

West Hanney

Neighbourhood Development Plan 2016 to 2031

BASIC CONDITIONS STATEMENT

Submission version 01.02.21

Prepared by:

West Hanney Neighbourhood Plan Steering Committee

On behalf of West Hanney Parish Council

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1. Introduction

1.1 This Basic Conditions Statement has been prepared by West Hanney Parish Council to accompany its submission to Vale of the White Horse District Council of the West Hanney Neighbourhood Development Plan (WHNDP) to demonstrate how the Plan meets the statutory requirements set out within the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

1.2 The core basic conditions for Neighbourhood Plans are as follows:

- Having regard to national policies and advice contained in the National Planning Practice Guidance.
- The making of the neighbourhood plan contributes to the achievement of sustainable development.
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

1.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.

1.4 The remaining sections of this document set out how WHNDP complies with the basic conditions:

- Section 2 sets out how the WHNDP has regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
- Section 3 sets out how WHNDP contributes to sustainable development.
- Section 4 sets out how the WHNDP is in general conformity with strategic policies of the Local Plan.
- Section 5 sets out conformity with European Union obligations.

Table 1.1 Basic conditions and DCLG explanatory guidance¹

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DCLG guidance
a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.	The National Planning Policy Framework is the main document setting out the Government’s planning policies for England and how these are expected to be applied.
d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.	A qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).
e) the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	<p>When considering whether a policy is in general conformity a qualifying body should consider: whether the neighbourhood plan policy supports and upholds... strategic policy...; the degree, if any, of conflict between the draft neighbourhood plan policy and the strategic policy; whether the draft neighbourhood plan policy provides an additional level of detail ... without undermining that policy; the rationale ... in the draft neighbourhood plan and the evidence to justify that approach.</p> <p>Strategic policies are Local Plan policies that deliver: homes and jobs...; retail, leisure and other commercial development; infrastructure ..., minerals and energy; the provision of health, security, community and cultural infrastructure and other local facilities; climate change mitigation and adaptation; conservation and enhancement of the natural and historic environment, including landscape.</p>
f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.	<p>A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:</p> <ul style="list-style-type: none"> - Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive; - Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive. (Only relevant to Orders); - Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively;

¹ Note: basic conditions b) and c) are omitted from this table as they relate to Neighbourhood Development Orders only and are not relevant for the WHNDP.

Table 1.1 Basic conditions and DCLG explanatory guidance¹

Neighbourhood development plan 'basic conditions' according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DCLG guidance
	- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.
g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).	Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) adds a basic condition for neighbourhood plans in addition to those set out in the primary legislation: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012)

2. National policies and guidance

- 2.1 Table 2.1 sets out how the West Hanney Neighbourhood Plan has been prepared having regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
- 2.2 Table 2.2 then sets out compliance of the WHNDP with specific legal requirements.

Table 2.1 West Hanney NP Policies having regard to the February 2019 National Planning Policy Framework (NPPF)			
Policy Number	Policy Title	NPPF Reference (paragraph)	Commentary
RS1	Village Character and Design²	8, 102, 110, 127, 130, 170, 174, 175, 184, 185, 192	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity.</p> <p>102- Transport issues should be considered from the earliest stages of plan-making and development proposals, so that... patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>110- applications for development should... respond to local character and design standards</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not</p>

² The West Hanney Character Assessment, available as an appendix to the WHNDP, sets out additional detailed evidence with regard to local character and historical setting, and landscape.

