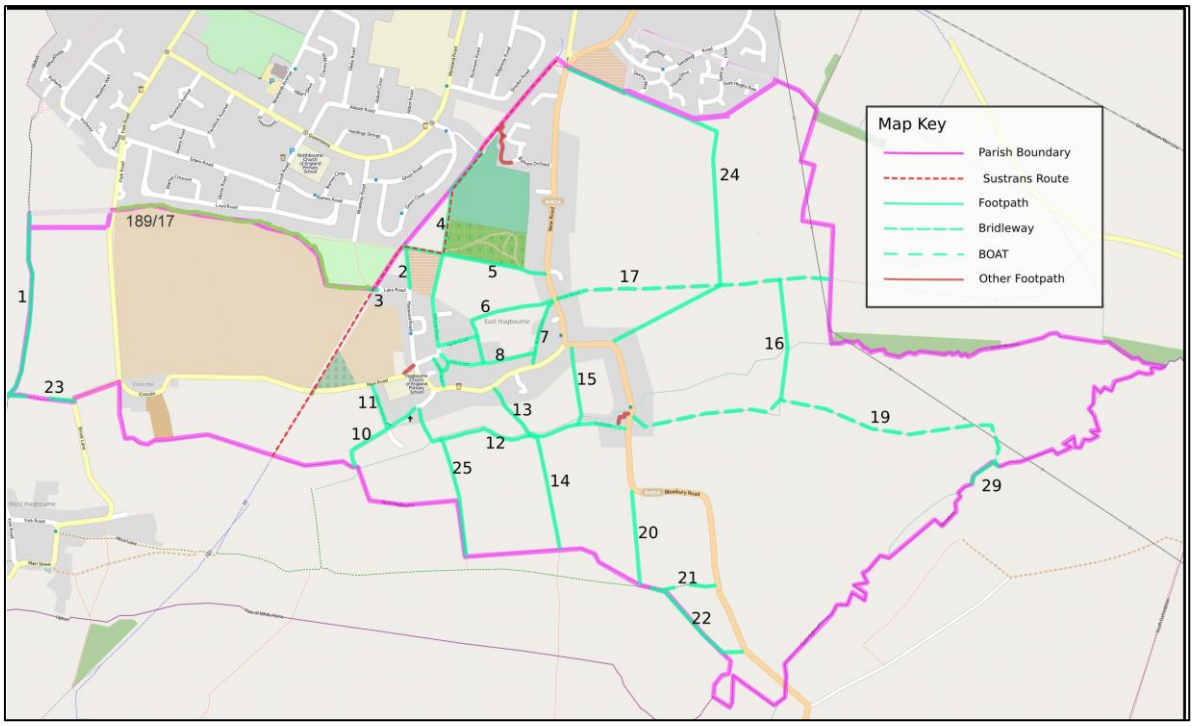

Figure 11. Public Footpaths in East Hagbourne Parish

People strongly value the network of footpaths, as evidenced in the NPCS. There is some support for paved footways within the village, but similar numbers support a more natural, unpaved approach. There is however a strong feeling that on the village periphery and across country, footpaths should be unpaved, preserving their function as access to a more rural environment and as havens and corridors for wildlife.

Policies must ensure that people can walk comfortably and safely to all amenities available whilst respecting the historic character of the village. In addition, our policy is intended to ensure that development does not impact adversely on the functionality and character of all walking routes.

Paragraph 75 of the NPPF talks of protecting and enhancing public rights of way and access. In this context, the open countryside and green footpath network around East Hagbourne provides a ready-made asset to promote human well-being and deserves to be nurtured and enhanced.

The wider footpath network provides access to the open green spaces which are an important feature of the village surroundings, and are highly valued for their visual impact in providing a setting for the village, separating it from the town and providing a soft transition from the built environment to the agricultural fields. The rural and agricultural environment surrounding the village is also an important feature of the character of the area and highly valued by local residents. The care and management of the local farming community are an important contributor the overall landscape setting of the village.

Policy TA3 – Parking

New development should make adequate provision for parking within the overall site in accordance with the provisions of the Development Plan

Parking provision should:

- Wherever practicable, parking be provided off-road;
- Be sufficient for the full life of the development and should avoid the increase in on-street parking or use of existing public car parks in the future;
- Minimise the impact of the private car on the street scene and reflect the character and appearance of the immediate locality as set out in the East Hagbourne Village Character Assessment and Landscape Study 2017 (Appendix 2).

The way that car parking is provided can have a significant impact on the character of an area. In East Hagbourne, it is important that parking provision compliments and enhances the village and does not detract from or harm it. NPPF paras. 39 and 40 discuss how the planning authority should consider the provision of parking. Core Strategy policy CSM1 and Emerging Local Plan policy TRANS2 and TRANS5 seek to provide parking in a way that improves village centres. TRANS5 will provide for safe and convenient routes for cyclists and pedestrians.

Parked vehicles on the roads are evident in many areas of the Parish. Many of the older properties were built long before the advent of motorised vehicles and even some more modern houses were designed with only one vehicle in mind.

There is a public car park adjacent to the village hall which serves that facility, the school and the village generally. At the Recreation Ground, there is an additional parking area which serves users of the Pavilion. There is some provision, intended for residents, in Wilcher Close. Cars parked on pavements can obstruct the passage of pushchairs and wheelchairs, particularly along New Road. There is congestion at the school at starting and finishing times which makes it difficult for through traffic to proceed. Along New Road and Blewbury Road, parked cars are also perceived to be a hazard or at least cause delay to vehicular traffic. However, removal of all parked vehicles would not necessarily be a positive move, because vehicle speeds could increase as a result.

The NPPF and development plan policy is silent on the negative character impact that parking can have and additional policy provision is necessary to ensure that new parking provision in East Hagbourne is delivered in a sensitive and complementary manner. The policy ensures that new developments do not make the situation worse.

4.3.6 Green space and environment

OBJECTIVE	POLICY
E1- Maintain and enhance green spaces for the health and wellbeing of the community.	**Policy E1 Designation of Local Green Spaces**
E2 - Maintain and enhance biodiversity	**Policy E2 Protect and enhance biodiversity and the natural environment**
E3- Protect housing from flooding	**Policy E3 Water Environment and flooding**

A key feature of East Hagbourne is its rural and green environment. The open spaces, long vistas and green corridors that provide this resource are important for human well-being and in supporting wildlife in all its forms. The extensive network of footpaths provides easy access to the wide spaces of the open fields and the village's location just to the south of Didcot means that these 'green lungs' provide benefit for residents of village and town alike. The Didcot Garden Town Delivery Plan, published in October 2017[6] shows the majority of the farmland surrounding East Hagbourne as an important green buffer for the town.

The NPPF recognises the value of the natural and local environment and paragraph 109 calls on the planning system to protect and enhance valued landscapes, recognise the wider benefits of ecosystem services, minimise impacts and provide net gains in biodiversity where possible. Paragraph 114 further calls for "planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure".

The East Hagbourne Village Character and landscape Assessment 2017 notes that the characteristics that make East Hagbourne distinctive in a national and regional context mostly result from interaction of human and natural factors. The landscape of East Hagbourne today is dominated by the nucleated settlement pattern which has strongly influenced the pattern of routeways, fields and tree cover.

The built village of East Hagbourne itself is compact with few gaps in the street-scape, so where green areas exist they are important to the character of the built environment. Immediately surrounding the village there are many green spaces that provide a sense of space, views and soft transition to the wider countryside, or have local significance, because of their beauty, historic significance, recreational value tranquillity or richness in wildlife

Evidence to identify significant green spaces comes three sources:

[6] Didcot Garden Town Delivery Plan October 2017, http://www.southoxon.gov.uk/business/support-business/supporting-our-town-centres/didcot/didcot-garden-town-0

(1). The SODC Character Assessment of the East Hagbourne Conservation Area, published in 2000 (Appendix 6), identified a number of "important open spaces" within the historic village, including the southern village plotlands and the paddocks north of the Croft and towards Bakers Lane. This Neighbourhood Plan reaffirms the importance of these already identified spaces and extends the evaluation to the wider area of the Parish.

