



East Hagbourne

NEIGHBOURHOOD DEVELOPMENT PLAN -
2018 to 2033

Plan Made - April 2019
- Draft 2023 Update

Consultation Statement
2 July 2023

East Hagbourne Neighbourhood Plan - 2023 update Consultation Statement.

Background

The East Hagbourne Neighbourhood Plan was adopted in 2019.

A 12-month review was carried out by East Hagbourne Parish Council (EHPC) in March 2020. The made Plan, incorporating minor factual corrections was prepared on 7 July 2020 and approved by SODC on 22 December 2020.

On 10 December 2020, South Oxfordshire District Council adopted the South Oxfordshire Local Plan 2035 and EHPC carried out a further review against the provisions of this new plan. The review, endorsed by EHPC on 18 February 2021, concluded that the EHNP policies are in accord with the provisions of the new Local Plan and that no changes to the Neighbourhood Plan were needed at that time.

An update to the East Hagbourne Neighbourhood Plan was initiated early in 2022. Members of the NP Steering Group are recorded in Appendix 1.

The scope comprises three elements:

- Inclusion of a Design Guide to set out in more detail how the character of the local parish areas should be respected.
- An extension to one Local Green Space to correct an omission in the original Plan, and designation of two additional green areas as Assets of Local Distinctiveness.
- A more proactive focus on climate change and biodiversity. Some elements of the Design Guide address these topics and in addition a biodiversity strategy has been prepared which integrates biodiversity with the landscape priorities already identified in the Plan.

Consultation and engagement at key stages

1. 04/12/2021: A meeting of the Oxfordshire Neighbourhood Plans Association highlighted that changes to NPPF and Local Plans could make it easier for developers to challenge our NP. Also, District land supplies were very close to the 5-year minimum. A review is needed at 5 years and it may be work while bringing this forward.
2. 14/01/2022: Review with SODC (C Topping/R Rios) discussed the value of adding a Design Guide and Code to the EHNP. R Rios thought this would add value and a review of the EHNP in 2022 would reset the 2-year protection of a 3-year supply.

NOTE: Design Guides are encouraged by NPPF (2021) 128 & 129

3. 23/01/2022: EHPC informed of the proposal for update and addition of a Design Guide.
4. 10/02/2022: EHPC resolved to carry out a formal review of the East Hagbourne Neighbourhood Plan and add a Design Guide.
5. 07/03/2022: Virtual meeting held with SODC to discuss process.

6. 01/03/2022: Notice posted in the March Parish Magazine (which also appears on the web site). This advised of the update, that it would be discussed at the Annual Parish Meeting and invited comments and offers to work with the Steering Group.
7. 12/03/2022: Terms of Reference for the NPSG reviewed and found to be suitable.
8. 16/03/2022: Discussion with AECOM on the content of the Design Guide.
9. 31/03/2022: Presentation to the Annual Parish Meeting.
10. 01/04/2022: Parish Magazine notice to advise that funding for the Design Guide has been granted.
11. 11/04/2022: Comments from NPSG/EHPC on Design Guide contents relayed to AECOM, calling for priority to environmental aspects.
12. 03/05/2022: Discussion (CT) with owner of paddocks behind Orchard Holding, who were supportive of plans to extend the Local Green Space.
13. 28/05/2022: First draft of Design Guide received.
14. 07/06/2022: Parish Report for EH prepared by the Oxfordshire Treescape Project. Extensive correspondence with them on how to integrate their information into a more holistic report suitable for the NP.
15. 10/06/2022: NPSG submitted detailed comments on AECOM's first draft of the Design Guide asking for removal of sections related to large-scale development, a closer focus on the individual character areas of the parish, clearer acknowledgement of the SODC Design Guide and how the EH Design Guide complements it.
16. 15/07/2022: Consultation with Cllr Anne-Marie Simpson, SODC; encouragement for incorporation of biodiversity into the NP.
17. 20/07/2022: Meeting (CT/DR) with SOHA to discuss green areas at Ryman's Crescent and Windsor Crescent, both of which are owned by SOHA, who are supportive of their designation as Assets of Local Distinctiveness.
18. 21/07/2022: EH Parish Council meeting endorsed a slide package on "Opportunities for biodiversity improvement in East Hagbourne Parish" showing how biodiversity objectives could be incorporated alongside other landscape priorities identified in the NP. Agreed that the slides be posted publicly on the web site.
19. August 2022: Discussions on how to implement the biodiversity strategy within the Neighbourhood Plan. Consultation with Camilla Burrow, Wild Oxfordshire and the Hagbournes and Upton Group for Sustainability (HUGS). Discussion also extended to adjoining parish councils (Blewbury, Upton, West Hagbourne).
20. 17/08/2022: Second draft of the Design guide received.
21. 29/08/2022: Biodiversity proposals outlined to Parish Council via email.
22. 01/09/2022: Parish Magazine notice outlining the three elements of the update.
23. 29/09/2022: Deferred EH Parish Council meeting. Approval to purchase information from Thames Valley Environmental Records Centre to complete the Biodiversity Strategy.
24. 01/10/2022: Parish Magazine full page poster announcing the public meeting on 24/10/2022.
The meeting was also advertised through posters displayed around the parish.
25. 13/10/2022: EH Parish Council: Councillors apprised of the Final Design Guide, Biodiversity Strategy and upcoming public meeting.

26. 17/10/2022: News item on parish web site publicising the public meeting and linking to the Design Guide and Biodiversity Strategy documents. Copies of the Biodiversity Strategy were also personally delivered to 11 farmers/landowners around the parish.
27. 24/10/2022: Public Meeting. Presentations on all three elements of the NP update followed by Q&A. 28 people attended.
28. 01/11/2022: A brief report of the public meeting in November Parish Magazine
29. 1/12/2022: A brief statement on progress in December Parish Magazine
30. 1/1/2023: A brief statement on progress in January Parish Magazine
31. 16/03/2023: News item on village web site announcing the consultation.
32. 17-18/03/2023: Individual invitations to comment sent to those bodies on the Statutory List including village and wildlife groups. In addition, invitations were sent to key landowners/farmers, including those affected by the changes in designated assets.
A full list of those contacted is shown in Appendix 4.
33. 18/03/2023: Posters displayed on notice boards and around the village.
Consultation documents posted on web site and displayed in St Andrew's Church.
34. 19/03/2023: Start of Reg 14 consultation.
35. Notice inviting comments in April 2023 Parish Magazine (posted on village web site 1 April 2023)
36. 03/05/2023: Reg 14 Consultation ended.