			<p>preventing or discouraging appropriate innovation or change (such as increased densities)... establish or maintain a strong sense of place...</p> <p>130- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures</p> <p>174- To protect and enhance biodiversity and geodiversity, plans should... promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity</p> <p>175- When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused... c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.</p>
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			<p>184- Heritage assets...are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations</p> <p>185- Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>192- In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p>
RS2	The Hanney Gap³	8, 79, 110, 127, 170,	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity.</p> <p>79- Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of</p>

³ Ibid

			<p>heritage assets; c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</p> <p>110- applications for development should... respond to local character and design standards.</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)... establish or maintain a strong sense of place...</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... . b) recognising the intrinsic character and beauty of the countryside... .</p>
RS3	Location of Development⁴	7, 8, 110, 127, 170	<p>These policies have regard to the following NPPF paragraphs:</p> <p>7- The purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment... .</p> <p>110- applications for development should... respond to local character and design standards.</p>

⁴ As above.

			<p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)... establish or maintain a strong sense of place... .</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p>
INF1	Infrastructure and Facilities	83, 91, 92, 98, 110, 127	<p>The policy has regard to the following NPPF paragraphs:</p> <p>83- Planning policies and decisions should enable: the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>91- Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>92- To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p> <p>98- Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.</p>

			<p>110- applications for development should... respond to local character and design standards.</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p>
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Table 2.2 West Hanney Neighbourhood Development Plan: conformity with legal requirements to fulfil the Basic Conditions

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The policies relate to the development and use of land for a designated neighbourhood area	Section 38A of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The WHNDP policies relate to the development and use of land within the designated Neighbourhood Plan area.	WHNDP policies RS1- RS3 and INF1 WHNDP section 3.1
The Plan specifies the period to which it has effect	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan specifies the period 2018 to 2034, which is expected to align with the new, emerging <i>South Oxfordshire District Council Local Plan, 2034</i> .	WHNDP executive summary and WHNDP section 2.1
The Plan does not include excluded development	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan does not relate to minerals and waste related development, to any major development that requires an Environmental Impact Assessment, or to any nationally significant infrastructure project.	Basic Conditions Statement Section 2 WHNDP policies RS1- RS3 and INF1
The Plan does not relate to more than one neighbourhood area	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan relates to only one neighbourhood area.	WHNDP section 3.1
The Plan has been prepared for an area that has been designated	Section 61G of the Localism Act, Para 8(1) of Schedule 4B TCPA 1990	The area designation was approved by South Oxfordshire District Council on 18.5.17	Basic Conditions Statement Appendix 1

Table 2.2 West Hanney Neighbourhood Development Plan: conformity with legal requirements to fulfil the Basic Conditions

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The Plan has been developed and submitted for examination by a qualifying body	Para 8(1) of Schedule 4B TCPA 1990	The Plan has been developed and submitted by West Hanney Parish Council.	WHNDP section 1
The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in general conformity with the NPPF and Planning Practice Guidance.	Basic Conditions Statement Tables 2.1
The Plan contributes to the achievement of sustainable development.	Para 8(2) of Schedule 4B TCPA 1990	Considerations of sustainability across a range of themes were central to the Plan's development and its policies contribute to sustainable development.	Basic Conditions Statement Table 3.1
The Plan is in general conformity with the strategic policies of the development plan for the area	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in conformity with Vale of White Horse District Council Local Plan 2031 - Parts 1 and 2.	Basic Conditions Statement Table 4.1
The Plan is compatible with EU obligations and human rights requirements.	Para 8(2) of Schedule 4B TCPA 1990, European Convention on Human Rights (ECHR), Para 8(2) TCPA 1993	The Plan does not impact on any of the rights enshrined in the ECHR. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan.	Basic Conditions Statement Table 2.3 WHNDP policies RS1- RS3 and INF1

3. Sustainable development

- 3.1 Paragraphs 7-11 of the 2019 NPPF set out: 1- that the purpose of the planning system is to contribute to the achievement of sustainable development; and 2- that at the heart of the Framework is a presumption in favour of sustainable development.
- 3.2 Sustainable development has been integral to the West Hanney Neighbourhood Plan process, including positively supporting development while seeking protection and enhancement of the landscape setting, local character, community facilities etc. (where appropriate). The elements of sustainable development specified in the NPPF are listed in Table 3.1 below, with an explanation of how WHNDP contributes to each element