(2). The Neighbourhood Plan Community Survey (Appendix 5, Q7.1) asked residents to rate the importance of 11 selected green spaces, ranging from small areas within the village (including Tudor House allotments, Lawson's Orchard and Butts Piece) to wider areas of paddocks and fields. Public appreciation was very high for all these spaces with between 72 and 91% of responses rating them as important or very important.

(3). The EHNP Landscape and Character Assessment 2017 (Appendix 2) provided a professional assessment including the evidence noted above as well as additional public consultation.

Designation of Local Green Spaces

NPPF paragraphs 76-78 enable local communities to identify for special protection green areas of particular importance to them by designating them as Local Green Spaces.

To be eligible, these areas need to be in in reasonably close proximity and demonstrably special to the local community and hold a particular local significance. It must not be an extensive tract of land. Protection of Green Spaces is also supported by Local Plan policies. Core Strategy policy CSG1 intends that there will be no net loss of green infrastructure and Emerging Local Plan policy ENV1 will protect the landscape and landscape setting. Emerging policy ENV5 seeks to preserve and enhance green infrastructure in new development and should take account of provisions in Neighbourhood Development Plans.

The consequence of designating land as a Local Green Space is that local communities will be able to rule out new development other than in very special circumstances. DCLG guidance on Open Spaces 2014[7], Para 20, explains that designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt.

However, designation imposes no new restrictions or obligations on landowners (Para 20) and does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected (Para 17).

The East Hagbourne Landscape and Character Assessment 2017 recommended 13 spaces within the Parish as candidates for consideration as Local Green Spaces. However, the NPPF (Para 76) makes clear that Local Green Space designation will not be appropriate for most green areas or open space. In addition, some sites may be considered sufficiently

[7] https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#paragraph_044

protected by other means, for example sites within the Conservation Area or sites owned by the Parish Council.

The 13 sites were reviewed by the Neighbourhood Plan Steering Group using the Oxford Character Assessment Toolkit[8] to evaluate each proposal and consider which of these sites should be considered for further protection, using the three main criteria for designation i.e.

1. Proximity to the community.
2. Special features and significance
3. Scale

As a result of this evaluation, a number of sites were chosen as worthy of special protection and were included in the pre-submission draft for the Article 14 consultation. Following the comments received during the consultation and further review with SODC, a number of changes were made to the areas proposed as Local Green Spaces and new policies introduced to cover those excluded. The Pastures in Manor Farm Lane have been removed from the list of designated sites. This site has now been incorporated in the Western Village Fields Local Green Gap (Policy VC1b). The Paddocks to the south of Millennium Wood and those along Bakers Lane have been considered separately, because of their different natures. The Bakers Lane paddocks are retained as a Local Green Space, while the fields south of Millennium Wood have been included in the Green Corridor Local Green Gap (Policy VC1d). Millennium Wood itself has been added as a Local Green Space. Details of the evaluation of the Local Green Spaces are contained in Appendix 3.

[8] https://www.oxford.gov.uk/info/20193/character_assessment_toolkit

Policy E1 – Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Space, as shown in Figure 12:

- Butts Piece and Parish Allotments
- Lawson's Orchard
- Paddocks along Bakers Lane
- Tudor House Allotments
- Millennium Wood

New development will not be permitted on land designated as Local Green Space except in very special circumstances.

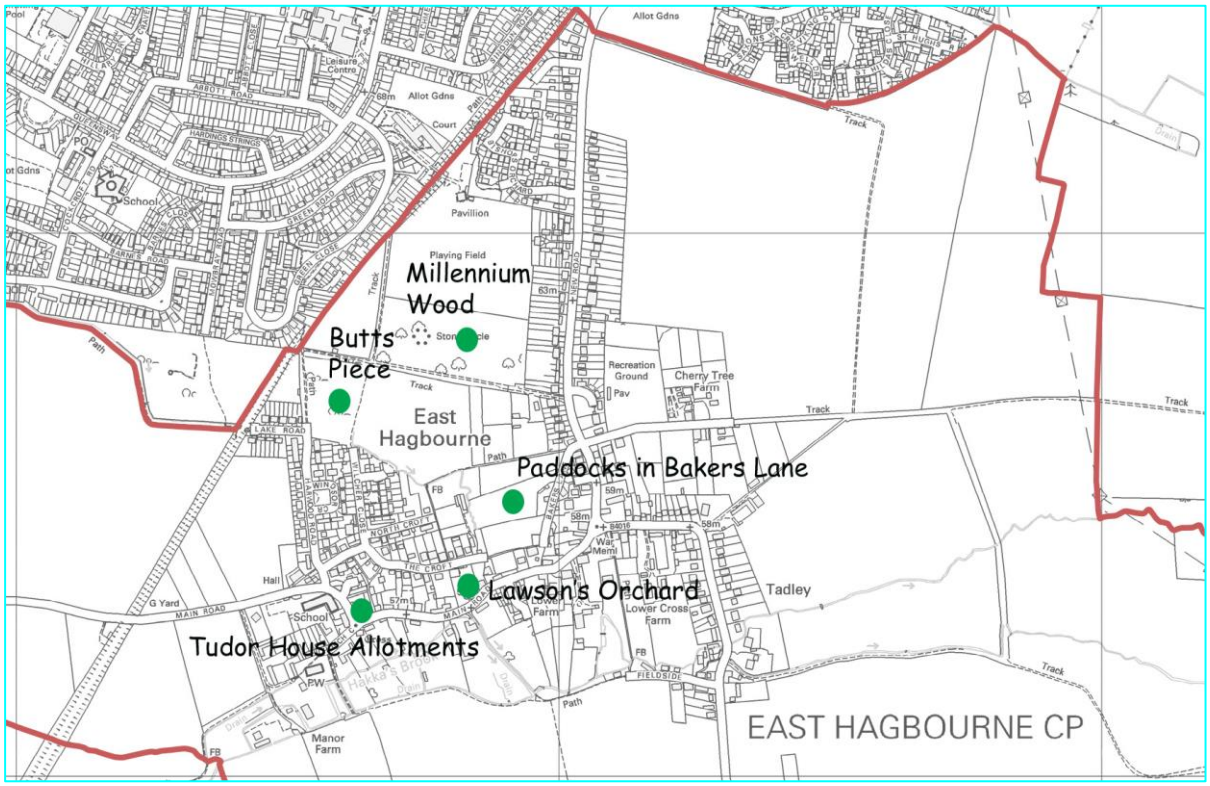

Figure 12. Location of Designated Local Green Spaces.
Maps for each location are shown with the explanatory text below
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Butts Piece and Parish Allotments

