

IN RESPECT OF THE DRAFT VALE OF WHITE HORSE LOCAL PLAN 2031 INSPECTION (STAGE TWO)

FURTHER REPRESENTATION ON BEHALF OF EAST HANNEY PARISH COUNCIL IN RESPECT OF MATTER 8.1: THE STRATEGIC HOUSING ALLOCATIONS

INTRODUCTION

1. This representation on behalf of the East Hanney Parish Council ("Parish Council") relates to a discreet point in respect of Matter 8.1 (e): is Strategic Housing Allocation Site 6 (South of East Hanney) soundly based and deliverable?
2. This document should be read alongside the previous lengthy Representation dated 15 December 2014.
3. The Parish Council accepts the housing requirement figure of 20,000 homes over the plan period. There is plainly an urgent need for significant new housing, but the Parish Council remains firmly of the view that Site 6 is inappropriate and unacceptable.

MERITS OF SITE 6

Where East Hanney Sits in the Hierarchy of Villages of the District

4. The 2011 Census showed that the village held 334 occupied households and a recorded population of only 748.

5. East Hanney was defined as a “larger village” by the skin of its teeth: the minimum threshold was 14 points and it scored 14 points. In fact, it obtained a point for having a mobile library service. Given that this service has now ceased, East Hanney only scores 13 and no longer meets the threshold for being characterised as a “larger village”. Oxfordshire County Council removed the mobile library facility from the village of East Hanney following their 2014 consultation as per their initial plan (appendix 1). In the table (annexe 1) of the Summary of the Outcome (appendix 2) of this consultation, it can be seen that East Hanney will no longer be visited.
6. Accordingly, it can be seen that Site 6 has been promoted and included as a Strategic Housing Allocation on a false prospectus. It is difficult to see how a settlement which is so small and inadequate in its provision of facilities should be considered an appropriate candidate as a Strategic Housing Allocation.
7. It is the smallest of the “large villages” defined by policy H11 of the adopted Local Plan.
8. It is noted that there are 10 villages which are larger (ie have bigger populations and a facilities score equal to or greater than East Hanney) which have not been earmarked for Strategic Housing Allocation. These include:

Wootton (24)

Watchfield (22)

Steventon (20)

Drayton (20)

Cumnor (17)

Blewbury (16)
East Hendred (16)
Marcham (15)
Uffington (14)
East Challow (14)

(with their facilities rating in brackets)

9. Further, there are 4 other villages with populations far greater than East Hanney that have not been earmarked for development with or immediately adjacent to their village edge, it is however noted that Chilton is immediate to a strategic site:

North Hinksey (4,535)

Appleton (915)

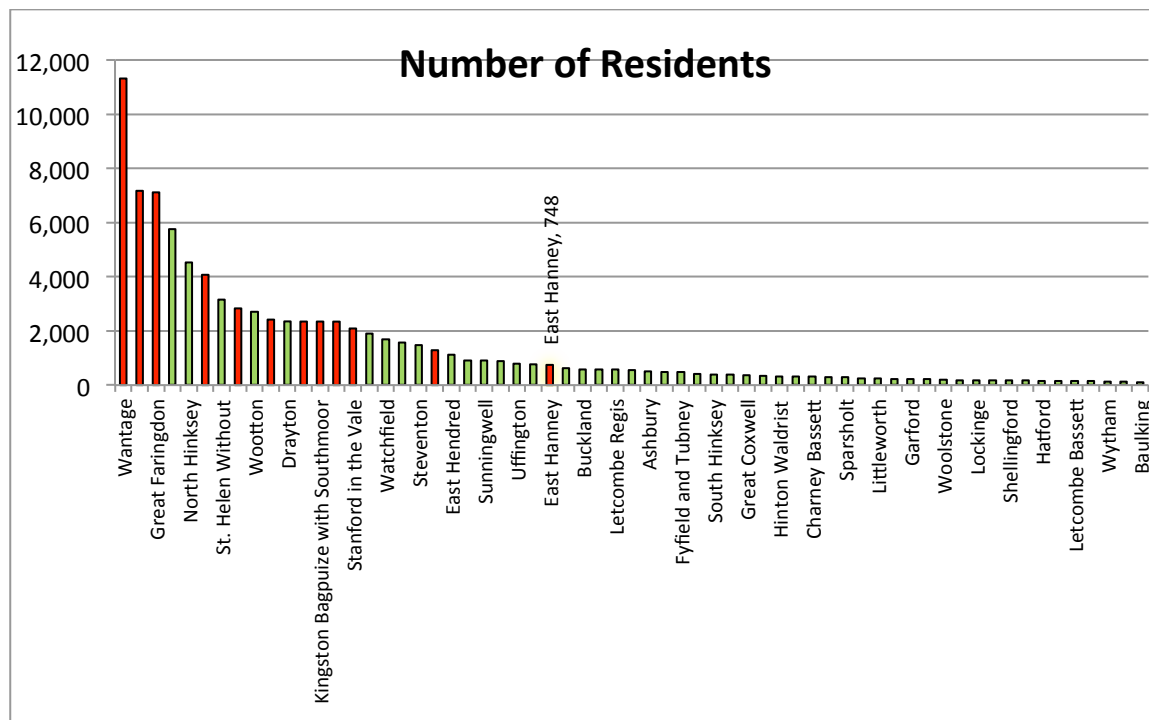
Sunningwell (904)

Chilton (894)

(with their populations in brackets)

Other alternative candidates are the larger settlements of Wantage or the expansion of Didcot that lies within the Vale of White Horse district or even areas closer to the Oxford fringe villages of North Hinksey or Cumnor.

Please also consider the following chart below which is derived from data contained in the 2011 census.



The colours indicate whether a settlement has been identified for development in this phase of the Local Plan 2031 (in red) or not (in green).

10. It can be seen that this element of the proposed spatial strategy for the district is skewed. Put simply, East Hanney has been “over-promoted” far out of scale to its size, population and range of facilities. There are a number of other larger villages (without the constraints of biodiversity and historic heritage) which should be allocated in preference to Site 6.
11. Prime alternative candidates are the villages Steventon and East Hendred, the larger settlements of Wantage or the expansion of Didcot that lies within the Vale of White Horse district or even areas closer to the Oxford fringe villages of North Hinksey or Cumnor. In sustainability terms they are to be preferred over East Hanney to accommodate the much needed Strategic Housing Allocation.
12. The allocation of Site 6 is perverse and irrational. Certainly, if the unusual step is taken to select this small village as a Strategic Housing Allocation over

many other larger and more suitable villages, proper and convincing reasons should be given.

13. Lest it be thought that East Hanney has not expanded at all, it is noted that it has undergone considerable development pressures recently. Planning permission has been granted for around 120 homes in the last couple of years. Indeed applications for 195 have been approved with another 10 currently in the consultation process since April 2011 (see the table below). Clearly, this is a village which has already made a significant contribution to the housing needs of the district.

VWHDC Ref	Location	Description	Date Registered	Additional number of Houses	Comments
P14/V1498/O	20 The Causeway East Hanney	Outline application for erection of a detached dwelling.	03-Jul-14	0	Refused
P15/V2200/FUL	Half Acre Main Street East Hanney	Proposed development of two dwellings	16-Sep-15	1	
P14/V1633/FUL	Kings Farm Cottage Ebbs Lane East Hanney	Erection of new dwelling.	14-Jul-14	1	
P13/V2708/FUL	Kings Farm Cottage Ebbs Lane East Hanney	Erection of Three Dwellings	03-Jan-14	3	
P14/V1455/O	Land adj 1 Ashfield Lane East Hanney	Proposed new dwelling.	02-Jul-14	0	Refused
P15/V1379/FUL	Land adj Yew Tree Barn The Paddocks East Hanney	Erection of nine dwelling (including affordable housing) with associated parking and amenity space.	17-Jun-15	(9)	Application under consideration
P15/V1065/FUL	Land adjacent to Varlins Halls Lane East Hanney	Proposed 4 bedroom detached dwelling with associated landscaping(as amended by the agents email dated 16 06 2015 and updated tree report and plan 13070-P10b which shows a revised driveway layout to retain T3).	12-May-15	1	
P13/V1960/O	Land north of Junction of A338 and Steventon Road East Hanney	Residential development comprising the erection of up to 3 dwellings, associated amenity space and access.	06-Sep-13	0	Refused
P15/V0343/O	Land North of Summertown East Hanney	A residential development for up to 55 dwellings, including site access, public open space and landscaping	23-Feb-15	55	
P13/V2266/O	Land off A338 East Hanney	Outline application for 35 houses and new access to Steventon Road	06-Nov-13	35	