Table 3.1 How the Plan contributes to sustainable development	
Sustainable development (NPPF definition)	How the Plan contributes to this element of sustainable development
<p>2019 NPPF Economic: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.</p>	<p>Policy INF1 seeks to protect and enhance community facilities and infrastructure by identifying projects which future development might contribute towards sustaining, supporting or providing (if appropriate) including infrastructure of local economic benefit and value such as the community pub, shop, and post office.</p>
<p>2019 NPPF Social: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p>	<p>Policies RS3 supports development of an appropriate scale for a smaller village, including infill development.</p> <p>Policy RS1 supports the cultural well-being of the community by enhancing and protecting the historical environment and heritage assets.</p> <p>Policy INF1 seeks to protect and enhance community facilities and infrastructure by identifying projects which future development might contribute towards sustaining, supporting or providing (if appropriate).</p>
<p>2019 NPPF Environmental: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>The WHNDP emphasises through Policies RS1, RS2 and RS3 the importance of development being in keeping with village character and landscape setting, and by supporting development which makes net contributions to biodiversity.</p> <p>Policy RS2 seeks to protect an important open space, 'The Hanney Gap', while RS1 supports opportunities to promote biodiversity and ecological improvements.</p>

3.2 In summary, the WHNDP contributes to the achievement of sustainable development by:

- positively supporting development to help meet current and future needs.
- protecting and enhancing community facilities to help meet the needs of residents and foster a well-designed built environment that contributes to community well-being.
- protecting and enhancing the built and historic environment by encouraging development that responds to the distinctive rural character and landscape setting of West Hanney, including an important local geographic feature.
- Protecting and enhancing the natural assets of the parish, biodiversity, the natural environment, views, and green infrastructure.

4. Strategic policies of the Local Plan

- 4.1 The WHNDP is in general conformity with the policies of the **Vale of White Horse District Council Local Plan 2031 - Parts 1 and 2.**
- 4.2 Table 4.1 below summarises an analysis of how each policy the WHNDP is in general conformity with relevant policies in the Development Plan for Vale of the White Horse.

Table 4.1 – General Conformity with the Development Plan

WHNDP Policy	Vale of White Horse District Council Local Plan 2031 - Part 1	Vale of White Horse District Council Local Plan 2031 - Part 2
<p>RS1: Village Character and Design</p>	<p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 39 - The Historic Environment</p> <p>The Council will work with landowners, developers, the community, Historic England and other stakeholders to: i. ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated</p>	<p>This policy is in general conformity with the following:</p> <p>Development Policy 21 - External Lighting</p> <p>Development that involves external lighting will be permitted provided that: i. there would not be an adverse effect on the character of the area, the amenity of neighbouring uses or on local biodiversity ii. there would not be a hazard for pedestrians or people using any type of transportation, and iii. the lighting proposed is the minimum necessary to undertake the task for which it is required.</p> <p>Development Policy 23: Impact of Development on Amenity</p> <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.</p>

	<p>heritage assets and their setting in accordance with national guidance and legislation</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District’s landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided</p>	<p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its surroundings and hazardous substances nearby iv. loss of privacy, daylight or sunlight v. dominance or visual intrusion, or vi. external lighting.</p> <p>Development Policy 25: Noise Pollution</p> <p>Noise-generating development that would have an impact on environmental amenity or biodiversity will be expected to provide an appropriate scheme of mitigation that should take account of:</p> <ul style="list-style-type: none"> i. the location, design and layout of the proposed development ii. existing levels of background noise iii. measures to reduce or contain generated noise, and iv. hours of operation and servicing. <p>Development will not be permitted if mitigation cannot be provided within an appropriate design or standard.</p>
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<p>RS2: The Hanney Gap</p>	<p>This policy is in general conformity with the following:</p> <p>Core Policy 3: Settlement Hierarchy</p> <p>As a smaller village, West Hanney has a ‘low level of services and facilities, where any development should be modest and proportionate in scale and primarily to meet local needs.’</p> <p>Core Policy 4: Meeting our Housing Needs</p> <p>Sets out the District strategy for meeting district housing needs.</p> <p>In relation to West Hanney: ‘At the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for limited infill development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities.’</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to</p>	<p>This policy is in general conformity with the following:</p> <p>Development Policy 29 - Settlement Character and Gaps</p> <p>Development proposals will need to demonstrate that the settlement’s character is retained, and physical and visual separation is maintained between settlements.</p>