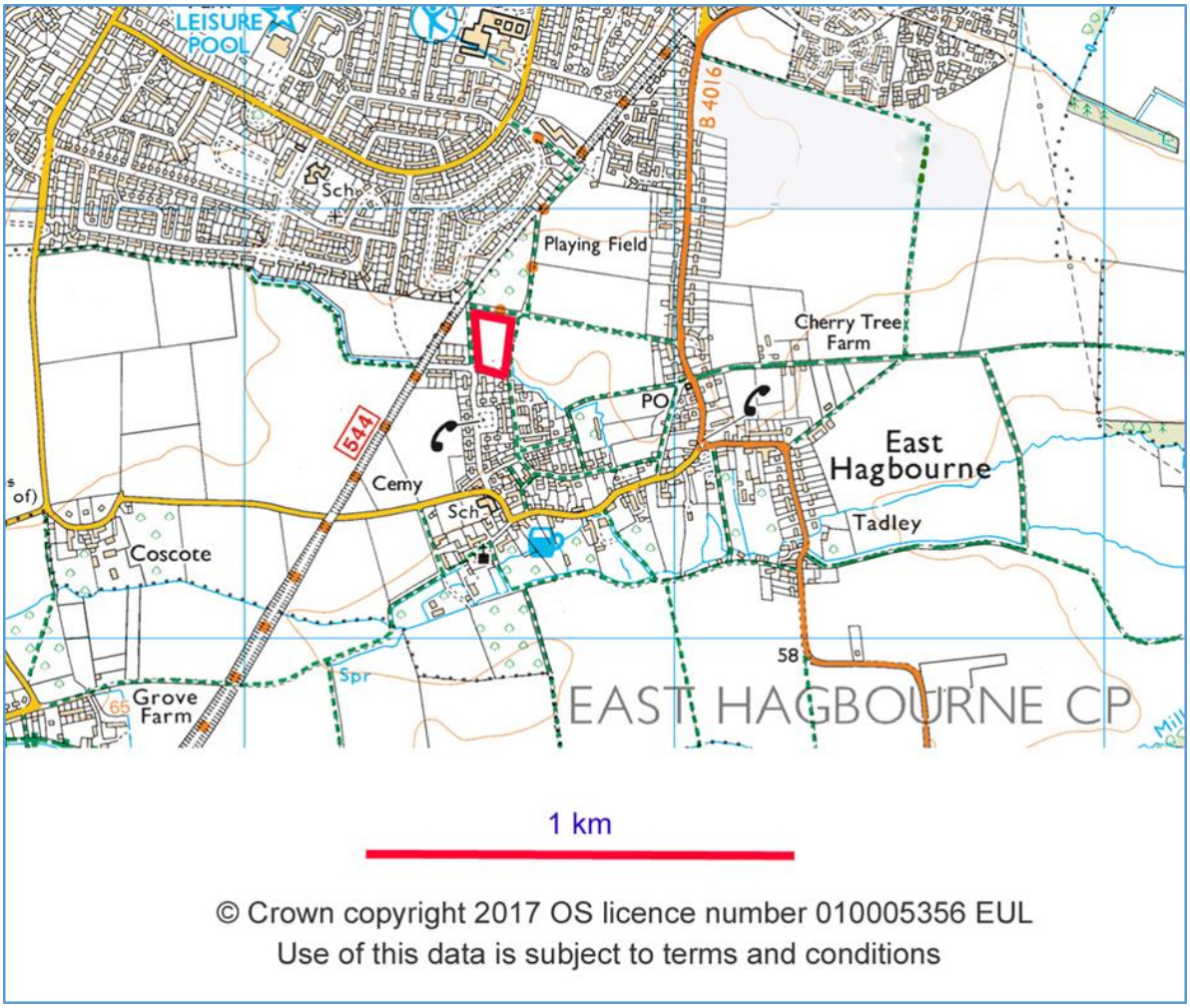


Figure 13 Location of Butts Piece - designated as Local Green Space.

This site is an area of open space covering about 1.25 ha, situated to the north of the historic village but less than 500m from the church and Upper Cross. It is in part of the "Green Corridor", a buffer zone between the communities of East Hagbourne and Didcot. Butts Piece was made available to the churchwardens at the time of enclosure, around 1840 and was used for allotments which provided income for charitable distribution. The land is still owned by Hagbourne Parochial Charities, but currently leased to the Parish Council who manage the land to provide allotments, an open grassy space and a wooded wildlife area. The grassy and wildlife areas are fully accessible to the public. The wildlife are is being managed by Hagbourne Environment Group, whose volunteers have opened out some of the overgrown scrubland areas and planted native trees, some of which will be coppiced. The site lies adjacent to the housing areas of Harwood Road, Lake Road and Wilcher Close and is also accessible from footpaths on three sides.

The number of open and accessible green spaces within the village is limited. This site provides a wildlife haven as part of the 'Green Corridor' separating the village from Didcot as well as open space for walking. It is historically an important green space for community use and still of significance to the community: in the NPCS, 139 of 192 local residents rated this area important or very important.

Lawson's Orchard

Figure 14 Location of Lawson's Orchard - designated as Local Green Space.

This site of approximately 0.22 ha is an attractive and tranquil green space in the centre of the village providing a break in the mostly built environment of Main Road and providing an attractive visual asset in the heart of the Conservation Area. The site has been sensitively maintained by the previous owners. The site is not physically accessible to the public, but is visually accessible to the whole village from the pavement that runs alongside. A low fence allows views into the field so that the livestock, trees and flowers can be enjoyed by all as they walk along Main Road.

The site lies opposite the Grade II listed Kingsholm house in Main Road, a historic street with many listed buildings and a much photographed and iconic part of the central village, close to the Fleur de Lys Public House, Upper Cross and Church.

In the East Hagbourne NPCS the site was rated highly as an important and significant green space. Of 200 responses, 161 rated Lawson's Orchard and the Tudor House allotments as very important or important. The site lies within the Conservation Area and was designated an "Important Open Space" by SODC in their Character Assessment (Appendix 6)

Paddocks along Bakers Lane

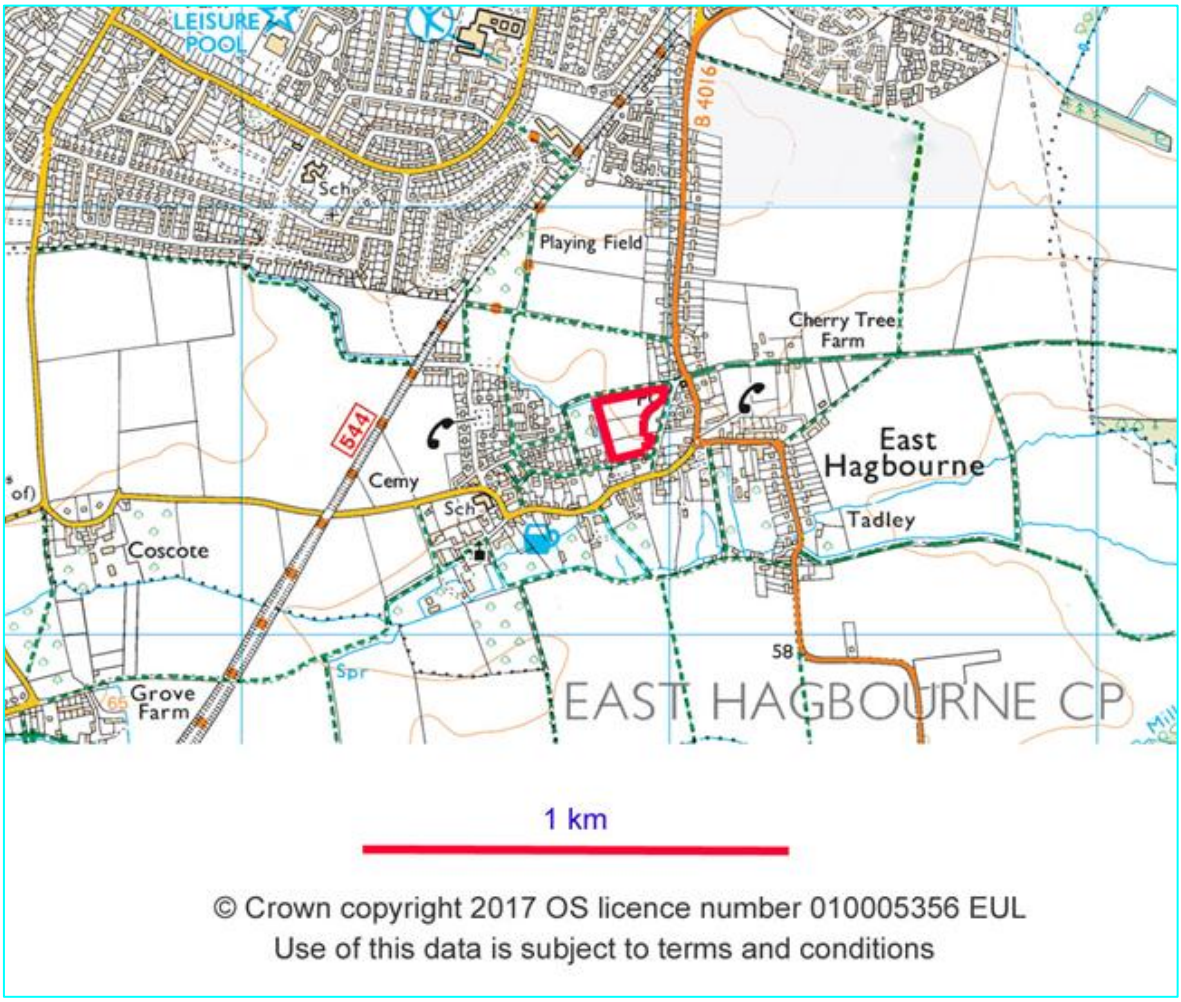


Figure 15 Location of paddocks in Bakers Lane - designated as Local Green Space.