P11/V2103	Land South Of Alfreds Place East Hanney Wantage Oxfordshire	Erection of 15 dwellings with associated access roads, garages and open space.	26-Sep-11	15	
P15/V1846/O	Land South of Steventon Road East Hanney	Outline application for the development of up to 200 homes	04-Aug-15	0	Refused
P15/V1616/FUL	Land south of Summertown East Hanney Wantage OX12 0JQ	Erection of 79 affordable dwellings and 118 open market dwellings, with associated access roads, landscaping and public open spaces	03-Jul-15	0	Refused
P13/V0381/FUL	Land to east of A338 Crown Meadow East Hanney	Erection of 25 dwellings with associated access roads, garages/car ports and open space	21-Feb-13	25	
P13/V2171/FUL	Land to rear of The Bungalow Snuggs Lane East Hanney OX12 0HU	Part retrospective application for erection of one detached dwelling with associated access and parking (As amended by drawing number 1202-01 Rev C accompanying email from agent dated 1 December 2013).	04-Oct-13	1	
P13/V2608/FUL	land to the rear of Saxon Gate East Hanney OX12 0FA	Erection of 16 dwellings with associated access, public open space and landscaping	16-Dec-13	16	
P15/V2175/FUL	Land West of Nursery Steventon Road East Hanney OX12 0HS	Residential development of 37 dwellings on land off Steventon Road (As amended by House type plans accompanying agents email of 21 October 2015)	18-Sep-15	37	
P13/V1915/FUL	Philberds Bungalow Halls Lane East Hanney Wantage OX12 0HJ	To convert the outhouse building into a dwelling	06-Sep-13	1	
P10/V2197	The Bungalow Snuggs Lane East Hanney Wantage OX12 0HU	Revised Proposals for a new dwelling adjacent to the bungalow. Previous Ref. 10/01837/FUL	05-Apr-11	1	
P15/V2934/FUL	Varlins Halls Lane East Hanney Wantage OX12 0HJ	Proposed 3 bedroom detached dwelling with attached double garage.	14-Dec-15	(3)	In consultation
P15/V2405/FUL	Varlins Halls Lane East Hanney Wantage OX12 0HJ	Proposed 4 bedroom detached dwelling with associated landscaping.	07-Oct-15	1	
P13/V0076/LB	Varlins Halls Lane East Hanney Wantage OX12 0HJ	Proposed conversion of existing listed barn and outbuilding to single dwelling and annex with new vehicular access	17-Jan-13	1	
P14/V2047/FUL	Weir Farm Brookside East Hanney OX12 0JJ	Erection of a dwelling and garage with access (as amended by drawings 14-EH-1 A and 14-EH-2 A received 7 November 2014).	05-Sep-14	1	

14. It is submitted that the village cannot satisfactorily accommodate the proposed Strategic Housing Allocation without sacrificing its special character.

Landscape Impact

15. Arising from further consultation, the District Council identified a number of additional sites to be considered for inclusion in the Local Plan. This included

Site 6. It has been scrutinised by the Landscape Assessment. This acts as an addendum to the full study *Vale of White Horse Landscape Capacity Study 2014: Contingency Sites* dated February 2014.

16. This Landscape Assessment is a comprehensive, accurate and convincing appraisal of the comparative merits of the additional 8 proposed housing sites. The Landscape Assessment represents a comprehensive blow to the acceptability of site 6 for allocation (at table 2). In particular:

- a) It characterises site 6 as *“highly prominent in views from the south and Summertown; Potential views from AONB 6km to the south”*
- b) It is *“part of open landscape which contributes to maintaining the separate identity of Grove and East Hanney”*
- c) *“The Northern section contributes to setting to Mill buildings and Conservation Area”*

17. The Landscape Assessment’s conclusion is clear and unambiguous. Is site 6 suitable for allocation? **“NO – only suitable for very small scale housing next to Summertown”**. It makes clear that the site has *“some very limited potential for development”*, but:

This would be restricted to the north-edge of the contingency site within the area of grassland to link with the adjacent houses. Development elsewhere would result in harm to the wider landscape, the settlement pattern and its landscape setting, and in a visual impact on the southern approach to East Hanney.

18. Given this clear, objectively assessed constraint, Site 6 cannot be convincingly characterised as suitable as a Strategic Housing Allocation since it cannot acceptably accommodate the proposed 200 homes.

Historic Heritage Impact

19. The harm identified by the District Council's own Landscape Assessment to the listed Mill buildings (the Grade II listed Dandridge's Mill and The Old Mill House) and the Conservation Area engages the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990:

- a) Section 66 (1): "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"; and
- b) Section 72 (1): "In the exercise, with respect to any buildings or other land in a conservation area, of any any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

20. Further, it is submitted that the allocation of Site 6 sits uncomfortably with draft core policy 39 which states:

Ensure that new development conserves, and where possible enhances, heritage assets and their setting in accordance with national guidance

21. Indeed the explanatory text which accompanies draft core policy 39 states:

6.90. One of the greatest assets of the Vale is its rich and varied built heritage, which contributes greatly to the distinctive character and cherished identity of its towns, villages and countryside...

6.91 The numerous features of architectural or historic interest mean that heritage is a key reason that draws people to want to live in the district's towns and villages and so it is important their character and heritage assets are retained, particularly in areas that face pressure from development...

22. It is submitted that the allocation of Site 6 runs counter to the thrust of the draft core policy 39. There are other villages in the district which do not possess the same historic value (including Conservation Areas and listed buildings) which are better placed to accommodate the much-needed Strategic Housing Allocation.

Biodiversity

23. Site 6 occupies a highly sensitive location in ecological terms. It possesses an Ancient Woodland and Letcombe Brook (both of which are BAP Priority habitats pursuant to section 41 of the Natural Environment and Rural Communities Act 2006). Protected species including water vole and otters are known to forage and live there. Site 6 also abuts a local wildlife site.

24. Site 6 can be seen as unique in one important respect: it is the only chalk stream bordered by a traditional orchard anywhere in Oxfordshire.

25. Core policy 46 of the draft plan states:

Development likely to result in loss, deterioration or harm to habitats or species of importance to biodiversity or of importance for geological conservation interests, either directly or indirectly, will not be permitted unless:

- i. the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;*
- ii. it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and*
- iii. measures can be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.* (our emphasis)

26. This proposed allocation offends this emerging policy since it cannot be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests. There are plainly other villages in the district that are less ecologically sensitive.
27. Flooding is a location fact associated with the site, it is noted that under planning guidance that in locating a development it must be ensured that there is not an increased risk of flood on either the site itself or neighbouring settlements and to give consideration to environmental change. There seems to be some consensus that development on the identified site would have a cumulative impact in local areas subject to flood and thus increase flood risk, constituting a breach of planning guidance.

Locational Sustainability

28. The District Council's own Sustainability Assessment gave the site a negative rating.
29. Core policy 8 of the draft plan shows East Hanney lying within the Abingdon and Oxford fringe subarea. A cursory examination of figure 5.1 shows that East Hanney is not found in close proximity to Oxford. Indeed, of all the "larger villages" it is the most remote from Oxford and Abingdon. It is far closer and functionally linked to the southern town of Wantage. This must inevitably detract from its attractiveness as a location for a Strategic Housing Allocation. Other villages are far closer to Oxford and Abingdon and are likely to be more sustainable in transport modal terms.
30. Paragraph 152 of the National Planning Policy Framework ("the Framework") tells us:

Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued.

31. There are plainly alternative villages in the district who are less sensitive and better able to accommodate the proposed allocation.

32. The Framework goes on to state at paragraph 155:

A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area

33. It is noted that the planning application in respect of Site 6 for the construction of 197 houses was refused by the District Council at its meeting on 25 November 2015. It is plain that the wide section of the community (as illustrated by the vast number of objections to the planning application and the clear decision of the Planning Committee of the District Council) opposes the provision of Site 6 as a Strategic Housing Allocation. It cannot be said to “reflect a collective vision”.

OTHER MATTERS

34. The Parish Council draws the Inspector’s attention to the recent creation of a Breaker’s and Storage Yard at Hanney Park in East Hanney. The 2.34 acre site is available to let as light industrial land. A copy of the advertisement is appended hereto (appendix 3).

