

West Hanney Neighbourhood Plan - Post Submission Publicity Period

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 163791300
Date Started: 07/04/2021 11:40:33	Date Ended: 07/04/2021 11:51:58
Time Taken: 11 minutes 24 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see the Vale of White Horse District Council's response below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: 2021-04-07 DC Reg 16 Response West Hanney.pdfFile: DC Response Appendix 1- West Hanney Parish Map.pdf

Your details and future contact preferences

Planning services

HEAD OF SERVICE: ADRIAN DUFFIELD



Contact officer: Ben Duffy

ben.duffy@southandvale.gov.uk

Tel: 01235 422600

135 Eastern Avenue
Milton Park
Milton
OX14 4SB

7 April 2021

West Hanney Neighbourhood Plan – Comments under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

Vale of White Horse District Council has worked to support West Hanney Parish Council in the preparation of their neighbourhood plan and compliments them on a very thoughtful, comprehensive and well-produced plan.

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

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

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

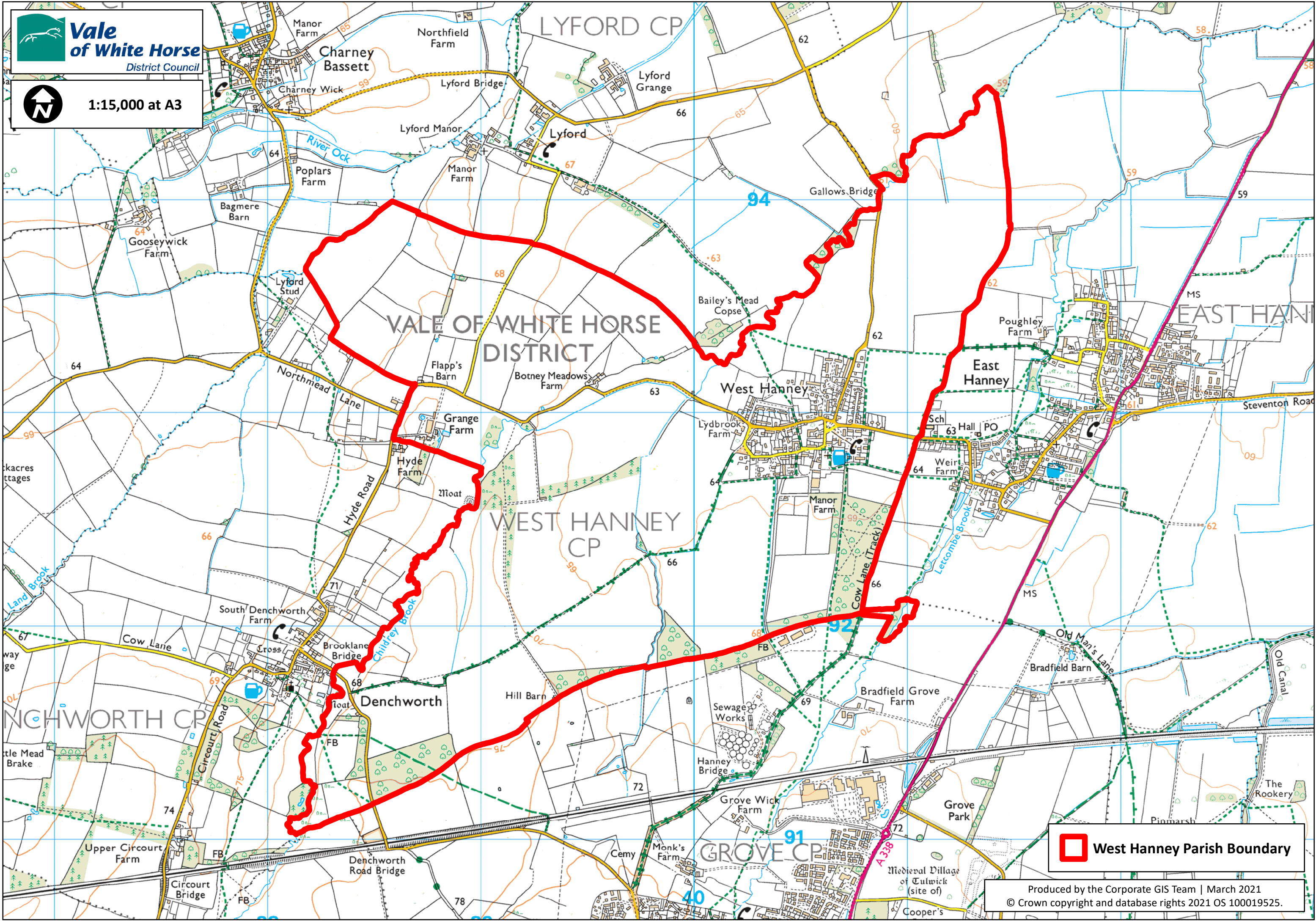
Ben Duffy
Planning Policy Officer (Neighbourhood)