This area of paddocks of approximately 1.3 ha, next to the village, adjoining Bakers Lane and known as Higg's Field lies to the south of the paddocks south of Millennium Wood. It shows marked remains of ridge and furrow cultivation together with relict apple trees from the extensive orchards that developed in the village from the 17th Century. It is currently used as animal paddocks.

The site is important as a green area in the centre of the parish, closely positioned to the historic village and playing a key role in maintaining its rural setting. There is no public access on to the land, but footpaths 197/6, 7 and 8 surrounding the site provide a sense of space and views across the paddocks to the village and Millennium Wood.

The site is close to the village with all areas within 2km. The green area abuts housing in Bakers Lane, the Croft and Main Road to the south and New Road to the east.

The site lies within the Conservation area and was noted as a Significant Green Space in the NPCS with 155 of 200 responses rating the area as very important or important. Higgs Field is identified as an 'Important Open Space' in the SODC Character study and two buildings on Bakers Lane are identified as "buildings of local note", in addition to the Grade II listed Chestnut Cottage that adjoins one of the paddocks.

A planning application (P17/S1604/FUL) was submitted for a house on one of the Higg's Field paddocks, but was rejected because of its impact on the Conservation Area. Another

of the Higg's Field paddocks was put forward as a potential allocation site, but was rejected as unsuitable for allocation after evaluation.
NB paddock 4 or D excluded if add in will need to amend Plan and site area above

Tudor House Allotments

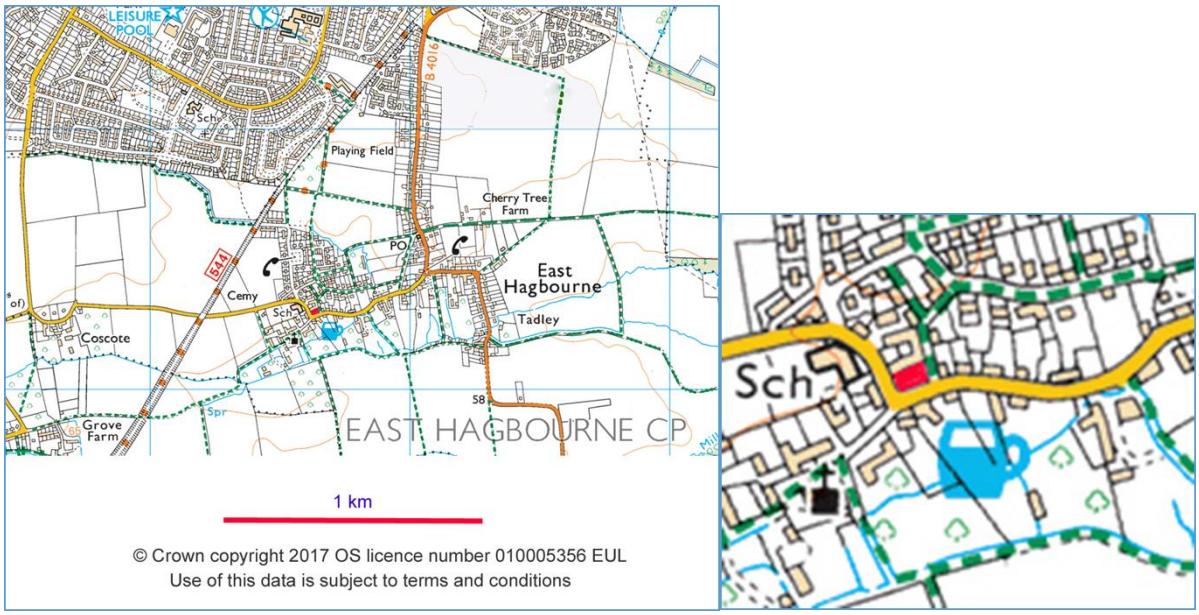


Figure 16 Location of Tudor House Allotments - designated as Local Green Space.

This small site of less than 0.1 ha lies in the grounds of Tudor House. It has been sensitively managed by its owners as small allotments that are leased for growing vegetables and flowers. Pavements and the Shoe Lane footpath allow clear views into the site through a low iron fence from three sides. The site contributes significantly to the setting of the grade II* listed Tudor House, a fine example of a late 17th century house with a brewhouse and L-shaped aisled barn with internal granary and stabling/cattle housing to the rear. Tudor House, together with the grade II* listed Upper Cross, is a focal point at the western core of the village, with many other listed buildings around.
The village is heavily built-up and compact in nature so that even small areas of green space contribute significantly to the rural and historic environment. This site makes a particularly attractive setting for the iconic and much photographed Upper Cross area in the centre of the historic village, providing a sense of space and tranquillity.
The site is in the heart of the village and visually accessible to the many people on their way through the village along footpath 197/9 to the east and on two sides from Main Road, the main route through the village and leading to the church, school and village hall. In the NPCS, local residents rated this area highly. 161 of 200 response scored this area together with Lawson's orchard as important or very important. The site was designated by SODC as an "Important Green Space" in its Character Study.

