

Planning services

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East Hagbourne Neighbourhood Development Plan (ENDP) – Comments under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

South Oxfordshire District Council has worked to support East Hagbourne Parish Council in the preparation of their neighbourhood plan and compliments them on a very thoughtful, comprehensive and well produced plan.

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging ENDP during the pre-submission consultation. We note that the qualifying body has taken the council's advice on board and addressed most of the concerns previously raised.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that are considered to require further consideration. To communicate these in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft plan meets the basic conditions.

Cheryl Soppet
Planning Policy Officer (Neighbourhood)

Ref.	Section/Policy	Comment/Recommendation
1	As noted in the covering letter we have commented formally and informally on various iterations of the plan and we note most of our concerns have been addressed and our recommendations have been taken onboard.	
2	Page 4- 1. Introduction 'The EHNP sets out a plan for the sustainable future for the village, taking account the views and needs of the residents. The plan has a 16 year timeframe in line with South Oxfordshire District Council.'	We would recommend that the last sentence highlighted in yellow is changed to: 'The plan period covers a 16 year timeframe.'
3	Page 4- 1. Introduction '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 future generations of residents.'	We would advise amending the highlighted text 'the South Oxfordshire District Council's Local Plan' to 'The South Oxfordshire District Council's Development Plan.'
4	Page 4- 1. Introduction '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.'	We would advise amending the highlighted text: ' the South Oxfordshire District Council's Local Plan' to 'The South Oxfordshire District Council's Development Plan.' We would also advise that the last sentence should be amended to: 'This means that the Neighbourhood Plan will have full weight and would become the starting point in deciding where any development should take place and the type and character of the development.'
5	Page 4- 1. Introduction 'This report has been updated following the six-week pre-submission consultation which ended	We would recommend that the highlighted text 'this new draft' is amended to 'the submission version'

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	<p>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.'</p>	<p>The last sentence which is also highlighted in yellow needs to be deleted as this no longer applies to this document.</p>
6	<p>Page 7 – 'Figure 1. The boundary of East Hagbourne Parish, as revised at May 2015.</p>	<p>Please amend the title of the figure to: 'Figure 1. The boundary of East Hagbourne Parish, as revised in May 2015'</p>
7	<p>Page 9- 2.5 Submission and Examination</p> <p>'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 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 examiners comments before being put forward to a parish referendum.'</p>	<p>We would recommend to the examiner that this paragraph is amended to document that the district council asked the NDP group to consult on the statutory consultees that had been missed during the regulation 14 consultation.</p>
8	<p>Page 9- 2.5 Submission and Examination</p>	<p>We would advise amending the reference to the Local Plan (as highlighted in yellow) to the South</p>

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	<p>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 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.'</p>	<p>Oxfordshire District Council Development Plan.</p>
9	<p>Page 11 – 3. The Parish of East Hagbourne- 3.2 Location and context</p> <p>'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).'</p>	<p>We would advise that the reference to Appendix 6 is amended to:</p> <p>'The SODC East Hagbourne Conservation Area- a character study, 2000'</p> <p>In order to match the document title that is included in Appendix 6.</p>
10	<p>Page 13 – 3.4 Land for future housing- allocation</p> <p>And also</p> <p>Page 41- 4.4.3 Housing</p>	<p>As a general comment, we would highlight to the examiner that the Council is expected to publish the publication version of the Emerging Local Plan in January 2019 and therefore the supporting text throughout the plan may require updating.</p>
11	<p>Page 29 – The Green Corridor</p> <p>Policy VC1d- The Green Corridor Local Green Gap</p>	<p>The examiner has identified a potential conflict with Policies VC1d and E1 before the Council had finalised its comments. We therefore make the following suggestion to the wording of Policy VC1d:</p> <p>Outside local green space designations 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.</p>