CONCLUSION

35. Paragraph 182 of the Framework gives clear guidance on the matters to be considered when judging whether a plan is sound:

- *Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;*
- *Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;*
- *Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and*
- *Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework*

36. It is submitted that the draft plan which presently includes Site 6 cannot be considered sound since (i) it is not justified as encompassing the most appropriate strategy, when considered against the reasonable alternatives and (ii) it is inconsistent with national policy in particular important elements of the Framework.

37. There are a number of larger villages with more services, larger existing populations, and without the identified historic and bio diversity constraints that exist in East Hanney. In particular, the villages Steventon and East Hendred. In light of the availability of other sites in other villages elsewhere in the district, the allocation of Site 6 is not justified.

38. The Inspector is invited to modify the draft Local Plan by deleting Site 6 from the Strategic Housing Allocations.

4 January 2016

No longer visit	Reason	Alternate provision
Abingdon - Northcourt Collingwood Close	FEWER THAN 3 VISITORS	Abingdon
Abingdon - Northcourt Fitzharry's Arms	FEWER THAN 3 VISITORS	Abingdon
Abingdon - Peachcroft	DUPLICATE	Abingdon
Ambrosden - Park Rise	FEWER THAN 3 VISITORS	HLS
Ambrosden - Playgroup	FEWER THAN 3 VISITORS	Bicester
Ardington - Car Park	FEWER THAN 3 VISITORS	Hendred (M)/Wantage
Ashbury - Rose & Crown	DUPLICATE	Ashbury School (M)
Aston - Foxwood Close	DUPLICATE	Aston Square (M)
Aston - Kingsgate House	DUPLICATE	Aston Square (M)
Aston Tirrold - The Close	FEWER THAN 3 VISITORS	Blewbury (M)/Cholsey (M)
Aston Upthorpe - The Chequers	Not used	Blewbury (M)/Cholsey (M)
Banbury - Chamberlaine Court	DUPLICATE	HLS/Banbury
Banbury - Edmunds Road	DUPLICATE	Neithrop
Banbury - Harriers Ground School	Not used	
Banbury Grimsbury - Levinot Close	DUPLICATE	East Close (M)/Banbury
Banbury Hardwick - Juniper Close	DUPLICATE	Hardwick School (M)
Barton - Roundabout Centre	Not used	
Bicester - Bowmont Square Car Park	FEWER THAN 3 VISITORS	Bicester
Bicester - Hanover Gardens	FEWER THAN 3 VISITORS	HLS/Bicester
Bicester - Saxon Court	FEWER THAN 3 VISITORS	HLS/Bicester
Bicester - Southwold Shopping Centre	FEWER THAN 3 VISITORS	Bicester/Bure Park
Binfield Heath - Bus Shelter	FEWER THAN 3 VISITORS	Shiplake (M)/Harpsden (M)/ Henley
Blackbird Leys - Brookfields Nursing Home	FEWER THAN 3 VISITORS	HLS
Blackthorn - Weir Lane	DUPLICATE	Blackthorn (M)
Blewbury - Barley Mow	DUPLICATE	Blewbury (M)
Bloxham - Humber Street	DUPLICATE	Bloxham x 3 (M)
Bodicote - Park End	DUPLICATE	Bodicote - Dillon Court
Bodicote - Weeping Cross	DUPLICATE	Bodicote - Dillon Court
Bourton - Telephone Box	FEWER THAN 3 VISITORS	Shrivenham (M)
Braziers Park - College House	FEWER THAN 3 VISITORS	Ipsden (M)/Stoke Row (M)
Brightwell-cum-Sotwell - Cross	DUPLICATE	School (M)
Brightwell-cum-Sotwell - Datchett Green	DUPLICATE	School (M)
Broadwell - Village Hall	Not used	
Broughton - Notice Board	FEWER THAN 3 VISITORS	Wroxton
Bruern - Abbey	Not used	
Buckland - Village Hall	DUPLICATE	School (M)
Bucknell - Village Hall	FEWER THAN 3 VISITORS	Bicester
Cassington	FEWER THAN 3 VISITORS	Eynsham/Witney
Chadlington - Brook End	DUPLICATE	Chadlington - Council House (M)
Chadlington - Public stop @ school	DUPLICATE	Chadlington - Council House (M)
Chadlington - School	DUPLICATE	Chadlington - Council House (M)
Chalgrove - The Acreage	FEWER THAN 3 VISITORS	Chalgrove - Post Office (M)
Chalkhouse Green - Telephone Box	FEWER THAN 3 VISITORS	Sonning Common
Chazey Heath - Mullins Terrace	FEWER THAN 3 VISITORS	Tokers Green (M)
Chesterton - Fortescue Drive	DUPLICATE	School (M)
Chesterton Orchard - Rise	FEWER THAN 3 VISITORS	School (M)
Childrey - Opposite Pond	FEWER THAN 3 VISITORS	Challow (M)/Wantage
Chipping Norton - Shepard Way	FEWER THAN 3 VISITORS	HLS
Chislehampton - Lay-by	FEWER THAN 3 VISITORS	Stadhampton (M)
Cholsey - Buckthorn Lane	DUPLICATE	Cholsey - Recreation Ground (M)
Cholsey - Marymead	DUPLICATE	Cholsey - Recreation Ground (M)
Church Enstone - The Crown	FEWER THAN 3 VISITORS	Enstone - Playgroup (M)
Church Hanborough - The Church	FEWER THAN 3 VISITORS	Long Hanborough (M)/Witney
Churchill - Meadow Place	FEWER THAN 3 VISITORS	HLS
Clanfield - Queens Crescent	DUPLICATE	Clanfield - Church (M)
Clifton - Tithe Lane	FEWER THAN 3 VISITORS	Deddington
Coleshill - Bowood Nursery	Not used	
Combe - Green	Not used	
Cornwell - Lay-by	FEWER THAN 3 VISITORS	Chipping Norton
Cothill - Merry Miller	FEWER THAN 3 VISITORS	Cothill - Kindergarten
Cottisford - Lake View	FEWER THAN 3 VISITORS	HLS
Cowley - Horspath Road	FEWER THAN 3 VISITORS	Cowley
Cowley - John Kallie Court	FEWER THAN 3 VISITORS	HLS
Cowley - Southfield Park	FEWER THAN 3 VISITORS	Cowley
Cowley - St Francis Court	FEWER THAN 3 VISITORS	HLS

Mobile library vehicle stops we propose to no longer visit (published with consultation)