Millennium Wood

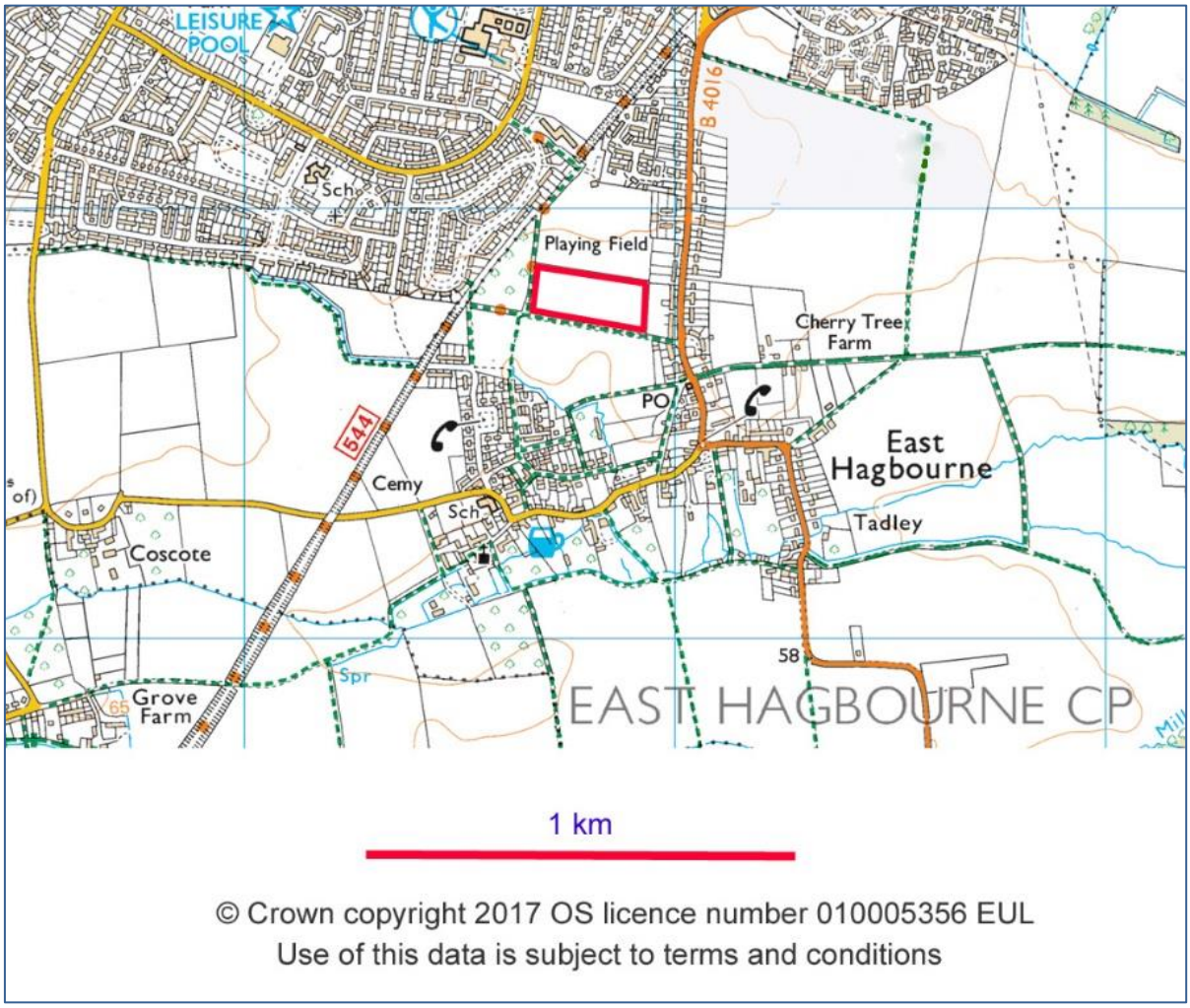


Figure 17 Location of Millennium Wood - designated as Local Green Space.

The East Hagbourne Village Character Assessment and Landscape Study (2017) notes that East Hagbourne lies in the Harwell Local Character Area as defined by the Oxfordshire Wildlife and Landscape Study, a landscape dominated by arable farming, where woodland is generally not a characteristic feature.

The Millennium Wood, covering 3.6ha, is therefore a particularly valuable asset, being one of the few publicly accessible woodland areas close to East Hagbourne and Didcot. Being created as community woodland in 2000 it also stands as an example of community endeavour and an asset for the local community.

The area is planted a mixed deciduous woodland using native tree and shrub species and also features a stone circle and an ephemeral pond. The trees have grown strongly and are already at a good height. The woodland provides a valuable community resource used by the people of East Hagbourne and Didcot for its recreation and as a place of beauty and tranquillity as well as being a habitat for wildlife. Its value in all these respects can only increase as it matures and it should be seen as a long-term asset that deserves protection.

Maintain and enhance biodiversity

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

Development proposals should respect the natural environment and protect and enhance biodiversity.

Development should ensure that existing wildlife habitats are not harmed, retaining and enhancing hedgerows, waterways and scrubland and providing net gains in biodiversity where possible,

Where appropriate, development proposals should include information that:

- demonstrates the means of mitigating, preserving and where appropriate, recreating wildlife habitats and net gains in natural flora;
- provides corridors of land within which public footpaths and bridleways of significant local recreational and amenity value are provided; and
- incorporates Sustainable Drainage Solutions.

Development decisions should take account of findings and recommendations in the East Hagbourne Village Character Assessment and Landscape Study 2017 (Character Assessment) that relate to species and habitats.

Paragraph 109 of the NPPF requires planning policy to minimising impacts on biodiversity and provide net biodiversity gains. Paragraph 113 calls for policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged, giving appropriate weight to their importance and the contribution that they make to wider ecological networks. Core Strategy policy CSB1 protects biodiversity and loss of habitat and Emerging Local Plan policy ENV3 will provide protection for biodiversity from loss and promote conservation, restoration and enhancement.

Habitats for wildlife and bio-diversity are an important and valued feature of the parish. Policies should encourage preservation and enhancement of habitats valuable for wildlife wherever they occur including along footpaths and field boundaries and in gardens. Existing reserves including Butts Piece, Millennium Wood and the wildflower meadow in the cemetery should be protected and enhanced and opportunities sought to improve wildlife habitats including waterways elsewhere in the parish. Green Infrastructure such as open green space, wild green space, allotments, and green walls and roofs can be used to create connected habitats suitable for species adaptation to climate change as well as providing recreation, health and wellbeing multiple benefits for people. The activities of Hagbourne Environment Group have been a very positive factor in enhancing wild areas in the parish for people and wildlife and their activities should be supported and more volunteers encouraged to come forward.

Today, the green corridor to the north of the historic village the waterways and southern plotlands, together with the wider footpath network and the pasturelands around the village and in the alluvial lowlands near Hagbourne Mill provide a rich habitat for wildlife. While relatively few detailed wildlife surveys have been conducted in the parish, the existing evidence from studies and local observations indicate that much is to be found.

Wild orchids can be found along the Sustrans Route, the wildflower meadow at the cemetery and in local gardens as well as in the large colony in Mowbray Fields Local Nature Reserve. Ground dwelling bees are present along the Sustrans Route and in gardens and slow worms have been seen on Butts Piece. The Character Assessment has provided evidence of sensitive natural features and this should be taken into account in development decisions.

Any site which provides habitat for rare, protected trees, plants, animals and birds should expect protection from development in line with national planning policy. In addition, in a local context, development on a particular site should be judged against any issues considered important to the immediate environment of this village.

Protect housing from flooding

Policy E3 – Flooding

A proposal for a new building or buildings within the catchment area of Hacca's Brook or its tributaries should demonstrate that it will not exacerbate the existing risk of flooding taking into account the flooding history and local conditions in East Hagbourne.

Where a sustainable drainage scheme is proposed, this should be capable of regular maintenance so that its effectiveness can be maintained into the future.

Flooding is an underlying national, regional and local problem exacerbated by climate change. The water courses that pass through the Parish, dominated by Hacca's Brook, the Mill Brook and its tributaries are an important feature defining the character of the Parish, providing areas for quiet relaxation and harbouring green borders which are valuable for wildlife. The land either side of these brooks is fairly level and so the fall along these streams is gentle. Over many years, the streams have been susceptible to flooding, sometimes putting local houses at risk. This risk is greatest from Hacca's Brook and its tributaries which pass through the heart of the village.

Some areas of East Hagbourne lie in areas designated by the Environment Agency and Flood Zones 2 & 3 as detailed in the Character Assessment and shown in Figure 18. Houses at Main Road around Parsonage Lane and at Tadley have been affected repeatedly in recent years. In July 2007, heavy rain caused flooding at depths of 100-350mm to seven houses with minor flooding to two more and four with water up to damp-course level[9]. Study of flood records showed at least six events since 1946 when flood discharges exceeded those of 2007, with the most recent of these being in 1990. Since 2007, further less severe events have occurred, notably in February 2008, January 2014 and winter 2014/15.

The length of Hacca's Brook including the southern village plotlands are an important feature in absorbing high water levels. While heavy rainfall, perhaps accentuated by climate change, has been a factor in recent flood events, the 2007 report concluded that lack of regular stream maintenance was a significant factor. A group of local volunteers was formed and carries out regular checks and maintenance. The northern channel of

[9] East Hagbourne Parish Council Report to SODC on Flooding in East Hagbourne, 19th September 2007.

Hacca's Brook which runs through Butts Piece and Lawson's Orchard under culverts is also susceptible to flooding and can overflow at Main Road near Parsonage Lane.