Summary of changes after Regulation 14 consultation

A total of eleven responses was received by the end date of the consultation through the dedicated email address, as detailed in Appendix 2. We also provided the alternative to deliver hard-copy response to the Parish Clerk - no such responses were received.

South Oxfordshire District Council provided very detailed comments and suggestions for improvement, including input from the Planning Department, the Climate Action Team, Didcot Garden Town, the Affordable Housing team and the Equalities Officer.

We very much appreciate this very detailed review and comments. We understand that are intended as a constructive contribution to help meet the basic conditions as specified by the regulations, but do not represent the Council's formal view on whether the draft plan meets the basic conditions.

We have adopted nearly all the suggested changes to the main text and the Design Guide, Appendix 11. The comments on Appendix 12, the Strategy for People and Nature in East Hagbourne were largely to improve the presentation for accessibility and impact and we have adopted them all, except in one case which we found impractical and, in our view, not needed.

The detailed comments and our responses are in Appendix 3.

The SODC comments included a suggestion to strengthen the wording on sustainable drainage systems. This was also a topic raised by Thames Water, who asked for sewage infrastructure to be considered in the Plan, and for water efficiency/sustainable design to be addressed in the same way. We found some of the suggestions very technical and perhaps more suited to the Local Plan, but are supportive of the points raised and have modified

Policies CF1, SD1 and E3 to address them. Details can be found in Appendix 2, section 23-4.

The Hagbournes and Upton Group for Sustainability (HUGS) provided detailed comments. Some of these related to wider issues around wildlife and biodiversity, or the next steps after the plan is in place. We did, however, make two small but important improvements to the text.

An owner of one of the Local Green Spaces pointed out an error in the Design Guide which implied that most of the green spaces in East Hagbourne were publicly accessible. This is, of course, not the case for private land. We have corrected the error and will ensure that incorrect versions in the public domain are replaced.

The remaining responses did not suggest any changes to the Plan.

Conclusions

The 2023 update strengthens the East Hagbourne Neighbourhood Development Plan by adding:

- A Design Guide (Appendix 11) to set out in more detail how the character of the local parish areas should be respected.
- An extension to one Local Green Space to correct an omission in the original Plan, and designation of two additional green areas as Assets of Local Distinctiveness.
- A more proactive focus on climate change and biodiversity through new policies and a new 'Strategy for People and Nature' (Appendix 12).

Eleven responses were received to the Reg 14 consultation. All comments have been addressed and our responses are recorded in this document. The comments received have resulted in some useful additions to the text of some policies; corrected a number of typographical errors and inconsistencies in the update text; and improved presentation, particularly for Appendix 12.

The changes proposed in this 2023 update do not change the nature of the original neighbourhood development plan - the Vision and Objectives remain unchanged and the Policies remain broadly the same, with new references to the two new Appendices where appropriate. The two new appendices strengthen and clarify the application of the policies. Both of these contain elements allowing our Plan to more clearly respond to environmental issues. The two new policies, E2a and E2b complement and expand the existing policy E2. We therefore consider that the changes proposed constitute material modifications which do not change the nature of the NDP and would require examination but not a referendum.

Appendix 1: Members of the Neighbourhood Plan Steering Group

Membership of the Neighbourhood Plan Steering Group was reaffirmed at the Annual meeting of East Hagbourne Parish Council on 12th May 2022.

Mr Crispin Topping Chairman

Cllr David Rickeard

Cllr Paul Dixon

plus members of the public: members at that time were

Mr Bill Barksfield

Mrs Sally Barksfield

Mr Marcus Wood (now inactive)

Mr Richard Pollard joined the Group in June 2022.

This revised membership was reaffirmed and the Annual Meeting of East Hagbourne Parish Council on 11th May 2023.

Appendix 2: Regulation 14 Consultation: Comments received and our response.

Comments received and our response.

The following comments were received by email to the dedicated Neighbourhood Plan Consultation address.

NOTE: The comments on this 2023 update have been numbered 23-x to differentiate them from comments received on the original Plan.

ID no	Name	Type of response	Resident?	Communications
23-1	Scottish and Southern Electricity Networks, Network Planning	National/regional body		Email of 20/03/2023
23-2	The Coal Authority	National body		Email of 05/04/2023
23-3	Chave Planning	Developer		Email of 24/04/2023
23-4	Thames Water	Regional body		Email of 26/04/2023 and attachment
23-5	SODC, South and Vale Planning	Local body		Email of 28/04/2023 and attachment
23-6	National Gas Transmission	National body		Email of 02/05/2023 and attachment
23-7	National Grid - Electricity	National body		Email of 02/05/2023 and attachment
23-8	SODC, South and Vale Planning	Local body		Email of 02/05/2023 (supplementary comment)
23-9	Hagbournes and Upton Group for Sustainability (HUGS)	Local Group	Yes	Email of 02/05/2023 and attachment
23-10	Oxfordshire County Council, Strategic Planning	National body		Email of 03/05/2023
23-11	Member of the Public	Land Owner	Yes	Email of 03/05/2023
23-12	Member of the Public	Land Owner	Yes	Received after the end of formal consultation. Email of 25/05/2023

ID	Policy /page no	Type of response	Summary of response	Change Plan?	Comments
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23-1 Comments of Scottish and Southern Electricity Networks, Network Planning

	General		At this present time, I have no comments to make.		<i>Noted, thank you.</i>
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23-2 Comments of The Coal Authority

