

Your Village Your Voice



East Hagbourne Neighbourhood Plan

Welcome

Where we have got to with Plan

Impact of Green Gap appeal/JR

HELAA



Our Vision

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



Our Challenges

Identified from Parish Survey / SWOT analysis

- Community facilities – good range but economically vulnerable and / or volunteer dependent. Gaps – teenagers / medical / café. Land for expansion needed
- Traffic / Transport / Parking – through traffic-volume / speed / weight. Public transport – reduced / vulnerable. Parking – issues around community facilities
- Coalescence with Didcot – Green Gap/gradual erosion of buffer / HEELA – new threats
- Environmental Issues – farmland, ridge and furrow. Flora / fauna habitats. Flooding – climate change
- Housing need – smaller houses / first time /elderly appropriate



Our Objectives...upon which the policies will be framed

Sustainable Development

- Support sustainable development that meets the need of residents now and in the future



Our Objectives

Village Character

- Preserve the independent and rural character of our village as Didcot expands
- Conserve and protect the historic core of the village within and adjoining the Conservation Area with its 47 Listed buildings/structures.
- Maintain key views into and out from the built areas and within the built area
- Protect the village envelope and environs from light pollution



Our Objectives

Housing

- Respond to the housing needs of residents and meet SODC's requirements in the emerging 2033 Local Plan
- Ensure that all new housing development is of the highest possible quality reflecting the vernacular of its setting, the density of the surrounding area and meeting/exceeding energy/lifetime homes requirements



Our Objectives

Community

- Promote and support business and community activities including sport and identify any gaps and future need.
Nurture volunteer ethos of village.
- Ensure that village infrastructure and facilities support village life now and into the future including where possible reserving land for potential expansion



Our Objectives

Transport and Access

- To maintain and improve road safety for all road users
- Maintain or enhance the quality of pavements without creating an urban appearance
- Ensure that new development does not add to the problem of on-street parking
- Promote mobility generally while respecting the protecting the historic fabric of our village



Our Objectives

Greenspace and Environment

- Protect and enhance the existing footways and their semi-rural nature
- Maintain and enhance green spaces for the benefit of the community
- Maintain and enhance biodiversity
- Enhance the quality of our open water courses and protect housing from flooding



Housing Allocations

- Discretion given to steering groups on allocation question
- Allocation requires Strategic Environmental Assessment covering all potential sites- time/cost
- Limited identified need from Parish Survey – in line with small village 5% growth
- Track record of infill – 8/9 units since 2011
- Evidence of conflict from other NP areas
- Decision made not to allocate



Local Green Spaces

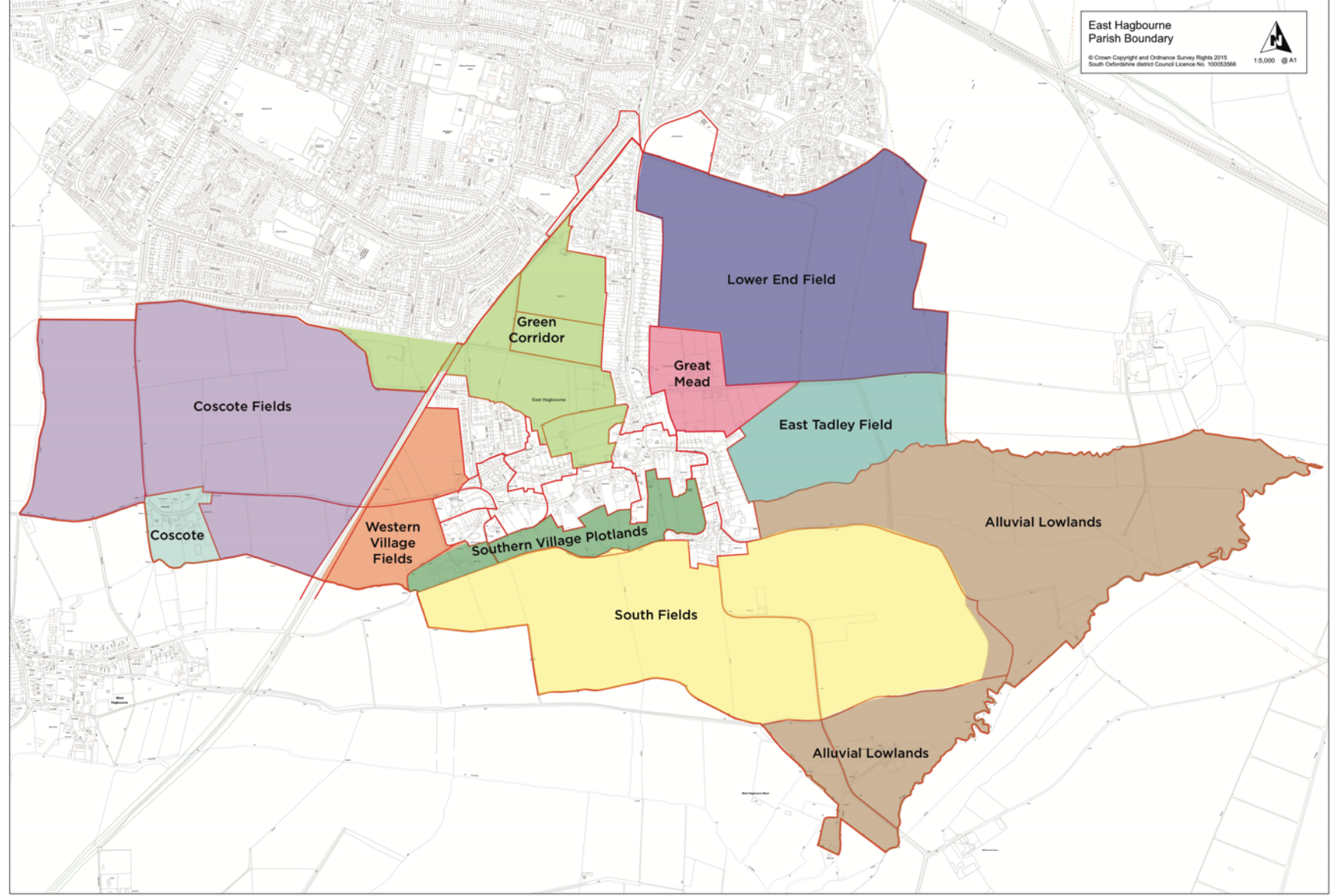
- Introduced in NPPF paras 76-78 in March 2012 for inclusion in Local Plans/NDP's
- Gives high level protection against development
- Guidelines – Not extensive. Close to community/accessible. Demonstrably special – beauty, historic significance, recreational value, wildlife, tranquility
- Long list down to shortlist and may reduce more