Ref.	Section/Policy	Comment/Recommendation
1.	Page 4- Designation, Map of Parish	<p>This map should be labelled 'Figure 1: Map of Parish', or something to that effect. The figures throughout the document will need to be renumbered accordingly.</p> <p>In addition, the blue shading to indicate the parish boundary is not particularly clear. We have provided a map as an appendix to our response which we consider to provide greater clarity.</p>
2.	Page 12- Second Paragraph <i>West Hanney benefits from its proximity to the Didcot Parkway mainline station as many residents commute however with no access to bus services, car usage has continued to increase. Within the village, parking particularly close to village assets such as the school/pub/church is limited and on street parking can cause local congestion</i>	<p>The first sentence in this paragraph needs restructuring. A proposed amended sentence is provided below:</p> <p>"West Hanney benefits from its proximity to the Didcot Parkway mainline station, as many residents commute. However, with no access to bus services car usage has continued to increase. Parking within the village, particularly close to village assets such as the school/pub/church, is limited and on street parking can cause local congestion."</p>
3.	Page 17- Policy RS1	<p>Policies should be positively prepared and clear and unambiguous.</p> <p>Point B should be reworded to state: they minimise impacts on and provide net gains for biodiversity.</p> <p>Point C of the policy should be reworded to state "They do not result in the unnecessary loss of trees that:..."</p> <p>Point E of the policy is too restrictive. It should be reworded to state that "Significant adverse impact in the amenity of neighbouring uses in terms of noise, odour, air pollution and light pollution can be sufficiently mitigated."</p>
4.	Page 19- Policy RS2	<p>The council has commented extensively on the Regulation 14 consultation version of this policy. The gap identified on Map 2 of the Plan is significantly larger than the gap identified in</p>

Ref.	Section/Policy	Comment/Recommendation
		the Regulation 14. We consider that the wording of the policy is appropriate, however the area identified on map appears unrefined and excessive.



1:15,000 at A3



 **West Hanney Parish Boundary**

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Ben Duffy
Job title (if relevant)	-
Organisation (if relevant)	Vale of White Horse District Council
Organisation representing (if relevant)	Vale of White Horse District Council
Address line 1	135 Milton Park
Address line 2	Milton
Address line 3	-
Postal town	Abingdon
Postcode	OX14 4SB
Telephone number	-
Email address	ben.duffy@southandvale.gov.uk

Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 164080368
Date Started: 11/04/2021 21:42:55	Date Ended: 11/04/2021 21:52:06
Time Taken: 9 minutes 11 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Ref Neighbourhood Plan Page 9. Section 3.2</p> <p>Presumably all references to EU Regulations should now be deleted from this document.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the West Hanney Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr.
Name	Martin Trowell
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

Q9. How did you find out about the West Hanney Neighbourhood Plan consultation?

Parish Council

Response 3

Respondent Details

Information	
Respondent Number: 3	Respondent ID: 164206677
Date Started: 12/04/2021 19:50:02	Date Ended: 12/04/2021 19:57:17
Time Taken: 7 minutes 14 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>We would like to record our support for the West Hanney NDP. The loss of policy RS4 from earlier versions of the plan is to be regretted as that accurately and succinctly addressed the concerns of the inhabitants of West Hanney about unrestricted development. Further watering down of excessive development controls in any subsequent versions of this plan should be avoided as they would be against the expressed wishes of the residents of West Hanney and hence verge on being undemocratic.</p> <p>Please note that we wish to be notified of your decision on whether you formally adopt the neighbourhood plan.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the West Hanney Neighbourhood Plan:</p>
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title Mr and Mrs

Name Harvey

Job title (if relevant)

Organisation (if relevant)

Organisation representing (if relevant)

Address line 1

Address line 2

Address line 3

Postal town

Postcode

Telephone number

Email address

Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

Q9. How did you find out about the West Hanney Neighbourhood Plan consultation?

Newsletter

Response 4

Respondent Details

Information	
Respondent Number: 4	Respondent ID: 164481945
Date Started: 16/04/2021 08:29:35	Date Ended: 16/04/2021 08:44:34
Time Taken: 14 minutes 59 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
Response received via email from Oxfordshire County Council.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: West Hanney NP Submission County Council Comments .pdf

Your details and future contact preferences

Vale of White Horse District Council
By email only:
Planning.Policy@whitehorsedc.gov.uk

**County Hall
New Road
Oxford
OX1 1ND**

15th April 2021

Dear Planning Policy,

**West Hanney Submission Neighbourhood
Plan 2016 - 2031
Closing date: 15th April 2021**

Oxfordshire County Council welcomes the opportunity to comment on the West Hanney Neighbourhood Plan 2016 - 2031 (submission document). We understand that these comments will be forwarded to an independent Examiner.