	General		The Coal Authority is only a statutory consultee for coalfield Local Authorities. As South Oxfordshire District Council lies outside the coalfield, the Planning team at the Coal Authority has no specific comments to make.		<i>Noted, thank you.</i>
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23-3 Comments of Chave Planning

	General		I am surprised that I have not been consulted on this, since I engaged on behalf of Norton Developments with the making of the original Neighbourhood Plan. I would be grateful if you could add me to your consultation database so as to ensure I do not miss any future consultations on the Neighbourhood Plan.		<i>This update to the NDP does not make any changes in allocations for housing. The consultation was carried out according to the statutory requirements as relayed to us by SODC. In addition to the general publicity, invitations to comment were sent to all organisations on the Statutory List. Invitations were also sent to key land owners in the NDP, including the owners of the land to which you refer.</i>
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23-4 Comments of Thames Water

Main points: please refer to the full response text for complete comments.

			Policy CF1		
			We support the text in relation to sewerage capacity in principle, but consider it could be improved and make similar reference to water infrastructure.		
			(refers to NPPF and NPPG provisions): We recommend that the Neighbourhood Plan include the following policy/supporting text:		
			"Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades."	Yes	<i>We support the principle and have added words to Policy CF1.</i>
			"The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."		
			Water Efficiency/Sustainable Design		
			Water conservation and climate change is a vitally important issue to the water industry.		
			Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the Policy.	Yes	<i>We support the principle of water use reduction and have added a sentence to that effect in Policy SD1.</i>
			It is our understanding that the water efficiency standards of 105 litres per person per day is only applied through the building regulations where there is a planning condition		<i>However, The NPPG paragraph cited empowers Local Plans to set this limit where there is a clear local need. As a</i>

		requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations).		<i>Neighbourhood Plan, we do not have the knowledge or resources to determine this need.</i>
		Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the 'Calculation Method' or the 'Fittings Approach' (Table 2.2).		<i>The question of specific limits for water consumption is best directed to the South and Vale Local Plan, currently in development.</i>
		Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.		
		Proposed policy text: "Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met."		
		Flood Risk and Sustainable Drainage Systems		
		Flood risk sustainability objectives and policies should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.	Yes	<i>Adapted wording included in supporting text to E3</i>
		With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.	Yes	<i>Adapted wording included in supporting text to E3</i>

			With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan		
			“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”	Yes	<i>Wording adapted for inclusion in policy E3</i>

23-5 Comments of SODC, South and Vale Planning

			Our response focusses on helping the Review meet the basic conditions as specified by the regulations. 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.	Yes	<i>Thank you for your detailed review and constructive comments. Please see our responses to individual suggestions in Appendix 3 below.</i>

23-6 Comments of Avison Young on behalf of National Gas Transmission

	General		<p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK’s four gas distribution networks where pressure is reduced for public use.</p> <p>National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.</p>		<i>Noted - thank you.</i>

23-7 Comments of Avison Young on behalf of National Grid (Electricity)

	General		National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.		<i>Noted - thank you.</i>

			NGET has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.		

23-8 Comments of SODC, South and Vale Planning (supplementary response)

	Page 47		<p>Comment from the Affordable Housing team: Page 47, paragraph 2. The second paragraph on this page, relating to the allocated housing development site states "The 74 houses in the development allocated by Policy H3 will provide 22 Affordable Rented and 9 Shared Ownership properties." However, the legal agreement as part of the outline permission, suggest 8 shared ownership units, rather than 9 units. For consistency, it is advised that paragraph is revised to accurately reflect requirements throughout.</p>		<p><i>Thank you. This is the only reference to shared ownership dwellings on the allocated site.</i></p> <p><i>We concur with your amended figures and confirm that these number are retained in the latest planning approval P22/S4420/DIS . The text has been corrected.</i></p>

23-9 Comments of the Hagbournes and Upton Group for Sustainability

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

	General		HUGS welcomes the increased focus on biodiversity and the support of the Parish Council in attempting to protect, maintain and restore ecological systems under pressure from local and global change.		<i>Noted, thank you.</i>
	Page 64-65		<p>"There is opportunity for recovery, but because we are starting from a low baseline, a more ambitious target is appropriate to make up for past losses." <i>HUGS comment:</i> Definitive targets need to be set in specific areas working with local groups to define strategies to mitigate existing losses and prevent further losses</p>	Yes	<p><i>We have added in the text that this target is for 20% net gain.</i> <i>We agree that strategies and targets are needed to guide those working towards biodiversity improvement.</i> <i>The Strategy for People and Nature (Appendix 12) provides a framework for this.</i> <i>We agree that a more detailed plan is desirable and that this needs to be developed with local groups including land owners.</i> <i>This will be an objective for future work.</i></p>

	Page 65	<p>"Habitats for wildlife and biodiversity 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. Development should ensure that existing wildlife habitats are not harmed".</p> <p><i>HUGS comment:</i></p> <p>The implementation of cutting regimes by EHPC contractors needs to be closely monitored to avoid the disappointing and unnecessary destruction of habitats inflicted by contractors failing to follow guidelines.</p>	<p><i>Contractors carry out their tasks, according to their contract from the Parish Council or other bodies.</i></p> <p><i>HUGS has attended Parish Council meetings where this topic has been discussed and this is the right approach if current practices need to be improved.</i></p>
	Page 65	<p>"The activities of Hagbourne Environment Group and the Hagbourne and Upton Group for Sustainability 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. "</p> <p><i>HUGS comment:</i></p> <p>HUGS would like to continue to work with the PC to identify priorities and set targets.</p>	<p><i>Thank you, we welcome HUGS's willingness to working with the Parish Council.</i></p>
	Page 65	<p>"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."</p> <p><i>HUGS comment:</i></p> <p>The impact on habitat, particularly on the valuable Sustrans route by the new Deanfield site – i.e. the removal of native hedging along a strip of 20 metres on the slopes of the Sustrans route adjacent to the site, the removal of native hedging along the front of the Deanfield site and the hedging along the boundary with the carpark, needs to be mitigated and future impacts on wildlife- particularly bees and other pollinators, monitored closely. The impact of a potential increase in cat population (from a likely 26% of the new houses</p>	<p><i>The work by Deanfield to create a new access point to the Sustrans route was discussed at the recent Parish Council meeting at which HUGs members attended.</i></p> <p><i>The green landscaping for the development site is outlined in the planning agreement.</i></p> <p><i>We note your concerns about the likely increase in the numbers of pets in the village and hope that all residents, whether or not they own a pet, will become more sensitive to the need to protect wildlife.</i></p>