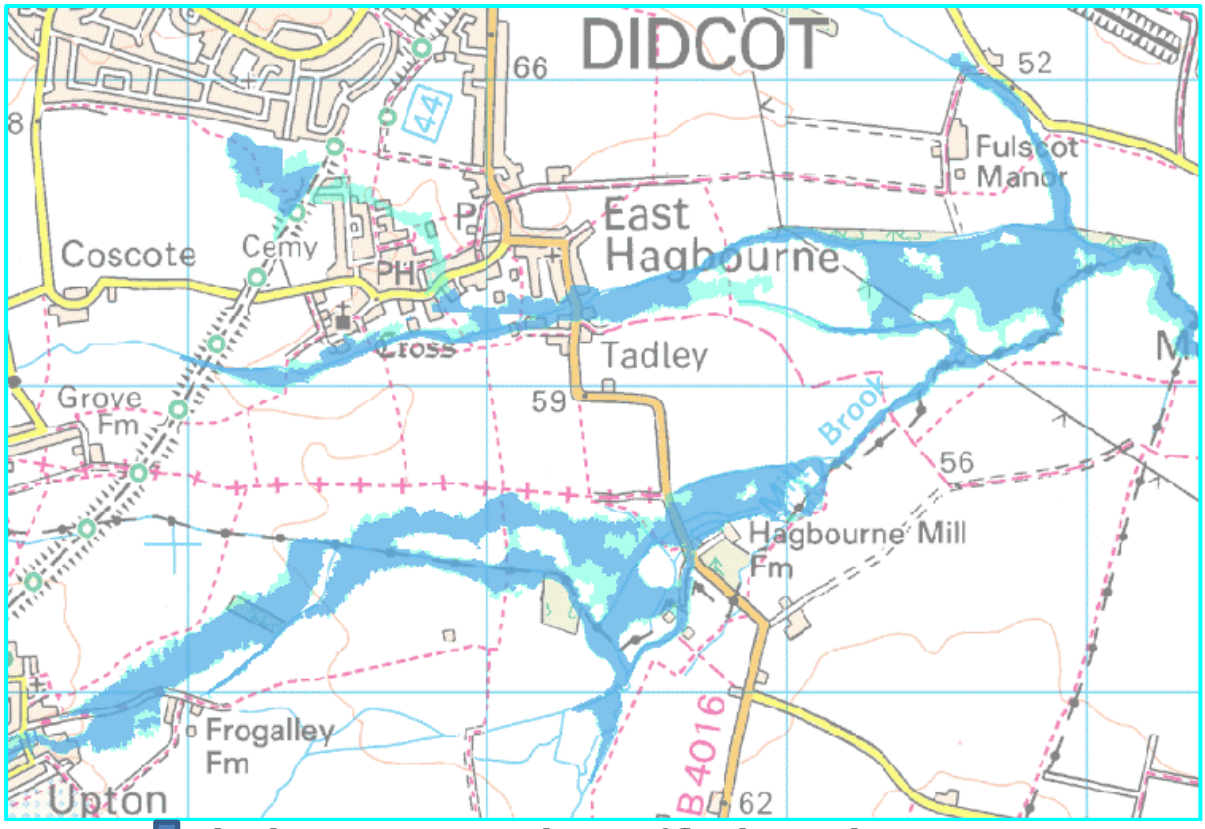
Flood and water management are clearly matters that must be dealt with across a range of Government Departments and within the parish. SUDS (sustainable drainage systems) are likely to be promoted in the future and should be used in addition to traditional measures to provide maximum protection from future flooding events, both for the area of development and for those lying downstream.

NPPF 100 says that development should not be permitted in areas of high flooding risk. In addition, NFFP 103 states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. These duties are addressed in the Emerging Local Plan through Policy EP4, while ENV4 requires that new development must not harm the function or quality of watercourses.

The Emerging Local Plan is informed by the South Oxfordshire District Council Strategic Flood Risk Assessment Update (2017). This provides a comprehensive methodology for management of flood issues and a history of past events. This history concentrates, however, on the larger events and the flood history (Table 5-1 and Appendix I) does not record the events in East Hagbourne. The need to take account of local and anecdotal evidence in assessing flood risk is acknowledged in section 3.4.7.

Policy EP4 in the Emerging Local Plan provides a good general background for flood protection, but does not recognise the local details and history of flooding in East Hagbourne. The East Hagbourne Village Character and Landscape Assessment 2017 provides more local detail in Part 4, section 3.3.

Any increase in water run-off to the waterways in East Hagbourne can increase the risk of flooding. In particular, increased run-off anywhere upstream of the areas liable to flooding will increase stream flows and increase the risk of flooding downstream, perhaps some distance from where the run-off occurs. Where new developments make provision for control of water discharge into waterways it is important that these provisions are adequate and capable of being maintained so that their performance does not deteriorate over time.



Flood Zone 3: 1 in 100 chance of flooding each year

Flood Zone 2: 1 in 1000 chance of flooding each year

Figure 18 Environment Agency Flood Map for East Hagbourne.

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5. COMMUNITY NEEDS

It is important that housing development in the Plan period remains within the existing infrastructure capacity of the Parish. Any housing development in the Plan period should contribute to the community infrastructure and/or facilities that the village needs. Any new development must provide either infrastructure on site or funding for off-site provision through a legal agreement or Community Infrastructure Levy.

COMMUNITY NEED	STRATEGY
CN1 East Hagbourne has no medical facilities within the parish	**Strategy C1 - Explore the feasibility of improving local access to medical services for those living in East Hagbourne**
CN2 East Hagbourne only has a single shop, including post office, in small premises with limited parking	**Strategy C2 - investigate the feasibility of growing the village shop whilst maintaining the Post Office in its current designation, to better serve the village into the future**
CN3 Promote and support all community activities	**Strategy C3 - Review how community activities are supported by the existing facilities and how these might be improved**
CN4 Preserve and enhance the volunteer ethos that animates our vibrant village	**Strategy C4 - Investigate how the existing volunteer force can be preserved and enlarged**
CN5 Maintain or improve the public bus services	**Strategy C5 - Investigate ways of increasing bus services and their use by local residents**
CN6 Provide traffic management that promotes mobility while respecting and protecting the historic fabric of our village	**Strategy C6 – Transport & Road Safety** **1. Pavements** **2. Vehicle Speed** **3. Large Vehicles** **4. Lower Cross** **5. Parking on Roads** **6. Encouraging cycling**
CN7 Provide increased car parking in the area of the village hall and school to minimise congestion at peak times	**Strategy C7 - Increase the number of parking spaces around the village hall and school and encourage development of an improved school travel plan.**
CN8 Ensure that High Speed Broadband is available to all areas of the village	**Strategy C8 - ensure high speed broadband is available to all areas of the village.**

A number of community needs have been identified through the Neighbourhood Plan preparation process and which would significantly benefit the village. These relate to medical services, the shop, promoting community activities and volunteering, the bus service/mobility and road safety.

These issues are summarised below together with a proposed strategy for potential delivery led by the Parish Council.

Strategy C1 - Explore the feasibility of improving local access to medical services for those living in East Hagbourne

East Hagbourne has a population of 1158 (Census 2011, using the 2015 database reflecting the new boundary post 2015) and whilst it is classified by South Oxfordshire District Council (SODC) as a "smaller village", its community is highly active, social and partakes in a vast array of clubs, societies and voluntary activities.

Whilst most villagers would agree that East Hagbourne is well appointed for community amenities given its size of around 500 dwellings, the NPCS did highlight some community wishes for new facilities and clubs.

Although East Hagbourne is situated just 2-3 miles from Didcot, many residents find it difficult to travel to medical appointments. In the NPCS (Q4.2) residents were asked if they would like to see a satellite doctor's surgery in the village. 106 of 193 responses (55%) said they would and of these 76 (39%) were strongly in favour.

Strategy C2 - Investigate the feasibility of growing the village shop whilst maintaining the Post Office in its current designation, to better serve the village into the future

The value of the village shop and Post Office was demonstrated in the NPCS (Q4.1), where 80% of respondents said they used the facilities at least once a month and more than half used the shop once or twice a week. 95% used the facilities at some point during the year.

Q4.6 of the NPCS asked whether the shop should try to find alternative and larger premises and 62% expressed themselves in favour of this. Q4.7 expanded on this question, asking what was important for a 'new' shop. The shop is entirely run by volunteers and Q4.8 revealed that of the 206 households responding, 54 had someone in the family who volunteered. Q4.7 supported continuing this approach, with 63% supporting the volunteer model and only 17% in favour of moving to a privately run model. 68% of respondents would like to see a wider range of products, but the biggest need was felt to be more parking, with 84% highlighting this aspect. The location of any new premises was felt to be important, with 74% rating this a high priority. Q4.6 also highlighted the desire for provision of refreshments, with 72 of 125 responses (58%) in favour.

Strategy C3 - Review how community activities are supported by the existing facilities and how these might be improved

East Hagbourne also has a strong sense of community as shown by the many groups, formal and informal, with activities including gardening (including the newly reformed allotments), book clubs, and the volunteer run community show. The Fleur-de-Lys pub retains a country atmosphere and is a popular meeting place. There are the active bowls

and football clubs and tradition is kept alive through regular folk music sessions and the Mummers Play. Many events that draw people together punctuate the year, centred on the Fun Run, Church Fete and Produce Show.