Evidence Base

- Parish Survey results / SWOT analysis / Consultation Statement
- Outline of East Hagbourne – Character + History / Population / Soils + flooding / community assets + footpaths / community activities / Heritage incl. architectural + cultural + archaeological
- Village Character Assessment – Main Rd + Conservation Area / Tadley + Blewbury Rd / New Road / The Croft + North Croft / Harwood Rd + Windsor Crescent + Wilcher Close
- Landscape Character Assessment – Green Corridor / Western Village Fields / Coscote Hamlet / Coscote Fields / Southern Village Plotlands / South Fields / East Tadley Field / Alluvial Lowlands / Lower End Field / Great Mead Triangle





Green Corridor (Area between East Hagbourne and Didcot)

Landcover Parcels	VF01 Millenium Wood	VF02 Butts piece	VF03 Higgs Fields	VF18 St Birinus sport	VF13 Mowbray Fields
Designations & policy	Community Woodland	Allotments and managed communal space	Within Conservation Area Important trees along Orchard Holding	Playing fields	Local Nature Reserve (Didcot Parish)
Landscape Analysis			Issues and Management		Ratings
<p><i>Present and historic character and use</i> Located to the north of the historic village, this area has changed over the 20th century from a mix of orchards, paddocks and fields into a patchwork of arable paddocks, relic orchards, woodland and playing fields, together with Butts Piece, which has allotments, open grass and scrub maintained for wildlife.</p> <p><i>Heritage significance</i> Some ridge and furrow in VF02-03.</p> <p><i>Access and views</i> The area now provides a green E-W corridor and a soft transition between village and town, which sets the village in its landscape. This a valued area for recreation and wellbeing, VF 01, 02, 13 and 18 being accessible throughout. These areas and the footpaths enable important and varied views from and to the village. The paths are linked to the wider network around East Hagbourne and also to the Sustrans cycle route from Upton through to Didcot (VF 12).</p> <p><i>Wildlife and habitats</i> The area is wildlife rich (especially Millenium Wood, Butts Piece, hedges along playing field track and Mowbray Fields) with a wide variety of bird and insect life. Hagbourne Environment Group is coppicing Millenium Wood and part of Butts Piece to increase species richness and provide renewable energy.</p> <p><i>Important Green Spaces</i> Higgs Fields VF03 noted as an "important green space" in the EH Conservation Area character study of 2000.</p>			<p>Any development in this sensitive area would have a detrimental impact on the tranquility, rural character and amenity value of the area.</p> <p>VF01 and part of VF02 are valuable areas of woodland in this largely open countryside. Continued light management is needed for wildlife, while some opening up of the canopy is desirable to avoid misuse of the area.</p> <p>The paddocks in VF02 and VF03 form a soft transition and should continue as well -managed farmland.</p> <p>High hedges should be maintained for their visual and wildlife value.</p> <p>Strong support for continued use of playing fields in VF18.</p> <p>VF13 is prone to flooding and would benefit from removal of mature willows to create small ponds and thus enhance potential as habitat for wetland invertebrates.</p>		<p>Sensitivity – HIGH</p> <p>Significance –</p> <p>Significance –</p> <p>Significance –</p> <p>Significance -</p>

Potential Community Projects

Contributions from CIL – 25% projects over 100m² / developer contributions / Parish funds

- Enabling shop to grow whilst protecting current PO status
- Maintain/grow village community assets/activities
- Maintain/strengthen Volunteer Force
- Ensure Continuation of Bus Service
- Measures to improve road safety
- Improve access to medical services – satellite facility



The Way Forward

- Complete redraft with SODC help
- 6 week formal consultation period
- Reference to planning inspector
- Local Referendum
- Plan “made” by SODC



Thank you