		<p>https://www.cats.org.uk/cats-blog/how-many-cats-in-the-uk) on bird numbers is also a cause of concern.</p> <p>Dogs not on leads in neighbouring fields is also an issue for ground nesting birds such as sky larks during the nesting season.</p>		
Appendix 12, page 15		<p>Light pollution : One area where the built environment impacts on wildlife is light pollution. Artificial light at night has been linked to the decline in insects and disrupts the behaviour of nocturnal species such as moths and bats</p> <p><i>HUGS comment:</i></p> <p>Light pollution from new development is a major area of concern. It now affects 80% of the inhabited surface of earth, is increasing by 6% pa, with negative impacts on insect populations, disrupting cues for migration, orientation, foraging and impacting flight distances, resulting in disrupted mating and reproductive success. Insects make up the largest group of animals on earth with over 1 million described species, 40% are identified as being at risk of extinction.</p> <p>HUGS would like all street lights in the village to be turned off, including in the new development which is closely adjacent to a key wildlife corridor (SUSTRANS) and a wildflower meadow (Cemetery), between midnight and 4am.</p>		<p><i>We agree with the need for sensitive external lighting for nature and for people.</i></p> <p><i>But, it is not just new housing developments that we should consider. A sensitive approach is also needed when people install external lighting on their individual.</i></p> <p><i>This is recognised in Policy VC6 which requires such lighting to "minimise skyward emission and disturbance to nocturnal wildlife".</i></p> <p><i>Code 10 of the Design Guide (Appendix 11) provides examples of sensitive lighting, both for street lighting and individual dwellings.</i></p> <p><i>The timing of street lighting is managed by OCC: if change is needed this can be pursued through the Parish Council.</i></p>
Re: Owls		<p><i>HUGS comment:</i></p> <p>Owls: HUGS has provided trees for planting in village gardens as well as hedging plants for the wider countryside and in addition stewarding the installation of owl nesting boxes across East and West Hagbourne, some in gardens.</p> <p>However the lack of prey due to agricultural practices, taking crops right to the edge of fields, removing habitat for small mammals, has impacted the success of the project and work with local farmers is needed to address this.</p>		<p><i>We commend HUGS for their projects which have installed owl boxes, plant trees/hedges and restore grassland. As noted in Appendix 12, "Since 2020 HUGS has installed 21 owl nest boxes, planted over 700 trees/hedging plants along footpaths and gardens and worked on grassland restoration."</i></p> <p><i>We agree that the work of conservation is never finished and we need to find ways to improve habitat.</i></p>
Page 65		<p>NPPF Paragraph 179 calls for local wildlife-rich habitats to be identified, mapped and safeguarded.</p> <p><i>HUGS comment:</i></p> <p>HUGS is undertaking a drone survey and ground surveys of the hedgerow network on Footpaths 16,17,18,19. The plan is for this to be repeated annually to monitor change and assess the impact of planting plans.</p>		<p><i>Noted, thank you.</i></p>

	Page 67,		The extensive footpath network in and around East Hagbourne is a valuable asset. . . (Policy E2b calls for): Protection and enhancement of the vegetation along all footpaths to increase diversity and the enhancement of key routes to provide new and expanded habitats and wildlife corridors is encouraged. <i>HUGS comment:</i> Strimming along wildlife connecting corridors has an extremely negative impact on wildlife and biodiversity, causing death and injuries to wildlife; frogs, toads, small mammals including hedgehogs, and reptiles, and destroying nests. The identification of key areas of no strim at critical times in the year for wildlife should be respected.	Yes	<i>Noted, thank you. We have added text in both Appendix 1 and the supporting text to Policy E2b to highlight the importance of sensitive grassland management.</i>
	Page 67		(Policy E2b calls for): Repair and improvement of existing hedge lines and new hedge planting where it is sympathetic to the landscape. <i>HUGS comment:</i> Work with local farmers is required here to determine how this can be achieved.		<i>We commend both HUGS, for its efforts to repair and plant hedges and those farmers who have created new hedges or other environmental improvements in the parish. We agree that farmers have an important role to play. We hope that they will be guided by the Strategy for People and Nature (Appendix 12) and remain open to discussion with them.</i>

23-10 Comments of Oxfordshire County Council Strategic Planning

	General		The County Council have no comments to make on the proposed updates to the Neighbourhood Plan.		<i>Noted, thank you.</i>

23-11 Comments of a member of the public / land owner

			The proposed design guide - which is helpful in articulating the expected standards of design and character - includes a map (figure 3) which incorrectly shows all the local green spaces as "public open land". The majority of these areas are in fact in private ownership, and as the original plan documents concede, most are not accessible to the public.	Yes	<i>Thank you. We have revised Figure 3 of the Design Guide to show only those spaces open to the public. The supporting text on p17 has also been corrected.</i>
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			I am the owner of (redacted); it is private land and has never been a public open space - it is important that the error is corrected at the earliest opportunity.		<i>AECOM has made the changes</i>
			It is unclear whether this mis-labelling is aspirational on the part of the neighbourhood plan (the document control grid shows four phases of review), or an error by the consultants (perhaps picking up on the misconceptions about the status/management of the site when it became designated despite not meeting the stated criteria - an action to which we continue to object).		<i>There was no misconception about the status/management of the site when it became designated. The Examiner reviewed your objections thoroughly at that time and in his report (paras 7.86-7.91) respectfully disagreed with your opinion. He was satisfied that the site does meet the NPPF criteria and that the Parish Council's assessment was proportionate and well-constructed.</i>
			Please can you ensure that the mis-labelled plan is removed from the public domain as soon as possible - so that we can manage our land without seeing an increase in anti-social behaviour associated with it, which is detrimental to both the site and the village		<i>We have removed old copies from the public domain and replaced with the corrected version.</i>

23-12 Comments of a member of the public / land owner (received after formal close of consultation).