The value of key village facilities was demonstrated in the NPCS (Q4.1), where 80% of respondents said they used the village shop and Post Office at least once a month and 95% used the facilities at some point during the year. The village hall was used by 80% of people during the year and 30% used it at least once per month. The Fleur-de-Lys is used just as much, with a slightly higher proportion of regular users. The Church is used by a fairly small congregation for regular worship, nevertheless 69% of people said they used it at least 2-3 times per year. The Pavilion and Recreation Ground were used by half the respondents at least 2-3 times per year even though the number of regular users was smaller. The allotments were used regularly by 15% of people. Since the waiting list for allotments is short, the existing provision seems to be in balance with community need. People fortunately do not need to use the village garage on a weekly basis, however 55% of people said they made use of the services over the course of a year. The evidence is therefore strong that physical village facilities are well used and are a vital element in the vibrant social life of the community.

The physical facilities provide the framework around which many clubs and societies operate. Q4.5 of the NPCS asked what new clubs and societies people would like to see. Relatively few ideas received a lot of votes, perhaps reflecting the already extensive range of activities in the village. The two most highly supported activities, tennis (13 votes) and cricket (6 votes) would require new facilities, however suggestions for youth activities, WI, and activities for older residents could be followed up and provided in existing facilities.

Hagbourne Village Hall and East Hagbourne Pavilion generally provide sufficient accommodation for activities in the village. However, the space available in the village hall for the parish archives is limited and it is possible that larger storage may be needed in the future.

Strategy C4 - Investigate how the existing volunteer force can be preserved and enlarged

East Hagbourne residents have a strong volunteer ethos and this underpins the clubs, societies and activities that take place. The Community Shop is entirely run by volunteers and there are also regular litter picks, stream clearing, church cleaning and other events for the benefit of the community. Q4.8 showed that 26% of households provided a volunteer for the village shop, 23% participated in a club or society and 31% served on a committee or organisation. Examination of the data showed a total of 98 volunteers out of a total of 220 respondents, or 44%.

Maintaining and improving this level of community engagement will be important to maintaining the vibrant activities in the village into the future.

A new village web site is being launched in 2018. Input from the community will be needed to keep it populated with good information and volunteer help to manage the content would be welcome.

The proposed investigation should include consideration of better ways of communicating the need for additional volunteers including attracting young people and those new to the community and capturing their interest in assisting on specific projects. These might include social media and a more targeted website approach.

Strategy C5 - Investigate ways of increasing bus services and use by parish residents

Buses are a lifeline for those without their own motorised transport and can be seen as a greener alternative to using cars for individual journeys. Two thirds of respondents to the NPCS (Q5.1) said they never use the buses but 29% said they would use them at least once per week if the service was better (Q5.2).

59% said they might be prepared to contribute to a subsidised bus service from their Council Tax. . A regular bus service is a valuable amenity for the village.

The current 94 service provides an hourly service to Didcot, but is unlikely to survive beyond this year. At the time of writing we do not know what replacement service might be possible. Continuation of services will depend outside financing and on there being sufficient passengers. The number of people reporting in NPCS Q5.1 that they used the bus once or more per week was 26, out of 209 respondents. The bus is therefore used by a minority of residents, but for those people, it provides a lifeline.

Since the withdrawal of OCC subsidies for local bus services in 2015, a weekly community bus service to Wallingford has been maintained once per week through the services of the Downlands Villages Transport Group. East Hagbourne Parish Council makes a financial contribution to this service.

Strategy C6 – Transport & Road Safety

The NPCS revealed a number of different areas related to Transport & Road Safety which gave concern to the community and included a variety of different possible solutions.

This strategy will consider the areas where attention should be focussed to find an appropriate solution and funding sought with the aim of improving transport infrastructure and road safety.

A considerable amount of research and discussion in this area was carried out in conjunction with the East Hagbourne Parish Plan. That experience should be consulted in formulating any new plans.

1. **Pavements**

   Within the village many people walk to the wide variety of amenities available: the school, the village hall, the church, the shop/post office, the pub etc. The ability to do this is seen as one of the attractions of living in a small community.

   But some pavements are narrow, uneven and sloping. For the less able, e.g. those in wheelchairs, and those pushing prams, a good quality pavement (smooth, wide and level) is important. At night, with the level of street lighting presently in place, even the able bodied can trip on uneven surfaces.

   Main Road has no pavement between Church Close and the corner by the school so people must walk in the road with the implied safety issues.

   There is no pavement giving access to the cemetery and to the railway embankment to the west of Manor Farm Lane. Although this has been discussed in the context of the Parish Plan these measures have not been implemented.

   Residents are concerned about the condition or absence of pavements particularly along Main Road. In the NPCS:

   51% of respondents (108/198) thought that pavements should be improved in Main Road

43% (64/190) in Blewbury Road

42% (85/199) in New Road

However, particularly on Main Road, the present pavements (or lack of them) are part of the historic and rural nature of the village which so many people find attractive.

Overhanging hedges can encroach onto pavements in some parts of the village

Attention should be given to maintenance and improvement of pavements consistent with maintaining the character and heritage of the village and to avoid pavements being obstructed by overhanging hedges.

2. **Vehicle Speed**

Volumes of traffic are high particularly at peak times and many residents perceive that speeds are often above 30mph. Residents are concerned about the speed of traffic overall and the effects of this on the safety of road users and pedestrians and believe that some form of traffic calming might help. In the NPCS:

91% of choices (997/1093) were in favour of some form of traffic calming in at least part of the village.

A list of 9 possibilities for traffic calming were shown on the NPCS (including 'None') but the most popular, 47%, was for a lower speed limit (20mph) on Main Road.

Attention should be given to the possible introduction of a 20 mph speed restriction on Main Road

The second most popular choice was for the introduction of white "gates" situated on the verge on both sides of the road. These remind drivers that they are approaching a settlement and reinforce the message given by speed restriction signs that they are now entering a built- up area and should reduce their speed.

42% of respondents are in favour of gates at the top of New Road with 40% in favour for Blewbury Road at the southern edge of the village and 31% for Main Road beyond the school by the cemetery at the western edge of the village.

Attention should be given to the installation of white gates

Most traffic calming measure will result in adding signage or other visual indicators with the potential for making a more urban appearance in the village.

67% of respondents said that they were concerned about the visual impact of traffic calming measures.

Speed humps were not favoured by residents principally for noise reasons.

Attention should be given to minimizing the visual impact of all changes to preserve the historic and rural nature of the village

3. **Large vehicles**

Farmers within the parish necessarily use the roads between their fields and their farms to move equipment, crops, animals etc. Agricultural vehicles today are large, noisy and make a big impact when they move through the confined spaces in the village. However, there are no sensible routes other than through the village and this is regarded by many as part of rural life.

Drivers of large commercial vehicles (up to the permitted maximum of 44 tonnes gross weight) perhaps using inappropriately routed 'sat nav' equipment, or seeking to find an alternative route when the nearby A34 is blocked, but clearly

not making a local delivery, have often been observed coming through the village via Main Road – a route which is completely inappropriate for this size of vehicle.

These large vehicles are also a source of concern for residents on New Road and Blewbury Road. New Road and Blewbury road are the B4016 – a through route – and it is very unlikely that any restrictions on large vehicles will be approved by Oxford County Council for those roads. In the NPCS:

62% of respondents (125/199) were concerned about large vehicles using Main Road

52% on Blewbury Road

52% on New Road

Attention should be given to finding a solution to the problem of large vehicles on Main Road, perhaps including one or more clearly signed weight restrictions on the approaches to the village in co-operation with Oxfordshire County Council.

4. **Lower Cross**

At the Lower Cross, New Road, coming south, turns sharp left to become Blewbury Road. Road users turning left from Main Road onto New Road to head north have to assess what traffic is coming from the Blewbury direction before they reach the junction. Of even more concern traffic coming from the north along New Road and turning right into Main Road cannot see at all what is coming round the corner from the Blewbury direction.