	<p>enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District’s landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p>	
<p>RS3: Location of Development</p>	<p>This policy is in general conformity with the following:</p> <p>Core Policy 3: Settlement Hierarchy</p> <p>As a smaller village, West Hanney has a ‘low level of services and facilities, where any development should be modest and proportionate in scale and primarily to meet local needs.’</p> <p>Core Policy 4: Meeting our Housing Needs</p>	<p>This policy is in general conformity with the following:</p> <p>Development Policy 23: Impact of Development on Amenity</p> <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or</p>

	<p>Sets out the District strategy for meeting district housing needs.</p> <p>In relation to West Hanney: ‘At the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for limited infill development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities.’</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p>	<p>other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.</p> <p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its surroundings and hazardous substances nearby iv. loss of privacy, daylight or sunlight v. dominance or visual intrusion, or vi. external lighting.</p> <p>Development Policy 25: Noise Pollution</p> <p>Noise-generating development that would have an impact on environmental amenity or biodiversity will be expected to provide an appropriate scheme of mitigation that should take account of:</p> <ul style="list-style-type: none"> iv. the location, design and layout of the proposed development v. existing levels of background noise vi. iii. measures to reduce or contain generated noise, and iv. hours of operation and servicing. <p>Development will not be permitted if mitigation cannot be provided within an appropriate design or standard.</p>
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Core Policy 39 - The Historic Environment

Development proposals that would harm the significance of designated assets, such as Listed Buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments, and their settings will be strongly resisted in accordance with national guidance and Core Policy 39.

Core Policy 39: The Council will work with landowners, developers, the community, Historic England and other stakeholders to: i. ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation... .

Core Policy 44 - Landscape

The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.

Core Policy 45 - Green Infrastructure

A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources.

	<p>A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided.</p>	
<p>INF1: Infrastructure and Facilities</p>	<p>This policy is in general conformity with the following:</p> <p>Core Policy 7 - Providing Supporting Infrastructure and Services</p> <p>Sets out requirements for new development to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.</p>	

5. EU obligations

- 5.1 A Vale of White Horse District Council screening statement dated 6 August 2018 concluded that a Strategic Environmental Assessment (SEA) is not required for the West Hanney Neighbourhood Development Plan.
- 5.2 The WHNDP does not influence the development of other Plans. It is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework.
- 5.3 The Vale of White Horse District Council screening opinion dated 6 August 2018 also concluded that a Habitats Regulation Assessment (HRA) is not required for the WHNDP.
- 5.4 The Plan is fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known. The WHNDP does not breach and is compatible with European obligations; and it is not likely to have a significant effect on a European site.

Appendix 1: Area designation letter and map

The original letter is on [Vale of White Horse District Council website](#).

Planning Services

HEAD OF SERVICE: Adrian Duffield



By email

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15 July 2015

Dear Ms Sayers,

Approval of Area Designation for the West Hanney Neighbourhood Plan

I am pleased to inform you that the West Hanney area designation, as submitted 20th February 2015, was approved by the Vale of White Horse District Council Cabinet Member on 17 June 2015. There was a call-in period, but the decision was not called in and therefore came in to effect on this date. The consultation for area designation received ten representations in total. I have attached a summary of these.

Yours sincerely

David Potter
Neighbourhood Planning Officer