			We do not agree that the padlock at Bakers lane should be included in the green space agenda! It is already a conservation area and as this is private land we should not have this imposed upon us.		<i>The land to which you refer is part of the area described as "Paddocks at Bakers Lane". This area was designated as a Local Green Space in the original Neighbourhood Plan. Your comments at that time were recorded and taken into consideration by the Examiner. The change proposed in this update is simply to add an additional area to the LGS and does not affect the status of the areas already designated.</i>


Appendix 3: Detailed comments from SODC South and Vale Planning

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
1.	Page 5	<p>We recommend the following minor amendment to reflect the current information provided by SODC regarding the Joint Local Plan progress:</p> <p>The 'Preferred Options' setting out proposed policies and any sites for development will be published during 2023.</p>		<i>Done</i>
2.	Page 5 2.1	<p>We recommend the following additions and amendments to this paragraph:</p> <p>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:</p> <ul style="list-style-type: none"> • South Oxfordshire Local Plan 2035 (2020). • Minerals and Waste Development Planning Documents (produced by Oxfordshire County Council) 		<i>Done</i>
3.	Page 11 3.3	<p>We recommend the following amendment, as the upcoming 'Preferred Options' consultation for the Joint Local Plan will present the strategy. The first consultation focused on 'Issues', to help shape the approach, rather than presenting a strategy at that stage. The Preferred Options will 'propose detailed policies and allocations of sites for development' (see page 85).</p> <p>The Local Plan¹ has allocated land to the west and north of Didcot for major building projects. The Emerging Joint Local Plan reiterates these allocations and presents a strategy to spread housing more evenly around the District.</p> <p>We also recommend the following minor amendment (see comment 2 for details addressing this):</p> <p>the current (2021) version of the NPPF and the current South Oxfordshire Development Plan (The South Oxfordshire Local Plan 2035 (2020)).</p>		<i>Done</i>

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
4.	Policy SD1 – Sustainable development	<p>Our Climate Action Team welcome this policy, particularly bullet points 6 and 7, on achieving biodiversity net gain and the focus on green and blue infrastructure networks.</p> <p>Regarding bullet point 4, they have explained that carefully designed new development can actually reduce the flood risk levels. Therefore, they suggest the group may wish to consider editing this bullet point to say ‘decrease or, at the very least, do not increase the risk of flooding...’</p> <p>Our Climate Action Team have also recommended that bullet point 9 could be stronger, to say development is strongly encouraged to be net zero carbon, or where this is not possible, to significantly reduce energy use and carbon emissions throughout the whole life cycle of development.</p>	Yes	<p><i>Thank you.</i></p> <p><i>Change accepted - done.</i></p> <p><i>Words added to bullet 9 and supporting text added.</i></p>
5.	Page 22	<p>We recommend correcting the typographical error in the map regarding ‘distinctiveness’:</p> 		<p><i>Thank you - done.</i></p>
6.	Page 27	<p>We recommend the following minor typographical amendments:</p> <p>purposes of the NPPF. (see Para 174 in the NPPF 2021)</p>		<p><i>Done</i></p>
7.	Page 31 - 32	<p>There are two new paragraphs on these pages referring to Policies DES1 and 2 of the SODC Local Plan 2035. These paragraphs are repeating very similar information and we suggest this is consolidated into one paragraph, rather than two:</p> <p>the heart of sustainable development and good planning in rural areas. Local Plan Policy DES1 sets out principles of good design including respect for the existing landscape character. Policy DES2 requires development to enhance local character and incorporate features identified in local character assessments.</p>		<p><i>Thank you - we have improved the text as below:</i></p> <p><i>The first reference is essential to the point being made (of the unity of intent by NPPF, Local Plan and NDP) and should be retained.</i></p> <p><i>The second reference has been slimmed down and reworded. Some reordering of the text has been done to give a smoother flow of ideas.</i></p>

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
		<p>and also</p> <p>New development</p> <p>Good design is a key aspect of sustainable development and planning policies should set out a clear design vision and expectations (NPPF paras. 126,127). Local Plan policy DES1 encourages high quality design that respects the existing landscape character and the context of the surrounding area. This is amplified in policy DES2 which says that all development should physically and visually enhance and complement the surroundings and incorporate positive features identified in the local Character Assessment.</p>		
8	Policy VC3 -	<p>Our Climate Action Team have stated, regarding Part C, that they welcome the reference to the eco- design principles of the Design Guide. They have suggested that this essential measure could be given more prominence to make sure the policy is fully supporting high energy efficiency and low carbon standards for both new development and alterations to existing buildings (whilst retaining the character of the village).</p> <p>They suggest the eco-design sentence could be a separate bullet point and that 'wherever possible' could be replaced with 'should'.</p>	Yes	<i>These have been actioned.</i>
9.	Page 36	Regarding the two new areas identified as assets of local distinctiveness, if the group hasn't already done so, we recommend contacting the landowners as a courtesy to highlight that the NDP Review would like to identify their land as an asset of local distinctiveness.		<i>A meeting was held with the owners (SOHA) on 20 July 2022. SOHA were supportive of this recognition and have since worked with HUGS to improve biodiversity on the Ryman's Crescent site.</i>
10.	Page 37	<p>We recommend the following wording amendments, for clarity:</p> <p>Policies ENV 7-10 provide more detailed provisions including for identified assets, including listed buildings, scheduled monuments and conservation areas.</p>		<i>Done</i>
11.	Page 42	<p>We recommend amending the tense of this sentence:</p> <p>Since the housing numbers are were determined by the expectations of the Development Plan,</p>		<i>Done</i>