Cowley Road - Bartlemas Close	FEWER THAN 3 VISITORS	Cowley
Cropredy - Cluster Group	FEWER THAN 3 VISITORS	Cropredy - Village Green (M)
Crowmarsh - Botany Gardens	Not used	
Crowmarsh - Old Reading Road	Not used	
Cuddesdon - Parkside	FEWER THAN 3 VISITORS	HLS
Culham - The Glebe	Not used	
Cumnor - Cuts End	DUPLICATE	Cumnor - Location TBA
Cumnor - Kennilworth Road	DUPLICATE	Cumnor - Location TBA
Cumnor - War Memorial	DUPLICATE	Cumnor - Location TBA
Cuxham - Village Hall	FEWER THAN 3 VISITORS	Chalgrove (M)/Watlington
Didcot - Hanover Court	DUPLICATE	HLS/Didcot
Didcot - Ladygrove, The Shops	FEWER THAN 3 VISITORS	Didcot
Didcot - Stonor Close	FEWER THAN 3 VISITORS	HLS/Didcot
Donnington - Isis Centre	FEWER THAN 3 VISITORS	HLS
Drayton - Haywards	FEWER THAN 3 VISITORS	Drayton - Cross
Drayton - Lyford Close	FEWER THAN 3 VISITORS	Drayton - Cross
Drayton - Notice Board	FEWER THAN 3 VISITORS	North Newington (M)/Banbury
Dry Sandford - Lashford Lane	FEWER THAN 3 VISITORS	Abingdon
Ducklington - Pond	DUPLICATE	Ducklington - Witney Road (M)
East Hagbourne - Village Hall	FEWER THAN 3 VISITORS	Nursery (M)
East Hanney - Nethercote	FEWER THAN 3 VISITORS	West Hanney (M)/Wantage/Didcot
East Hanney - Village Hall	FEWER THAN 3 VISITORS	West Hanney (M)/Wantage/Didcot
East Hendred - Snells Hall	DUPLICATE	East Hendred - White Road (M)
Faringdon - Brackendale	DUPLICATE	HLS
Faringdon - Coxwell Hall	DUPLICATE	HLS
Faringdon - Eastfield Court	DUPLICATE	HLS
Faringdon - Oakwood	DUPLICATE	HLS
Farmoor - Mayfield Road	FEWER THAN 3 VISITORS	Farmoor - Willow Cottage Nursery (M)
Farmoor - Parklands	FEWER THAN 3 VISITORS	HLS
Fawler - Copse	Not used	
Fencott - Village Green	FEWER THAN 3 VISITORS	HLS
Fernham - O.P. Bungalows	FEWER THAN 3 VISITORS	HLS
Fifield - Quarry Ground	FEWER THAN 3 VISITORS	HLS
Finmere - Cross Tree	FEWER THAN 3 VISITORS	Hethe (M)/Bicester
Freeland - Village Hall	DUPLICATE	Freeland School (M)
Frilford - Collins Farm	FEWER THAN 3 VISITORS	Marcham (M)/Southmoor (M)/ Abingdon
Fringford - Bungalows	FEWER THAN 3 VISITORS	HLS
Fringford - Village Hall	Not used	
Fritwell - Kings Head	FEWER THAN 3 VISITORS	Fritwell - Mays Close (M)
Fulwell - Post Box	FEWER THAN 3 VISITORS	Enstone (M)/ Kiddington (M)/Charlbury
Gallowstree Common - The Reformation	FEWER THAN 3 VISITORS	Kidmore End (M)/Henley
Garford - Dairy Meadow	FEWER THAN 3 VISITORS	Marcham (M)/Southmoor (M)/ West Hanney (M)
Garsington - Primary School	Not used	
Godington - The Church	FEWER THAN 3 VISITORS	HLS
Goring - Icknield Place	Not used	
Goring - The Grange	Not used	
Goring - Waltham Court	FEWER THAN 3 VISITORS	Goring
Great Bourton - Notice Board	FEWER THAN 3 VISITORS	Little Bourton/Cropredy
Great Haseley - Village Hall	FEWER THAN 3 VISITORS	Great Milton (M)/Wheatley
Great Milton - Fullers Field	Not used	
Greater Leys - Potters Court	FEWER THAN 3 VISITORS	HLS
Hailey - Poffley End	DUPLICATE	Hailey - Location TBA
Hanwell - Gullicote Lane	FEWER THAN 3 VISITORS	Mollington
Hardwick - Farm shop	FEWER THAN 3 VISITORS	Hethe (M)/Bicester
Harpsden - Village Hall	DUPLICATE	Harpesden - War Memorial (M)
Hatford - Frogbrook	FEWER THAN 3 VISITORS	Stanford-in-the-Vale (M)
Headington - Birch Court	FEWER THAN 3 VISITORS	HLS
Headington - Douglas Veale House	FEWER THAN 3 VISITORS	HLS
Headington - London Court	FEWER THAN 3 VISITORS	HLS/Mcmaster House (M)
Henley - Badgemore Primary School	Deleted at users request	
Henley - Bowling Court	DUPLICATE	HLS/Henley
Henley - Sherwood Gardens	DUPLICATE	HLS/Henley
Henley - Victoria Court	DUPLICATE	HLS/Henley
Henley - Wootton Road	FEWER THAN 3 VISITORS	Henley
Hethe - The Green	FEWER THAN 3 VISITORS	Stratton Audley/Bicester
Highmoor - Bus Shelter	FEWER THAN 3 VISITORS	HLS/ Stoke Row (M)/Henley

Mobile library vehicle stops we propose to no longer visit (published with consultation)

Horspath - Village Shop	FEWER THAN 3 VISITORS	Blackbird Leys/Wheatley/Cowley
Horton cum Studley - Mill Lane	DUPLICATE	Horton cum Studley - Forge (M)
Ipsden - Village Hall	FEWER THAN 3 VISITORS	Ipsden - Early Days (M)
Islip - School	Not used	
Jericho - Grantham House	FEWER THAN 3 VISITORS	Jericho - St Barnabas School (M)
Kennington - Edith Court	FEWER THAN 3 VISITORS	HLS/Kennington
Kidmore End - New Inn	FEWER THAN 3 VISITORS	Sonning Common
Kingham - Tollgate Hotel	DUPLICATE	Kingham - New Road (M)
Kingston Lisle - Hill View	FEWER THAN 3 VISITORS	HLS
Langford Village - Health Centre	FEWER THAN 3 VISITORS	Bicester
Launton - The Glades	FEWER THAN 3 VISITORS	Launton - Chapel (M)
Leaffield - Village	FEWER THAN 3 VISITORS	Witney
Ledwell - The Green	FEWER THAN 3 VISITORS	Duns Tew (M)/Great Tew (M)
Letcombe Bassett - Knoll Close	FEWER THAN 3 VISITORS	Letcombe - Retirement Home (M)
Little Faringdon - The Cottages	FEWER THAN 3 VISITORS	Broughton (M)/Langford (M)/Faringdon
Little Tew - Yew Tree	FEWER THAN 3 VISITORS	Great Tew (M)/Chipping Norton
Littleworth - Church	FEWER THAN 3 VISITORS	Buckland (M)/Faringdon
Long Hanborough - Antique Shop	FEWER THAN 3 VISITORS	Long Hanborough - Location TBA
Long Hanborough - Co-op Lay-by	DUPLICATE	Long Hanborough - Location TBA
Long Hanborough - Station Hill	DUPLICATE	Long Hanborough - Location TBA
Long Hanborough - Swan Pub	DUPLICATE	Long Hanborough - Location TBA
Lower Heyford - Bungalows	DUPLICATE	Lower Heyford - Bell (M)
Lower Tadmerton - Highlands	FEWER THAN 3 VISITORS	HLS
Lyneham - Chapel Corner	Not used	
Maidensgrove - Common	FEWER THAN 3 VISITORS	Assendon (M)/Henley
Marcham - Duffield Place	FEWER THAN 3 VISITORS	Marcham - Sweet Briars (M)
Marston - Eden Drive/Copse Lane	Not used	
Marston - Headley House	Not used	
Marston - Marston Primary School	FEWER THAN 3 VISITORS	Old Marston
Middleton Stoney - Park Close	Not used	
Milton Common - London Road	FEWER THAN 3 VISITORS	Wheatley
Milton Park - Kids Unlimited	not used	
Moreton - The Cross	FEWER THAN 3 VISITORS	Thame
Moulsford - Old Vicarage	FEWER THAN 3 VISITORS	HLS
Moulsford - Underhill Road	FEWER THAN 3 VISITORS	HLS
Murcott - Village Hall	FEWER THAN 3 VISITORS	HLS/Charlton on Otmoor (M)/ Bicester
Netherton - The Green	FEWER THAN 3 VISITORS	HLS/Abingdon
Nettlebed (& Nuffield) - The Green	FEWER THAN 3 VISITORS	HLS
Newington - Main Road Lay-by	Not used	
Noke - Church	Not used	
Northmoor - Church Lay-by	Not used	
Nuffield - Churchfield	FEWER THAN 3 VISITORS	Huntercombe (M)/ Nettlebed (M)
Nuneham Courtenay - Threadneedle House	FEWER THAN 3 VISITORS	Marsh Baldon (M)/Littlemore
Oddington - Manor Farm	FEWER THAN 3 VISITORS	Islip (M)
Old Boars Hill - Jarn Mound	Not used	Close to Wootton stop
Old Marston - Bradlands	FEWER THAN 3 VISITORS	HLS
Old Marston - Cumberledge Close	FEWER THAN 3 VISITORS	HLS
Osney - Tumbling Bay Court	FEWER THAN 3 VISITORS	HLS
Over Worton	Not used	
Oxford - Donnington Bridge Road	FEWER THAN 3 VISITORS	Cowley/Central Library
Oxford - Townsend House	FEWER THAN 3 VISITORS	HLS
Oxford - Wytham St	FEWER THAN 3 VISITORS	HLS
Peppard - School Gates	FEWER THAN 3 VISITORS	Sonning Common
Piddington - Village Hall	FEWER THAN 3 VISITORS	Arcott/Bicester
Ramsden - War Memorial	FEWER THAN 3 VISITORS	HLS
Risinghurst - Ampleforth Arms	Not used	
Rollright - Village	FEWER THAN 3 VISITORS	HLS
Rose Hill - Ashurst Way	NOT USED NOW	Singletree (M)/Littlemore
Rousham	Not used	
Rousham - Home Fram Crescent	Not used	
Russells Water - Green	FEWER THAN 3 VISITORS	Assendon (M)/Huntercombe (M)/Watlington
Sandford St Martin - Stoneleigh	FEWER THAN 3 VISITORS	Middle Barton (M)
Sandhills - Reed's Shop	DUPLICATE	Sandhills School (M)
Shellingford - Church	DUPLICATE	Shellingford School (M)
Shellingford - School	DUPLICATE	Shellingford - Positive steps
Shillingford - Shillingford Place	FEWER THAN 3 VISITORS	Benson/Wallingford