West Hanney is rural village within the Abingdon-on-Thames and Oxford Fringe Sub Area. The Neighbourhood Plan makes no housing allocations in line with its classification as a 'Smaller Village' in the VWHDC Local Plan Part 1. Policy "RS3 – Location of Development", on page 21 of the Neighbourhood Plan, indicates limited development may be appropriate within the existing built up area of West Hanney.

It is noted the adjacent community of East Hanney has two sites (80 dwellings North of East Hanney and 50 dwellings North-East of East Hanney) allocated in the adopted Local Plan Part 2. Additionally, there has been an increase in number of dwellings either built or approved to be built within the last eight years, this has included 14 houses at Elderberry Close, 6 houses at St. James Way, 6 houses at Walnut Court, 8 houses on The Old Orchard and a planning application approved in August 2016 for 15 houses north of School Road (P15/V2887/FUL).

We provided some comments on the draft pre-submission Neighbourhood Plan in December 2019. We note that they have been reported in the consultation statement and some amendments made. In response to our Education comments made; corrections have been made in section 3.3 and Policy INF1 regarding the expansion of St James Primary School that has already taken place.

We have internally consulted with the County Council's Waste Strategy team regarding this Submission version of the Neighbourhood Plan. Oxfordshire councils have ambitious targets to reduce the amount of waste generated and increase the amount recycled as demonstrated in our Joint Municipal Waste Management Strategy 2018-2023. They note no reference is made to use of resources, waste reduction, reuse or recycling. Although we generally seek that Neighbourhood Plans make reference to use of resources, waste reduction, reuse and recycling, we accept

that this point is not related to whether this Neighbourhood Plan has met the basic conditions which apply to Neighbourhood Plans.

Our Minerals and Waste Policy officer has checked the Neighbourhood Plan area with our Minerals and Waste Local Plan proposals map. There are no safeguarded mineral and waste sites within the boundary of the Neighbourhood Plan.

Oxfordshire County Council has no objections to this Neighbourhood Plan and supports West Hanney Parish Council's ambition to prepare a Neighbourhood Plan.

Oxfordshire County Council does not request a public hearing. We wish to be notified of Vale of the White Horse District Council's decision on the Neighbourhood Plan.

Yours sincerely,

Sarah Steere-Smith

Sarah Steere-Smith
Planner

Email: sarah.steere-smith@oxfordshire.gov.uk

General Email: PlanningInOxfordshire@oxfordshire.gov.uk

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Ms
Name	Sarah Steere-Smith
Job title (if relevant)	-
Organisation (if relevant)	Oxfordshire County Council
Organisation representing (if relevant)	-
Address line 1	County Hall, New Road
Address line 2	-
Address line 3	-
Postal town	Oxford
Postcode	OX1 1ND
Telephone number	-
Email address	Sarah.Steere-Smith@Oxfordshire.gov.uk

Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

Response 5

Respondent Details

Information	
Respondent Number: 5	Respondent ID: 164482124
Date Started: 16/04/2021 08:44:39	Date Ended: 16/04/2021 08:51:58
Time Taken: 7 minutes 18 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email from Savills on behalf of Thames Water below.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 21.04.14 L SP VOWH West Hanney Neighbourhood Plan Submission Version.pdf

Your details and future contact preferences



Sent by email:
planning.policy@whitehorsedc.gov.uk

thameswaterplanningpolicy@savills.com

 0118 9520 500

14th April 2021

Vale of White Horse – West Hanney Neighbourhood Plan Submission Version

Dear Sir/Madam,

Thank you for consulting Thames Water Utilities (Thames Water) regarding the above. Thames Water are the statutory water and sewerage undertaker for the Vale of White Horse area and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012.

Thames Water have previously commented on the draft Neighbourhood Plan and therefore wish to make the following comments:

General Comments

In order to strengthen Policy INF2 on community facilities and infrastructure Thames Water request that the following text is included in the Plan:

“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

Thames Water encourages developers to use our free pre-planning service (<https://www.thameswater.co.uk/preplanning>). This service can tell developers at an early stage if we will have capacity in our water and/or wastewater networks to serve their development, or what we'll do if we don't.

The developer can then submit this as evidence to support a planning application and we can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”

And that Policy INF1 itself is strengthened to include referenced to ensuring water and wastewater infrastructure capacity exists.