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
12.	Page 48 Policy CF2 – Infrastruct ure - communit y facilities	Regarding the amendments/additions to the facilities in the list of CF2 Community Facilities (i.e., 'East Hagbourne Pavilion <i>and Recreation Ground</i> ' rather than 'The Pavilion at the Recreation Ground' and 'Hagbourne Church of England Primary School <i>and Playing Field</i> '), if the group hasn't already done so, we recommend contacting the landowners as a courtesy to highlight that the NDP Review would like to identify additions parts of their land/building as a community facility.		<i>The Pavilion and Recreation Ground are owned by the Parish Council who are aware of the listing. As a reminder, they were notified at their meeting on 11 May 2023.</i> <i>We have sent an email to Hagbourne School alerting them to this change. They have replied expressing their support.</i>
13.	Page 50	We recommend the following amendment, to ensure precision when quoting the NPPF: Road Safety is part of the social pillar of sustainable development (NPPF Para 8)...		<i>Done</i>
14.	Policy TA3 – Parking	Our Climate Action Team have suggested the NDP should consider encouraging all parking spaces in new development to have electric vehicle charging infrastructure.		<i>We support this principle, but feel it fits better in Policy SD1 - a reference has been added there.</i>
15.	Page 53	We recommend the following amendment, as the policy is still relevant: while TRANS5 requires parking of vehicles in new developments to be in accordance with Oxfordshire County Council parking standards...		<i>Done</i>

ID	Policy/ page no	Summary of responses	Change Plan?	Comments								
16.	Page 54	<p>We recommend adding the suggested new policies (E2a - Enhance Wildlife Buffers and E2b - Enhance Wildlife Habitat) to the table on this page, to sit underneath Policy E2, for consistency and to show that they address Objective E2:</p> <table border="1" data-bbox="450 416 1375 740"> <thead> <tr> <th data-bbox="450 416 943 448">OBJECTIVE</th> <th data-bbox="943 416 1375 448">POLICY</th> </tr> </thead> <tbody> <tr> <td data-bbox="450 448 943 555">E1- Maintain and enhance green spaces for the health and wellbeing of the community.</td> <td data-bbox="943 448 1375 555">Policy E1 Designation of Local Green Spaces</td> </tr> <tr> <td data-bbox="450 555 943 646">E2 - Maintain and enhance biodiversity</td> <td data-bbox="943 555 1375 646">Policy E2 Protect and enhance biodiversity and the natural environment</td> </tr> <tr> <td data-bbox="450 646 943 740">E3- Protect housing from flooding</td> <td data-bbox="943 646 1375 740">Policy E3 Water Environment and flooding</td> </tr> </tbody> </table>	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		<i>Thank you, done.</i>
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											
17.	Page 60 and Appendix 3	<p>Regarding the extension to the hectareage of the Local Green Space 'paddocks in Bakers Lane', if the group hasn't already done so, we recommend contacting the landowners as a courtesy to highlight that the NDP Review would like to identify the extra land as a Local Green Space, in the same way set out on page 26 of Appendix 3.</p> 		<p><i>This has already been done: ref Appendix 3, page 26: "The 2022 plan update adds the area of paddocks currently owned by Orchard Holding and lying behind that property and 35/37 The Croft. The owner is supportive of the land being designated". Discussion with the owners took place in April/May 2022.</i></p>								
18.	Policy E2	Our Climate Action Team welcome the ambitious requirement for a minimum 20% biodiversity net gain.		<i>Thank you.</i>								
19.	Page 64	The State of Nature weblink is broken – please remove the final '_' and the link will be restored.		<i>Thank you, done.</i>								

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
20.	Policy E3 – Flooding	Our Climate Action Team have said that the reference to sustainable drainage systems is welcomed. They suggest this could be further strengthened by being more specific about the quality and functionality of the SuDS: multi-function SuDS have the potential to deliver many other benefits to the surrounding communities. This would be in line with Policy EP4 in the South Oxfordshire Local Plan which says that SuDS ‘should seek to enhance water quality and biodiversity in line with the Water Framework Directive’. As an example, Harpenden Neighbourhood Plan contains a strong policy on managing surface water flood risk (see page 61 of this guide).		<i>Policy E3 is complementary to SODC policy EP4. The latter specifically does not include the local detail related to East Hagbourne. Wording has been added to Policy E3 to cover this topic.</i>
21.	Page 68	We recommend the following amendments to ensure precision when referring to the NPPF:		
		NPPF Para 159 says that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk development should not be permitted in areas of high flooding risk.		<i>Done</i>
22.	Page 76- 77	Regarding Strategy C7 (‘Increase the number of parking spaces around the village hall and school’), we would recommend removing the bulk of the text in this section justifying the need for spaces, as at the bottom you have stated: <i>An additional 20 spaces have now been installed by the developer of the new housing development.</i> It would be better to reword this section explaining what had happened, what was required, and what has been achieved, as most of the paragraphs are written in present tense, whereas actually some of the requirements have now been achieved and should be addressed as such, for clarity and to provide up-to-date information.		<i>Thank you - the wording has been streamlined to reflect the situation today.</i>
23.	General comment - Equalities	Our Equalities Officer has recommended ensuring accessibility is considered for all and ensuring that there will be no negative issues from the NDP for anyone with protected characteristics (e.g., age or disabilities).		<i>We have reviewed all the documents under our control using the Word Accessibility Checker and made changes accordingly.</i>

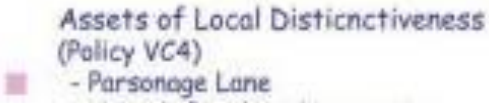
ID	Policy/ page no	Summary of responses	Change Plan?	Comments
24.	General comment	Our Didcot Garden Town team have noted that the proposals are in line with the Didcot Garden Town Delivery Plan , in particular the plan's approach to creating a 'green buffer' around the 'necklace' of villages that surround Didcot, as proposed in Chapters 8-9.		<i>Thank you. We are mindful of East Hagbourne's role as part of the green buffer and the value of our countryside and footpaths to residents of both town and village.</i>