Drivers, perhaps unfamiliar with the junction, see themselves as being on the "major road" (B4016) as they turn the corner from either direction and do not slow down as much they should. "Near misses" are commonplace. In the NPCS:

63% of respondents were concerned about road safety at the Lower Cross/War Memorial junction.

The remains of the Old Cross and the War Memorial are features of the historic character of the village. Adding more road signs will increase the urban appearance of the junction.

Attention should be given to finding a solution to the problem at Lower Cross, perhaps including a suitably placed mirror to provide some measure of visibility round the corner which would meet the approval of OCC and to identifying a source of funding.

5. **Parking on Roads**

Parked vehicles on the roads are frequently seen in the Parish. Many of the older properties were built long before there was any concept of motorised vehicles or, even for some more modern houses, that households would commonly have more than one vehicle.

> The only off-road public car park is at the village hall, also serving the school, which becomes very crowded at school/pre-school times causing people to park on the road. There is a car park at the Recreation Ground which serves users of that facility and there is some provision, intended for residents, in Wilcher Close.

Since residents over the decades have acquired more vehicles, some will inevitably be parked on the road. This can make negotiating the road difficult, but also acts to some extent to slow traffic.

However cars parked on pavements can obstruct the passage of pedestrians, pushchairs and wheelchairs, particularly along New Road.

Attention should be giving to encouraging good behaviour amongst drivers to stop them parking in a way that blocks footways for pedestrians.

The need for increased parking space in the village car park next to Hagbourne Village Hall should be considered in the context of the new housing development.

6. **Encourage cycling**

   The Sustrans route along the former railway embankment is a major asset to the Parish and to Didcot residents and is a popular recreational route for walkers, cyclists and other non-motorised traffic. In addition it provides safe cycling access to Upton and beyond and continues northwards to link with Didcot cycleways and provide access to Green Close and other quieter street suitable for cycling within the town.

   Other roads within the parish are less suitable for cycling, because of the hazards posed by traffic, parked vehicles and potholes. In particular, Blewbury is difficult to reach by cycle except by the B4016 road.

   Efforts should be made to encourage more cycling through improvements to roads and cycleways where possible and to increasing publicity for safe routes.

Strategy C7 - Increase the number of parking spaces around the village hall and school

Background

The current Village Car Park situated behind Hagbourne Village Hall was built by the Parish Council around 1995 on land purchased from the Abbott family.

Since then it has served a valuable function, being situated close to the school, village hall and church, but we have known for some years that it becomes overloaded at peak times. Critical periods are school/pre-school start and finish times when the car park can become overfull and cars park along the Main Road and into Harwood Road. The Parish Council has received extensive correspondence in recent years about the congestion caused and the difficulty of entering and leaving Manor Farm Lane.

The car park also serves the church and can become heavily loaded especially when there is a wedding or funeral taking place when many attendees may be from outside the village. The car park serves an additional function in providing a space where buses can pick up children and others and is also used by lorries delivering food and other goods to the school, so that heavy vehicles do not have to enter the school grounds. Not all the area can be filled with car parking spaces.

The use of cars has increased steadily over the years and it has become apparent that what was adequate in 1995 when the car park was laid out does not meet the needs of today's world. The pressure to build more houses in East Hagbourne, including the land surrounding the village hall only serves to increase the pressure.

All this raises the question of how many spaces should the village car park ideally provide?

The Existing Car Park

The existing car park has marked spaces for 54 cars, including three spaces for disabled drivers, leaving 51 for general parking. The space immediately adjacent to the village hall is reserved as a turning space and for buses when they need to pick-up or set down. This

area is used for informal parking during school/pre-school times adding about 4 spaces. Cars also park along the entrance drive at peak times and a maximum of 72 vehicles has been recorded in the car park. This level of use produces gridlock, but is indicative of the potential demand.
At school/pre-school times vehicles park along Main Road (at least 6-8 vehicles) and even into Harwood Road (3-4 vehicles)

What are our future needs?
It may always be difficult to cater for peak demands, for example if a church or village event coincides with school/pre-school leaving times.
Nevertheless, it is clear that the demand for parking space is at a high level. The figures above indicate that an increase of 65% would be reasonable to accommodate today's demands and with the possible growth of the village an even higher figure - perhaps double the current figure of 51 spaces is perhaps reasonable to accommodate future needs, either in the area of the existing car park or nearby.

How can it be achieved?
Planning permission has been granted for the site adjacent to the village hall and the developer has offered that some increase in spaces might be achieved by rearranging the available space and by making some land available from the new development. Rearrangement needs to be approached with caution: some of the existing spaces are already tight and vehicles are generally getting larger, so calculations based on statutory minimum spaces may not be reliable. Construction on the land surrounding the village hall would lead to some loss of unofficial parking spaces along the road, exacerbating the problem. It is important that the car park remain available for users of the public facilities and that regular parking by local residents is discouraged.

Strategy C8 - ensure high speed broadband is available to all areas of the village.

Access to high speed internet connection is becoming increasingly important for both business and home users
There is no universally agreed definition of high speed broadband, but in the UK figures of 24-30 Mbps are often used. The UK Government has said that from 2020 internet providers will be legally obliged to meet user requests for speeds of at least 10Mbps. These figures compare with speeds of up to 1000Mbps where fully fibre lines are installed. Currently, East Hagbourne is supplied with fibre optic cables as far as the BT junction boxes situated at Lower Cross, with the signal continuing from there in conventional copper cables. Those houses relatively close to Lower Cross and who subscribe to a suitable service are able to achieve download speeds up to at least 56Mbps, however the speed drops as the distance on copper cables increases.
Houses at the western end of the village, however, particularly in Manor Farm Lane have much lower speeds and BT had so far not been able to offer a solution. The situation at other outlying areas (Coscote, Hagbourne Mill) is being evaluated.
With the development of the field adjacent to Hagbourne Village Hall it is likely that these new houses will also be affected by poor speeds and this could provide an opportunity to improve the service to the wider village.

6. Implementation and monitoring

6.1 Implementation

Implementation of the East Hagbourne Neighbourhood plan will be ongoing. Responsibility for determining planning applications rests with South Oxfordshire District Council.

6.2 Monitoring

The following monitoring plan will be adopted by East Hagbourne Parish Council.

Twelve-month review

East Hagbourne Neighbourhood Plan will be reviewed one year after its adoption following the community referendum by the Parish Council and the reconvened Neighbourhood Plan Steering Group or their representatives.

The purpose of the review will be primarily to assess the extent to which the Neighbourhood Plan objectives have been implemented in practice and the contribution of the polices and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions.

Five-year review

East Hagbourne Neighbourhood plan will be reviewed every five years thereafter. Review of the policies will be led by East Hagbourne Parish Council. The purpose of the review will be primarily to assess the extent to which the Neighbourhood plan objectives have been implemented in practice and the contribution of the polices and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions.

Where significant amendments or additions are needed that cause significant public concern, a public consultation will be undertaken to be sure that 50% or more of respondents to the consultations with residents accept the changes

End of plan review

At least two years prior to the expiry of the East Hagbourne Neighbourhood Plan, a full review will be undertaken to gauge the success of the Plan in meeting its objectives and to put in place a succession plan.

7. Appendices

Appendix 1: **The Parish of East Hagbourne**

Appendix 2: **East Hagbourne Village Character Assessment and Landscape Study (2018 update)**

Appendix 3: **Evaluation of Local Green Spaces proposed for designation**

Appendix 4: **SWOT analysis**

Appendix 5: **Neighbourhood Plan Community Survey (NPCS), 2016**

Appendix 6: **East Hagbourne Conservation Area - a Character Study (SODC, 2000)**

Appendix 7. **East Hagbourne Parish Plan Consolidated Report 2011-2015.**

Appendix 8. **Methodology and Conclusions for Site Allocation**
Appendix 8a **Site Assessment and Evaluation - Detailed Results**

Appendix 9 **Housing Needs Assessment**

Appendix 10 **East Hagbourne Green Buffer Assessment July 2018**