Mobile library vehicle stops we propose to no longer visit (published with consultation)

Shiplake - Baskerville Arms	DUPLICATE	Shiplake - Sid Harrison House (M)
Shiplake - Cross	DUPLICATE	Shiplake - Sid Harrison House (M)
Shipton on Cherwell	Not used	
Shipton under Wychwood - Bowerham	Not used	
Shipton under Wychwood - Old Prebendal House	FEWER THAN 3 VISITORS	HLS
Shipton under Wychwood - St Michaels Close	FEWER THAN 3 VISITORS	HLS
Shotover - Ring Road Bridge	FEWER THAN 3 VISITORS	HLS
Shrivenham - Martens Road	DUPLICATE	Shrivenham - Memorial Hall (M)
Shrivenham - Sandy Lane	DUPLICATE	Shrivenham - Memorial Hall (M)
Shutford - The Dairy Ground	FEWER THAN 3 VISITORS	Balscote (M)/North Newington (M)/Banbury
Sibford Ferris - Green's Shop	FEWER THAN 3 VISITORS	Sibford Gower (M)/Tadmarton (M)
Somerton - Village Hall	FEWER THAN 3 VISITORS	HLS
South Leigh - Council Houses	FEWER THAN 3 VISITORS	South Leigh - Old Chapel (M)
South Stoke - Freedom Cottages	DUPLICATE	South Stoke - School (M)
Southmoor - Bellamy Close	DUPLICATE	Southmoor - Village Hall (M)
Southmoor - Waggon & Horses	DUPLICATE	Southmoor - Village Hall (M)
St Clements - Wingfield Court	FEWER THAN 3 VISITORS	HLS
St Ebbes - Brooks Taylor House	FEWER THAN 3 VISITORS	HLS
Standlake - Horcut Farmhouse	FEWER THAN 3 VISITORS	Standlake - Location TBA
Standlake - Martins Lane	FEWER THAN 3 VISITORS	Standlake - Location TBA
Standlake - Rack End	FEWER THAN 3 VISITORS	Standlake - Location TBA
Stanford-in-the-Vale - Grange Nursing Home	DUPLICATE	Stanford-in-the-Vale (M)
Stanford-in-the-Vale - High Street	DUPLICATE	Stanford-in-the-Vale (M)
Stanford-in-the-Vale - Perry's Road	DUPLICATE	Stanford-in-the-Vale (M)
Stanton Harcourt - School	FEWER THAN 3 VISITORS	Stanton Harcourt - Village Hall (M)
Steeple Aston - White Lion	FEWER THAN 3 VISITORS	Steeple Aston - Pre school (M)
Steventon - Northway	DUPLICATE	Steventon - Playgroup (M)
Stoke Row - Church View	DUPLICATE	Stoke Row - Alma Green (M)
Stonor - Cottages	FEWER THAN 3 VISITORS	Assendon (M)/Henley
Sutton - Foxburrow Close (see Stanton Harcourt)	FEWER THAN 3 VISITORS	Stanton Harcourt (M)
Sutton Courtenay - Chapel Lane	DUPLICATE	Sutton Courtenay - Bradstocks's Way (M)
Sutton Courtney - Southfield Drive	FEWER THAN 3 VISITORS	Sutton Courtenay - Bradstocks's Way (M)
Swerford - Church	FEWER THAN 3 VISITORS	Great Tew (M)/Chipping Norton
Sydenham - Church	DUPLICATE	Sydenham - Plough Corner (M)
Tackley - Village Hall/Shop	DUPLICATE	Tackley - School (M)
Taston - The Cross	FEWER THAN 3 VISITORS	Spelsbury (M)/Charlbury
Uffington - Patrick's Orchard	DUPLICATE	Uffington - Village Hall (M)
Upper Wardington - Chelmscote Row	FEWER THAN 3 VISITORS	Cropredy (M)/Great Bourton (M)/Banbury
Upton - Village Hall	FEWER THAN 3 VISITORS	West Hagbourne (M)/Blewbury (M)/Didcot
Uxmore - Scots Grove	FEWER THAN 3 VISITORS	Stoke Row
Wallingford - Oakdale Court	FEWER THAN 3 VISITORS	HLS
Wallingford - Sotwell Hill House	FEWER THAN 3 VISITORS	HLS
Wantage - Maude House	DUPLICATE	HLS
Wantage - The Butler Centre	DUPLICATE	Wantage
Wantage - Toddlercare	DUPLICATE	Wantage
Warborough - St Lawrence Hall	FEWER THAN 3 VISITORS	HLS
Watchfield - High Street	FEWER THAN 3 VISITORS	Watchfield - Maidens Close
Watchfield - Jubilee Community Centre	FEWER THAN 3 VISITORS	Watchfield - Maidens Close
Waterperry - Car Park	FEWER THAN 3 VISITORS	Tiddington (M)/Wheatley
Waterstock - Village	FEWER THAN 3 VISITORS	HLS
West Hagbourne - The Square	DUPLICATE	West Hagbourne - Nursery (M)
Whitchurch Hill - Post Box	FEWER THAN 3 VISITORS	Whitchurch (M)
Witney - Blakes Avenue	DUPLICATE	Witney
Witney - Early Road	DUPLICATE	Witney
Witney - Edington Road	DUPLICATE	Witney
Witney - Gloucester Court Mews	DUPLICATE	Witney
Wolvercote - Godstow Road	FEWER THAN 3 VISITORS	HLS
Wood Farm - New Beveridge House	Not used	HLS
Wood Farm - Slade Nursery	Not used	
Woodstock - Rye Grass	FEWER THAN 3 VISITORS	HLS
Woodstock Road - Kids Unlimited	FEWER THAN 3 VISITORS	Summertown
Wootton - Well Corner	Not used	HLS
Wytham - Village Hall	FEWER THAN 3 VISITORS	Botley
Yarnton - Park Close	DUPLICATE	Yarnton - Spencer Avenue (M)
Yarnton - Village Hall	FEWER THAN 3 VISITORS	Yarnton - Spencer Avenue (M)
Yarnton - Woodstock Road	DUPLICATE	Yarnton - Spencer Avenue (M)

Mobile Library Review Consultation: Report on Findings

Background and methodology

1. The Library Service undertook a review of its mobile library services during 2014 and put forward a proposal that would deliver services differently to maximise existing resources in order to bring significant benefit for more people.
2. The consultation took place from October 6 2014 to December 31 2014 with a view to implementing final proposals in April 2015. Mobile library customers were advised of the consultation by letter and staff on mobile library vehicles were briefed to engage with customers to answer their questions and direct people to further information. The council informed key stakeholders about the consultation including all county councillors, district councils, parish and town councils and Oxfordshire MPs. County Councillors were briefed through locality meetings.
3. The consultation was predominantly aimed at current mobile library service users and consisted of a consultation document and feedback form that was available online and in hard copy on all mobile library vehicles. Supporting documents were also provided to enable people to fully consider the proposal and respond to the questions posed in the consultation.
4. Overall 783 responses to the feedback form were received from people across the county. The council also received feedback via other channels. This included letters and emails. Feedback was also taken from library staff.

The proposal

5. Following the review of the service and close scrutiny of existing stops and customer numbers, the proposal was to:
 - No longer visit stops where fewer than 3 people visit
 - Discontinue visiting stops that were not visited by any customers
 - Offer alternative, enhanced provision, to users of stops where there is currently only one person using the service through the Home Library Service
 - Offer the alternative provision available at static libraries to the users of stops who already visit library buildings as well as mobile libraries
 - Offer library services at alternative mobile stops or static libraries nearby to users of stops in communities along the mobile route where there are currently multiple stops
6. The proposal was to have fewer but longer stops in a central location within a community and to offer a longer time period to visit the mobile library. This would also allow time for representatives of other services to visit the stop to provide information and advice and allow opportunities to work with local groups and volunteers.