Design Guide and Code

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
25.	Page 35	We suggest a minor textual amendment: Figure 28: The Recreation Ground, within which East Hagbourne Pavilion sits...		<i>Pavilion should have one 'l'.</i>
26.	Page 73	The webpage link comes up as 'access blocked'. Is there an alternative website to use?		<i>The link (in caption to Fig 86) works fine for me.</i>
27.	Page 75	The second weblink does not work; please amend this.		<i>The link is correct, but needs remaking to remove extraneous characters after '.pdf'</i>
28.	Page 77	We recommend the following amendments to ensure consistency with the diagram on page 78:		
		Interfaces between walls, the floor and between walls and the roof, including around the perimeter of any intermediate floor are encouraged to be linked.		<i>This text is under 'Design Guidelines'. The word 'be' is missing.</i>

Strategy for People and Nature

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
29.	Page 1	<p>We recommend a minor amendment, as readers may question the document if it is described as incomplete:</p> <p style="padding-left: 40px;">The document is not prescriptive, nor is it complete, but it provides a framework within which more detailed plans for nature recovery can be developed.</p>		<i>Done</i>
30.	General - weblinks	<p>The following weblinks no longer work – please check whether the links have been amended:</p> <p>Page 3 - The Wild Oxfordshire link Page 5 - link to booklet.</p>		<i>Thank you - links now fixed</i>
31.	Page 4	<p>We recommend the following typographical amendment, for clarity:</p> <p style="padding-left: 40px;">Progress has already been made to identify and map wildlife assets through the Wildlife Habitats and Landscape in East Hagbourne report, prepared in 2020.</p>		<i>Done</i>
32.	Page 6	<p>We recommend the following typographical amendment:</p> <p style="padding-left: 40px;">East Hagbourne is a compact village, so areas of green space within the built area...</p>		<i>Done</i>
33.	Page 6	<p>The map depicted on this page is an extract from the adopted NDP; we recommend this is updated with the proposed new Policies Map in the NDP Review that includes the two new proposed Assets of Local Distinctiveness.</p> <p>We also recommend correcting the typographical error in the map regarding 'distinctiveness':</p>		<i>Done</i>

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
		<p></p> <p>and recommend making the following typographical amendment:</p> <p>More generally, most houses in the core village and the wider parish have gardens, some of a good size,</p> <p>We also recommend the following amendment - because this is a new Appendix, it can be made as up to date as possible to reflect the NDP Review:</p> <p>five areas are designated as Assets of Local Distinctiveness in the NDP, with two additional Assets proposed by the NDP Review.</p>		<p><i>Done</i></p> <p><i>Done</i></p> <p><i>Done</i></p>
34.	Page 7	<p>We recommend the following minor amendments:</p> <p>The extensive back-lands backlands along the south side of Main Road</p> <p>A fairly rich ground flora survives along field edges in a few places that could be nurtured. The arable land...</p> <p>The mentioned footnote 19 regarding water quality tests is not provided/linked – this needs to be inserted to provide the evidence quoted:</p> <p>Water quality tests in Hacca's Brook ¹⁹ during the September 2021 'water blitz' showed high levels of nitrate (5-10mg/liter) and phosphates (0.19mg/litre)...</p>		<p><i>Done</i></p> <p><i>Done</i></p> <p><i>Done.</i> <i>The text has also been updated to more accurately reflect the figures and evaluation in the reference database.</i></p>
35.	Page 8	<p>We recommend that a legend is inserted for Figure 3: 'Wildlife assets in East Hagbourne based on local knowledge', so readers understand what the colors/hatching/letters are referring to.</p>	No	<p><i>A legend is problematical, because the assets do not all fit neatly into categories. A description of many of them is included in ref22 and text has been added to explain the additions more clearly.</i></p>

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
36.	Page 9	We recommend that a legend is inserted for Figure 4. 'Public Footpaths in East Hagbourne' if possible, to address the different footpath numbers (e.g. FP19 – the Papermill Path).	No	<i>The official footpath numbers are clearly shown in Figure 4 and have been referenced extensively in the text. There is only one reference to a named path and this is clearly linked to the FP number in the text. The existing legend to figure 4 is appropriate.</i>

ID	Policy/ page no	Summary of responses	Change Plan?	Comments
37.	Page 12 and general	<p>To ensure this appendix is user-friendly, we recommend further explaining what section 5.1 is setting out to do, as follows:</p> <p>The comments below assess our wildlife opportunities firstly by area and secondly by the different options for wildlife enhancement. The boxed text then highlights these opportunities, options and recommendations for development or initiatives in our Neighbourhood Area.</p> <p>In conjunction with this, we recommend putting the bold, italic 'recommendation' text in colored boxes for each area, with a title, to highlight to users quickly and simply what the recommendations are. We also recommend only using bold text, rather than bold and italics, as this can be difficult to read for those with visual impairments.</p> <p>Therefore, rather than using this format:</p> <p>Area 1 (Lower End Fields) This area is designated as a Local Gap in the EHNP, because of the wide views and the separation it provides between East Hagbourne and Didcot. The area in the north-east corner slopes down towards Didcot, so does not partake of the long views to the same extent.</p> <p>Area 5 (South Fields) Long views to the North Wessex Downs AONB to the south and west with longer views to the Chilterns to the east, which are highly visible from FP12 (Fieldside) and the network of paths to the south as well as from the elevated position of the railway embankment. The Moor Lane track to the south (mostly in West Hagbourne parish) has many fine mature trees. HEG/HUGS have been active over the years adding to and renewing the plantings, but there is scope to do more.</p> <p>Area 8 (Coscote Fields) These are again designated as a Local Gap in the EHNP because of its expansive, open landscape with panoramic views across and into the area. Highly visible from the footpath along its northern edge and from the railway embankment as well as from the roads.</p> <p><i>Tree planting in these areas is undesirable unless it is to sensitively extend existing rows or groups of trees, particularly on the lower lying lands where they do not impede views. Sensitive hedge planting may be appropriate, but the open, wide nature of the countryside should be respected. Opportunities to enhance grasslands would be welcome.</i></p> <p>We recommend this format:</p>		<p><i>Done</i></p> <p><i>Done</i></p>