Ref.	Section/Policy	Comment/Recommendation
		Development proposals on land designated as Local Green Space will only be supported in very special circumstances.
12	Page 31- 'The East Hagbourne Village Character Assessment and Landscape Study (2017)'	We would advise the examiner that the reference to this document should be (2018) not 2017 and we would also suggest including the appendix it's found in, like the rest of the document.
13	Page 38 – There references to 'the SODC Character Assessment of 2000 (Appendix 6)'	We advise the references to the Character Assessment need to be amended for accuracy and to avoid confusion as detailed below: 'The SODC East Hagbourne Conservation Area- a character study, 2000 (Appendix 6)
14	Page 39- '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.'	We would advise the reference to Appendix 2 is amended to include village as detailed below: 'The East Hagbourne Village Character Assessment and Landscape Study 2018 (Appendix 2)'
15	Page 42 – Policy H2 - Meeting Housing Needs	The examiner has identified a potential conflict with the second part of policy H2 which may require a developer to comply with each of the three types of housing (where appropriate). We would suggest that the first part of the policy would apply to residential development that would require provisions to the need for affordable housing and the bottom 2 bullet points should apply where appropriate. We therefore suggest the following wording: 'Proposals for residential development should have regard to local housing need and make appropriate provision to meet the need for affordable housing, both for rental and home ownership in line

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		<p>with the affordable housing policies in the development plan;</p> <p>Where appropriate proposals should make provision to meet:</p> <ul style="list-style-type: none"> -the particular needs of first time buyers and those looking to downsize for smaller in particular 2/3 bedroom dwellings; And -the needs of older people including new homes that are suitable or capable of adaption to facilitate lifetime independent living.'
16	<p>Page 44 – Policy H3- Housing Allocation</p> <p>'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.'</p>	<p>We would advise the sentence highlighted in yellow should be amended for clarification and also to avoid confusion as detailed below:</p> <p>'Proposals for the residential development of this site will be supported subject to the delivery of a comprehensive proposal that is consistent with the policies in the Development Plan and addresses the following criteria.'</p>
17	<p>Page 53 – Policy TA3 - Parking</p>	<p>We would suggest amending the colour of the final bullet point to match the rest of the bullet points.</p> <p>As the policy currently stands it makes the final bullet point stand out more than the other two, when they are of equal relevance.</p>
18	<p>Page 54 – 4.3.6 Green space and environment</p>	<p>The reference to 'The East Hagbourne Village Character Assessment 2017' should be 2018 and we would also suggest including the appendix it's found in, like the rest of the document.</p>
19	<p>Page 55 –</p> <p>The SODC Character Assessment of the East Hagbourne Conservation Area, published in 2000 (Appendix 6)</p>	<p>We advise the references to the Character Assessment need to be amended for accuracy and to avoid confusion to:</p>

Ref.	Section/Policy	Comment/Recommendation
		'The SODC East Hagbourne Conservation Area- a character study, 2000 (Appendix 6)
20	Page 55 – The EHNP Landscape and Character Assessment 2017 (Appendix 2)	We would advise all the references on page 55 to Appendix 2 are amended to include 'village' and also changed to 2018 as detailed below: 'The East Hagbourne Village Character Assessment and Landscape Study 2018 (Appendix 2)'
21	Page 63 – Policy E2 – Protect and enhance biodiversity and the natural environment 'Development decisions should take account of the findings and recommendations in the East Hagbourne Village Character Assessment and Landscape Study 2017 (Character Assessment) that relate to species and habitats.' (1)	We would recommend that the last paragraph of Policy E2 is amended to change 'Development decisions' to 'Development proposals' and also to amend the reference to the Character Assessment to: 'The East Hagbourne Village Character Assessment and Landscape Study 2018.' To provide consistency throughout the document.
22	Page 65 – paragraph 3	The reference to the NFFP needs to be amended to the NPPF for factual accuracy.
23	Page 65 – paragraph 5	The date of The East Hagbourne Village Character Assessment and Landscape Study 2017 needs to be amended to 2018 as per the appendix.