7. To deliver this reconfigured service, the proposal was that the seven mobile vehicles remain in service but be deployed differently to provide better stopping places, provide an enhanced service for house bound individuals and reach more people and communities across the county by having:
 - Four general service mobile library vehicles serving communities
 - One dedicated home library service vehicle delivering to individuals who are housebound and would not otherwise have access to our library services. This vehicle would also deliver to care homes and nursing homes, and will complement, support and grow the service already provided by Home Library Service volunteers
 - Two mobile vehicles visiting primary schools to promote reading for pleasure

Key findings from the feedback forms

Respondent profile

8. Responding to the mobile library service review consultation was self-electing both in terms of participation and completion of individual questions. A summary of the characteristics of those who did participate and gave their details is below:
 - 98% of the respondents were mobile library service users. 52 respondents answered the consultation form as a stakeholder
 - Around three-quarters of the respondents were female (76%)
 - Respondents tended to be older people with three in four (73%) saying that they were aged 65 years or over, including 48% who were aged 75 years of over
 - 35% of respondents indicated that they had a long-standing illness, disability or infirmity
 - 60% of respondents said they had access to the internet at home, whereas 37% said they do not

Mobile library service usage

9. A clear majority of respondents were regular users of the service with 72% visiting the library vehicle every time it visits. Just under one in four (23%) were less frequent users saying they visited once a month and 5% said they used the service less often. Most respondents said they walked to the mobile library stop (86%).
10. Nearly all respondents (94%) used the mobile library service to select items for themselves. One in five (21%) said they selected items for their partner and 14% said they selected items for their children.

Views on the proposal

11. Overall more people agreed with the proposed changes to the mobile library service than actively disagreed. 38% of respondents agreed, 29% disagreed and just under one in four (23%) had no preference either way. 10% of people replied don't know.
12. On review of the comments from those people who actively disagreed, the key themes emerging were:
 - The proposed stop in their specific community was either not long enough, not in the right location or there is not an idea location for a central stop
 - Shorter stops might result in overcrowding
 - Concern that the proposal had not taken into account specific housing development, which might in the future require more stops not less
 - Some people mentioned that awareness of the mobile library service in their community was low and that the service needed to raise its profile in general
 - For a very small number of people, the proposal was seen as the first step in dismantling the mobile library serviceThese concerns have been addressed in our response to feedback.
13. Overall, 255 people completed the box asking for suggestions for more suitable stops within individual communities. The library service has analysed these comments in detail.

Potential impact of the proposed changes

14. In response to the question 'Should the stop you currently use be withdrawn, how would you access library services?' three-quarters of respondents said they would continue to use library services although around a third would use the library services less. One in four respondents said they would stop using library services.
15. Of those who indicated that they would continue to use the library service a quarter (26%) said they would use an alternative mobile library stop and/or a third a static library. Overall, 14% of respondents said they would apply to use the home library service.
16. As regards digital services, although three in five respondents have access to the internet at home, only five per cent would be interested in using online library services more.
17. As part of the consultation, the council sought views on the draft Social and Community Impact Assessment (SCIA) that accompanied the proposal and one hundred and seventy-eight comments were received. The emerging themes are set-out below:
 - The proposed changes have the greatest potential impact on older people, children and families, those without a car and those who do not have access to the internet at home

- Reliance on public transport to access other library services was considered unsuitable for some communities, where bus services were considered to be poor
- Whilst the home library service was viewed broadly positively, it was felt by some people that it could not meet the needs of all. In particular, those people for whom a library visit is an important social interaction and those who are on the cusp of qualification for the service

18. Comments raised on the SCIA have been addressed in our response to feedback and the SCIA has been reviewed following the consultation process.

Final comments

19. At the end of the survey, an opportunity was provided to give general comments about the proposed changes to the mobile library service. In total, seventy two people left comments and this included reiterating points made elsewhere in their response. People also used this section as an opportunity to praise the current mobile library service and its staff, to express their support for the consultation and its proposals, and to suggest ideas for improving the home library service in their community, which have been shared with the library service.

Council response to consultation feedback

20. The proposal was to have fewer but longer stops with provision for an enhanced service for housebound individuals. This proposal would deliver a service stopping at 200 locations rather than the current 463 and offer an enhanced Home Library Service to customers where appropriate.
21. Following the consultation, the mobile library service model now includes 229 stops rather than the 200 stops that were proposed at consultation; these are listed at **Annex 1**.
22. The Service listened to all comments and suggestions and amended the proposed list of stops in response to this feedback. As a result: some stops that it had been proposed to replace have been reinstated; the locations of some stopping places within a community have been changed to reflect local knowledge; and some stopping times have been reviewed. No stop that was proposed to be retained and that is currently visited by customers has been withdrawn.
23. Any changes made to the consultation proposal are as a result of feedback received at local level and address the detail of the local stop. The overarching proposal to retain seven mobile library vehicles, maximising our existing resources in order to bring significant benefit for more people has not been changed.

24. Conversations will continue to be held with individuals affected by any changes to the service and we will fully explore with them all alternative provision to ensure that they continue to engage with library services.
25. There will be an annual review of mobile library routes and stops in order to consider the impact of any demographic or other locality changes.
26. The council will implement a communications programme to promote the new services and raise the profile generally of the mobile library service.

Recommendations

27. Following the review of the service and the consultation, it is recommended that the following be implemented:
 - The 229 stops listed at Annex 1 are approved as the new business model for the mobile library service
 - 4 general service mobile library vehicles work routes to provide a mobile library service to the communities across the county in respect of the identified 229 stops listed at Annex 1
 - 1 dedicated home library service vehicle is procured in exchange for 1 mobile library vehicle to deliver a library service to individuals who are housebound and to provide the replacement service for customers previously receiving a visit from a mobile library service vehicle, where this is appropriate
 - The Library Service will continue to talk to customers and put in place realistic alternative forms of library provision for them, if the mobile library stop they currently use has been replaced
 - The Library Service Manager will undertake formal consultation with staff affected by these changes to the service. Staff have been kept informed, have been consulted with and have given their feedback throughout this process. There now needs to be a period of formal consultation
 - A communication plan, managed with the Communications Team will publicise changes and promote the new mobile library services. This will include the process to review routes and services in future
 - An annual review of routes and services be implemented, together with an in year process to review stops with declining use and to receive requests for additional stops
 - The new ways of working are implemented with effect from July 1 2015

Jillian Southwell, Library Service Manager
February 9th 2015

Mobile Library Stops effective from July 6th 2015

Key: Reinstated stops

Stop name	Time	Frequency
Abingdon - Boulter Drive Community Centre	30 60	FORTNIGHTLY
Abingdon - Cygnet Court	20	FORTNIGHTLY
Abingdon - Dunmore School	30 60	FORTNIGHTLY
Abingdon – Kindergarten Lloyd Close	20	FORTNIGHTLY
Abingdon - Kindergarten Oxford Road	20	FORTNIGHTLY
Abingdon - Lady Eleanor Court	20 30	FORTNIGHTLY
Alvescot - School	30	FORTNIGHTLY
Appleford - Carpenters Arms – Church Street	30	FORTNIGHTLY
Appleton - School	75	FORTNIGHTLY
Ardington - Bramley Nursery	20 30	FORTNIGHTLY
Arncott - Village Hall	15 20	FORTNIGHTLY
Ascott under Wychwood - Green	20	FORTNIGHTLY
Ashbury - Ashbury School	75	FORTNIGHTLY
Ashbury - Rose & Crown	15	FORTNIGHTLY
Assendon (& Stoner) - Bungalows	30 20	FORTNIGHTLY
Aston - The Square	20	FORTNIGHTLY
Bablockhythe - Mobile Home Site	15	FORTNIGHTLY
Balscote - Telephone Box	30	FORTNIGHTLY
Banbury - Hanwell Fields	30	FORTNIGHTLY
Banbury Cherwell Heights - Chatsworth Drive Shops	30 90	FORTNIGHTLY WEEKLY
Banbury Easington - Timms Road Shopping Centre	30	FORTNIGHTLY
Banbury Grimsbury - East Close Lay-by - Tesco Express	30	FORTNIGHTLY
Banbury Grimsbury - St Leonard's School	30	FORTNIGHTLY
Banbury Hardwick - School	30	FORTNIGHTLY
Banbury Neithrop – Edmunds Road	15	FORTNIGHTLY
Banbury Neithrop - Orchard Fields School	60 90	FORTNIGHTLY
Banbury Oxford Road - The Hawthornes	15 30	FORTNIGHTLY
Barford St Michael - The Green	15	FORTNIGHTLY
Beckley - Abingdon Arms	30 60	FORTNIGHTLY
Begbroke - Village Hall	45 30	FORTNIGHTLY
Bicester - Bure Park School	30 45	FORTNIGHTLY
Bicester - Keble Road Community Centre	15	FORTNIGHTLY
Binfield Heath – Bus Shelter	15	FORTNIGHTLY
Blackthorn - Telephone Box - Thame Road	15 20	FORTNIGHTLY
Bladon - Park Street lay-by	20 25	FORTNIGHTLY
Bletchingdon - School	30	FORTNIGHTLY
Bletchingdon - Village Green	30	FORTNIGHTLY
Blewbury – Barley Mow	60	FORTNIGHTLY