	Page 12	<p>adding to and renewing the plantings, but there is scope to do more.</p> <p>Area 8 (Coscote Fields) These are again designated as a Local Gap in the EHNP because of its expansive, open landscape with panoramic views across and into the area. Highly visible from the footpath along its northern edge and from the railway embankment as well as from the roads.</p> <div style="border: 1px solid black; background-color: #ffffcc; padding: 10px; margin: 10px 0;"> <p><u>Views - Areas 1, 5 and 8</u></p> <p>Opportunities and recommendations: Tree planting in these areas is undesirable unless it is to sensitively extend existing rows or groups of trees, particularly on the lower lying lands where they do not impede views. Sensitive hedge planting may be appropriate, but the open, wide nature of the countryside should be respected. Opportunities to enhance grasslands would be welcome.</p> </div> <p>...</p> <p>and so on, throughout these pages. Boxing the text that addresses opportunities and recommendations (and moving descriptive text back to the general narrative) will draw attention to the recommendations and opportunities for users.</p>		<i>Done</i>
38.	Page 12	<p>We recommend highlighting at the start of this sentence what areas are being referred to, for consistency with the other paragraphs on this page:</p> <p>Areas 2, 3 and 6: Views are also cited as important in areas 2 (Great Mead), 3 (East Tadley Field) and 6 (Southern Village Plotlands).</p>		<i>Done</i>
39.	Page 13 to 14	<p>Area 9 and 10's bold and italic text is more descriptive, rather than providing opportunities and recommendations. We recommend only bolding/boxing the recommendations/opportunities and moving the descriptive text to the general narrative.</p>		<i>Done</i>

40.	Page 16	<p>There appears to be some inconsistency in the tree paragraphs, where recommendations and opportunities are mixed into the general text. We recommend the following amendments:</p> <p>Rather than extending networks along tracks and stream channels, using a mix of native species that contribute to wildlife habitat. New plantations of single species are not appropriate.</p> <p>Equally important is to value & conserve, maintain, and if necessary, replace ageing trees. There may be opportunities to broaden boundary tree belts and those along tracks and waterways.</p> <p>Considering the value of trees for wellbeing, opportunities for small groups of trees in appropriate locations adjacent to footpaths would be welcomed, perhaps providing small oases, as in the Shovel Spring area.</p> <p><i>We support selective tree planting where it provides biodiversity, respects the scenic landscape and views and is compatible with farming needs.</i></p> <p>We recommend: <i>(insert current preceding text)</i> It is equally important to value and conserve, maintain, and if necessary, replace ageing trees.</p> <p><u>Trees</u></p> <p>We support selective tree planting where it provides biodiversity, respects the scenic landscape and views and is compatible with farming needs. New plantations of single species are not appropriate.</p> <div style="border: 1px solid black; background-color: #fff9c4; padding: 10px; margin-top: 10px;"> <p>Opportunities and recommendations: Considering the value of trees for wellbeing, opportunities for small groups of trees in appropriate locations adjacent to footpaths would be welcomed, perhaps providing small oases, as in the Shovel Spring area. There may be opportunities to broaden boundary tree belts and those along tracks those along tracks and waterways.</p> <p>We support selective tree planting where it provides biodiversity, respects the scenic landscape and views and is compatible with farming needs. New plantations of single species are not appropriate.</p> </div>		<p style="color: red;"><i>Done, thank you</i></p>
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41.	Page 18	<p>We recommend the following typographical amendments:</p> <p>We encourage enhancement and expansion of habitats alongside watercourses that would mitigate nutrient impacts and around these</p>		<i>Done</i>
		<p>This report has been prepared as part of the East Hagbourne Neighbourhood Plan and its first application will be to inform the 20223 update of the Plan.</p>		<i>Done</i>

Appendix 4: Full List of Consultees

Individuals

All residents in the Plan Area were invited to comment via notices in the Parish Magazine, Web Site and notices posted around the village. Documents were made available on-line and a printed copy was available in St Andrew's Church. In addition, individual invitations were sent to those listed below.

Statutory List

Oxfordshire County Council	Planning, SouthandVale, Ward Councillor
South Oxfordshire District Council	Ward Councillors
SODC and Vale of White Horse	South and Vale Planning
Didcot Town Council	
Blewbury Parish Council	
West Hagbourne Parish Council	
Upton Parish Council	
South Moreton Parish Council	
Didcot Garden Town	
Community First Oxfordshire	
The Coal Authority	
Homes England	
Natural England	
Environment Agency	
Historic England	
Network Rail	
Highways England	
Marine Management Organisation	
British Telecom	
EE	
Three	
EMF Enquiries - Vodaphone & O2	
Oxfordshire Clinical Commissioning Group	
Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board	
NHS England	
Avison Young (on behalf of National Grid)	
National Grid (landandacquisitions)	
Southern Gas Networks	
Scottish and Southern Energy Power	
Scottish and Southern Energy Networks	
UK Power Networks	
Thames Water - Developer Services & PlanningPolicy	

Office for Nuclear Regulation

Local Groups

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

Land Owners

Developer of the allocated housing site

Deanfield Homes.

Related to new Assets of Local Distinctiveness

South Oxfordshire Housing Association.

Related to extension of the Bakers Lane Paddocks Local Green Space

4 individual land owners

Farmers

14 letters to those farming in East Hagbourne.

Owners of smaller land parcels

8 letters to people owning smaller land parcels in East Hagbourne.

end