Blewbury - Besselslea Road	60	FORTNIGHTLY
Bloxham - Church	180	WEEKLY
Bloxham - Courtington Lane	20 30	FORTNIGHTLY
Bloxham - Humber Street	120	FORTNIGHTLY WEEKLY
Bloxham - Strawberry Terrace	30 60	FORTNIGHTLY
Bodicote - Dillon Court Horse and Jockey	60	FORTNIGHTLY
Brightwell-cum-Sotwell - Datchett Green	15	FORTNIGHTLY
Brightwell-cum-Sotwell - School	30 40	FORTNIGHTLY
Broadwell - Village Hall	30	FORTNIGHTLY
Buckland - School	45 30	FORTNIGHTLY
Buckland - Village Hall	15	FORTNIGHTLY
Chadlington - Rawlinson Close	20	FORTNIGHTLY
Chalgrove - Post Office Public Car Park	180 135	WEEKLY
Challow - Sarajac Avenue	15	FORTNIGHTLY
Charlton on Otmoor - School	30	FORTNIGHTLY
Charney Bassett - Orchard Close	20	FORTNIGHTLY
Checkendon - Emmens Close	60 30	FORTNIGHTLY
Chesterton - Fortescue Drive	15	FORTNIGHTLY
Chesterton - Primary School	30	FORTNIGHTLY
Chilton - Green	20	FORTNIGHTLY
Cholsey - Mongewell Nursery	30	FORTNIGHTLY
Cholsey - Recreation Ground	120	WEEKLY
Clanfield - Church	15	FORTNIGHTLY
Clanfield - School	75	FORTNIGHTLY
Claydon - Church	15	FORTNIGHTLY
Combe - Green	20	FORTNIGHTLY
Cote - Hooks Farm	15	FORTNIGHTLY
Cothill - Kindergarten	15 25	FORTNIGHTLY
Cropredy - The School	30	FORTNIGHTLY
Cropredy - Village Green	120 60	WEEKLY FORTNIGHTLY
Culham Science Pk - Toddlercare	20	FORTNIGHTLY
Cumnor - Norreys Road The Vine Inn	30	FORTNIGHTLY
Cutteslowe - Kendall Crescent	60	FORTNIGHTLY WEEKLY
Denchworth - Hyde Road	60 30	FORTNIGHTLY
Didcot - All Saint's Primary School	90	FORTNIGHTLY
Didcot - Willow Croft Nursery	30 120	FORTNIGHTLY
Didcot - Willows	15 30	FORTNIGHTLY
Dorchester - War Memorial	15 20	FORTNIGHTLY
Drayton - The Cross	20	FORTNIGHTLY
Ducklington - Witney Road	20	FORTNIGHTLY
Duns Tew - Church	30	FORTNIGHTLY
East Challow - St Nicholas' CE Primary School	60	FORTNIGHTLY
East Hagbourne - Nursery School	15 20	FORTNIGHTLY

East Hendred - Snells Hall	30	FORTNIGHTLY
East Hendred - White Road	20 15	FORTNIGHTLY
East Lockinge - Car Park	15	FORTNIGHTLY
Enstone - Playgroup	30 25	FORTNIGHTLY
Epwell - Village Hall	30	FORTNIGHTLY
Ewelme - Bus Shelter	15	FORTNIGHTLY
Faringdon - Brackendale	20	FORTNIGHTLY
Faringdon - Eastfield Court	20	FORTNIGHTLY
Faringdon - Infant School	45	FORTNIGHTLY
Faringdon - Old Station Nursery	30	FORTNIGHTLY
Farmoor - Willow Cottage Nursery	30	FORTNIGHTLY
Filkins - Village Hall	30	FORTNIGHTLY
Finstock - The School	30 45	FORTNIGHTLY
Forest Hill - White Horse	30 25	FORTNIGHTLY
Freeland - School	60 75	FORTNIGHTLY
Fringford - Village Hall	20	FORTNIGHTLY
Fritwell - Mays Close	30	FORTNIGHTLY
Gainfield - Crossroads	15	FORTNIGHTLY
Garsington - Elm Drive	15 30	FORTNIGHTLY
Goring Heath - Alms Houses	20	FORTNIGHTLY
Grandpont - Pegasus Grange	20	FORTNIGHTLY
Great Coxwell - The Laurels	15 30	FORTNIGHTLY
Great Oaks - School	30	FORTNIGHTLY
Great Rollright – The Green	20	FORTNIGHTLY
Great Tew – School	30	FORTNIGHTLY
Haddon Hill - Toddlercare	15 20	FORTNIGHTLY
Hailey - Dolly End – Middle Town	20	FORTNIGHTLY
Harpsden - Village Hall	20	FORTNIGHTLY
Harpsden - War Memorial	30 20	FORTNIGHTLY
Harwell - Village Hall	30	FORTNIGHTLY
Harwell Business Park - Kids Unlimited	15 20	FORTNIGHTLY
Headington - London Court	15	FORTNIGHTLY
Headington - McMaster House/St Luke's NH	30 20	FORTNIGHTLY
Hempton - The Lane	15	FORTNIGHTLY
Hethe - The Green	20	FORTNIGHTLY
Hinton Waldrist - Lay-by	15 30	FORTNIGHTLY
Horley - Telephone Box	30	FORTNIGHTLY
Hornton - Village Green	60 70	FORTNIGHTLY
Horspath - Village Shop	20	FORTNIGHTLY
Horton cum Studley - The Forge	15 20	FORTNIGHTLY
Huntercombe - Bradley Road	15 20	FORTNIGHTLY
Iffley - Montessori Nursery	20	FORTNIGHTLY
Ipsden - Early Days	30 15	FORTNIGHTLY
Ipsden - Village Hall	15	FORTNIGHTLY
Islip - Village Hall	30 60	FORTNIGHTLY

Jericho - St Barnabas 1st School	30 20	FORTNIGHTLY
Kencot - Church	30	FORTNIGHTLY
Kiddington - Playgroup	15	FORTNIGHTLY
Kingham - New Road	120	FORTNIGHTLY
Kingham - Tollgate Hotel	60	FORTNIGHTLY
Kingston Bagpuize - Bellamy Close	15	FORTNIGHTLY
Kingston Blount - Baker's Piece Village Hall	20	FORTNIGHTLY
Kirtlington - North Green	30	FORTNIGHTLY
Langford - Sweet Briar	30 15	FORTNIGHTLY
Launton - Chapel	30	FORTNIGHTLY
Letcombe with Letcombe Bassett - Retirement Home	45	FORTNIGHTLY
Little Bourton - Buzzards Close	30	FORTNIGHTLY
Little Milton - Old Field	15	FORTNIGHTLY
Littlemore - Singletree	15	FORTNIGHTLY
Littlemore - The Oxford Nursery	15	FORTNIGHTLY
Long Hanborough - Queen Eleanor's Court	60 70	FORTNIGHTLY WEEKLY
Long Hanborough - Swan Pub Millwood End	45	FORTNIGHTLY WEEKLY
Long Wittenham - St John's Row Saxon's Close	15 20	FORTNIGHTLY
Longcot - Green	15 20	FORTNIGHTLY
Longworth - Barn Ground	15	FORTNIGHTLY
Longworth - Village @ the School	45 65	FORTNIGHTLY
Lower Heyford - The Bell	30	FORTNIGHTLY
Lower Radley - Caravan Park	15	FORTNIGHTLY
Lower Tadmarton - Highlands	60	FORTNIGHTLY
Maidensgrove - Common	15	FORTNIGHTLY
Marcham - Duffield Place Preschool	20	FORTNIGHTLY
Marcham - Sweet Briars	20 25	FORTNIGHTLY
Marsh Baldon - School	30	FORTNIGHTLY
Merton - The Plough The Forge	15	FORTNIGHTLY
Middle Barton - Farriers Road Village Hall	30	FORTNIGHTLY
Middle Barton - School	90	FORTNIGHTLY
Milcombe - Bloxham Road	30	FORTNIGHTLY
Milton Heights - Home Farm Trust	30 20	FORTNIGHTLY
Milton Heights - St Blaise Primary School	60 65	FORTNIGHTLY
Minster Lovell - Wenrisc Drive	15 25	FORTNIGHTLY
Mollington - Chestnut Road	30	FORTNIGHTLY
New Hinksey - Wytham St	20	FORTNIGHTLY
North Aston - Telephone Box	15	FORTNIGHTLY
North Moreton - Bus Shelter	20	FORTNIGHTLY
North Newington - The School Park Lane	30	FORTNIGHTLY
Radley - St James Terrace	30	FORTNIGHTLY
Rutherford Laboratory - Little Stars Nursery	15 30	FORTNIGHTLY
Salford - Village Hall	20	FORTNIGHTLY

Sandford - Oxford Caravan Park	15	FORTNIGHTLY
Sandford St Martin - Stoneleigh	25	FORTNIGHTLY
Sandhills - Primary School	30 45	FORTNIGHTLY
Shellingford - Positive Steps	30	FORTNIGHTLY
Shenington – The Green	60 45	FORTNIGHTLY
Shenington - School	60	FORTNIGHTLY
Shillingord - Mobile Home Site	20	FORTNIGHTLY
Shiplake - Baskerville Arms	30	FORTNIGHTLY
Shiplake – Sid Harrison House	30	FORTNIGHTLY
Shippon - Elm Tree Walk	20	FORTNIGHTLY
Shrivenham - Memorial Hall	60	FORTNIGHTLY
Sibford Gower - The School	30 60	FORTNIGHTLY
Souldern - The Pond	30	FORTNIGHTLY
South Hinksey - Barleycote	30 20	FORTNIGHTLY
South Leigh - Old Chapel	15	FORTNIGHTLY
South Newington - Church	15 20	FORTNIGHTLY
South Stoke - School	30	FORTNIGHTLY
Southmoor - Village Hall	30 25	FORTNIGHTLY
Spelsbury - Bus Stop Chadlington Road	20	FORTNIGHTLY
Stadhampton - School Lane	15 20	FORTNIGHTLY
Standlake - The Glebe The Green	60	FORTNIGHTLY
Stanford-in-the-Vale - Church Green	30	FORTNIGHTLY
Stanford-in-the-Vale - Perry's Road	20	FORTNIGHTLY
Stanford-in-the-Vale – Primary School	30 60	FORTNIGHTLY
Stanton Harcourt with Sutton- Village Hall	20 30	FORTNIGHTLY
Stanton St John - Post Office	30 25	FORTNIGHTLY
Steeple Aston - Pre-school	15	FORTNIGHTLY
Steeple Aston - White Lion	30	FORTNIGHTLY
Steventon - Playgroup	30	FORTNIGHTLY
Stoke Lyne - Peyton Arms	20	FORTNIGHTLY
Stoke Row - Alma Green	15	FORTNIGHTLY
Stoke Row - Church View	20	FORTNIGHTLY
Stratton Audley - The Church	20	FORTNIGHTLY
Summertown - Diamond Court	20	FORTNIGHTLY
Sunningwell – Long Furlong Road	15	FORTNIGHTLY
Sutton Courtenay - Bradstocks Way	30	FORTNIGHTLY
Sutton Courtenay - Chapel Lane	20	FORTNIGHTLY
Swinbrook - Village Hall	30 15	FORTNIGHTLY
Sydenham - Plough Corner	15	FORTNIGHTLY
Tackley - School	30 45	FORTNIGHTLY
Tadmarton - The Glebes	30 40	FORTNIGHTLY
Tetsworth – Sunnymeade Green	15 20	FORTNIGHTLY
Tiddington - Cricket Ground Gate	15	FORTNIGHTLY
Tokers Green - Rokeby Drive	15	FORTNIGHTLY
Tubney - Telephone Box	15	FORTNIGHTLY

Uffington - Village Hall	20	FORTNIGHTLY
Upper Heyford - Heyford Leys Community Centre	20	FORTNIGHTLY
Wallingford - Abingdon Kindergarten (Tiny Toes)	15	FORTNIGHTLY
Wallingford - St Lucian's Gardens	30 20	FORTNIGHTLY
Wardington - The Old School	20	FORTNIGHTLY
Watchfield - High Street	20	FORTNIGHTLY
Watchfield - Maidens Close	30 20	FORTNIGHTLY
Wendlebury - Bear Necessities Nursery	30	FORTNIGHTLY
Wendlebury - Red Lion	15	FORTNIGHTLY
West Hagbourne - Acorn's Nursery	30	FORTNIGHTLY
West Hanney - Bus Shelter	15 20	FORTNIGHTLY
West Hendred - The Greenway	15	FORTNIGHTLY
Westcot - Village	20	FORTNIGHTLY
Weston on the Green - Village Hall	30	FORTNIGHTLY
Whitchurch - Manor Road	30	FORTNIGHTLY
Wiggington - Village Hall	30	FORTNIGHTLY
Witney - Swinbrook Court	20	FORTNIGHTLY
Witney Madley Park - Bronze Barrow	20	FORTNIGHTLY
Wootton (Boars Hill)- Community Centre	15 20	FORTNIGHTLY
Wootton (Woodstock) - Well Corner	20	FORTNIGHTLY
Wroxton - Leys Close White Horse	15 25	FORTNIGHTLY
Yarnton - Sanctuary Care Home	20	FORTNIGHTLY
Yarnton - Spencer Avenue The Garth	45	FORTNIGHTLY WEEKLY

Breaker's and Storage Yard, Hanney Park in East Hanney, Oxfordshire



Marketed by

marriotts
property lip Andrew Brown
commercial | rural | lettings **01367 242422**

Property details

Details

Breaker's and Storage Yard, Hanney Park, East Hanney, OX12 OHP

Description

A large yard extending to 2.34 acres in all lying on the eastern edge of East Hanney with direct access to A338. The site lies close to the Milton Park interchange on the A34 providing excellent communications to the M4 and M40. The towns of Wantage, Abingdon, Didcot and Oxford lie within easy reach.

Planning

The yard has consent under, in part a planning consent and in part a Certificate of Lawful Use or Development for the following uses:

- The operation of a haulage contractors business
- Storage and dismantling of vehicles and mechanical equipment for recycling of spare parts. A prospective lessee would need to apply for an ELV storage and depollution centre license.
- The purchase and sale of second-hand materials of a wide variety of types including the storage of such materials
- The purchase and sale of goods for use in agriculture
- The storage of various items for and on behalf of others
- Storage of fire wood

Further details and plans showing the areas available for the above uses are

available from the letting agents.

Local Authority

Vale of White Horse District Council
Abbey House
Abingdon
Oxfordshire OX14 3JE
Telephone: 01235 520202

Lease Terms

The property is available for lease on flexible terms. The lessor will consider subdividing the site for compatible businesses.

Rental

Rental figures to be subject to negotiation. Rates to be paid by the occupier.

Services

Three phase electricity and mains water can be connected by separate negotiation.

Viewings

Please note viewings are by appointment with the letting agents only on 01367 242422.

Directions

From Oxford take the A420 west towards Faringdon and Swindon. At Tubney Woods take A338 south towards Wantage. As you enter East Hanney the yard is on the right hand side 500m after the Italian Restaurant (La Fontana).

Property type	General Industrial, Light Industrial, Storage, Industrial
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Tenure	To Let
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Size	2.34 Acres
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Rent	ROA
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Location	Hanney Park, Bramley Close, Wantage, OX12 0JX	View on map
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Nearby stations

Appleford (6.5 miles)
Didcot Parkway (6.9 miles)
Culham (7.1 miles)