The Plan also doesn't seek to allocate sites for development and therefore an informed judgement has not been made on the potential impact on water and waste water capacity at this time. It is therefore recommended that if any new windfall housing sites were to come forward that the

Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future developments in the catchment. The developer can request information on network infrastructure by visiting the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>.

Infrastructure Upgrade Delivery Timescales

It is important not to under estimate the time required to deliver necessary infrastructure. For example to understand, design, and deliver local network upgrades can take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works extension or new treatment works could take up to 10 years.

We hope this is of assistance. If you have any questions please do not hesitate to contact Stefania Petrosino on the above number.

Yours sincerely

Thames Water Utilities Ltd

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Ms
Name	Tasha Hurley
Job title (if relevant)	-
Organisation (if relevant)	Savills
Organisation representing (if relevant)	Thames Water
Address line 1	Hawker House
Address line 2	-
Address line 3	-
Postal town	-
Postcode	RG1 8BW
Telephone number	-
Email address	tasha.hurley@savills.com

Response 6

Respondent Details

Information	
Respondent Number: 6	Respondent ID: 164490099
Date Started: 16/04/2021 10:14:40	Date Ended: 16/04/2021 10:18:14
Time Taken: 3 minutes 34 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below from Avison Young on behalf of National Grid.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 13.04.21 Vale of White Horse DC - W Hanney NP Reg 16 Feb-Apr 21.pdf

Your details and future contact preferences



Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

avisonyoung.co.uk



Our Ref: MV/ 15B901605

13 April 2021

Vale of White Horse District Council
planning.policy@whitehorsedc.gov.uk
via email only

Dear Sir / Madam

**West Hanney Neighbourhood Plan Regulation 16 Consultation
February – April 2021
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.



Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

A handwritten signature in grey ink, appearing to read 'Matt Verlander', written over a light grey horizontal line.

Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Chris Johnson
Job title (if relevant)	-
Organisation (if relevant)	Avison Young
Organisation representing (if relevant)	National Grid
Address line 1	South Square Central
Address line 2	-
Address line 3	-
Postal town	-
Postcode	NE1 3AZ
Telephone number	-
Email address	christopher.johnson@avisonyoung.com

Response 7

Respondent Details

Information	
Respondent Number: 7	Respondent ID: 164490446
Date Started: 16/04/2021 10:18:18	Date Ended: 16/04/2021 10:20:31
Time Taken: 2 minutes 13 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
Response received via email below from Natural England.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Natural England Response Letter REF West Hanney NDP - REG 16.pdf

Your details and future contact preferences

Date: 08 April 2011
Our ref: 344768
Your ref: West Hanney NDP – REG 14



Ms Dorottya Faludi
Enquiries Officer/Assistant Planning Officer
Planning Policy
Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton OX14 4SB

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

planning.policy@whitehorsedc.gov.uk

Dear Ms Faludi

West Hanney Neighbourhood Plan – REG 16

Thank you for your consultation request on the above dated 25th February 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

We welcome the comments referring to biodiversity in Policy RS1, but we feel that this policy could be strengthened with the inclusion of a reference to a biodiversity measure for development, to ensure that biodiversity net gain can be achieved. There is also scope to mention green infrastructure within the parish. Green infrastructure such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex 1 provides examples of Green Infrastructure.

We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Isabella Jack
Sustainable Development Adviser
Thames Solent Area Team, Natural England

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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Response 8

Respondent Details

Information	
Respondent Number: 8	Respondent ID: 164490757
Date Started: 16/04/2021 10:20:57	Date Ended: 16/04/2021 10:24:46
Time Taken: 3 minutes 48 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the West Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email below from NHS Oxfordshire CCG.

Dear Dorottya
Asst Planning Officer (Neighbourhood)

Thank you for the opportunity to respond to the above Neighbourhood Plan. I note that there is little mention of health or its broader determinants in the Plan, however as there is no local GP Practice this is not unusual. My understanding is that people in this area are likely to travel to Wantage to receive their healthcare.

I also note there is not substantial housing growth mentioned in the plan, but would still like to bring your notice to the OCCGs Primary Care Estates Strategy 2020-2025, which can be seen here: <https://www.oxfordshireccg.nhs.uk/about-us/primary-care-estates-strategy-2020-25.htm>

Within this document it should be noted that OCCG does not hold capital funding for practice development; it either comes via NHS England, or more latterly just via the s106 and Community Infrastructure Levy. We are reliant on this capital funding to support primary health care development. Practices are now working together in Primary Care Networks, and the Wantage Primary Care Network incorporates the practices of Newbury Street, and Church Street, with just over 30,000 patients registered. OCCG works with the practices on the impact of housing developments.

OCCG does receive planning applications from both SODC and VOWH and has regular meetings to keep abreast of housing developments which will have significant impact on the provision of health services. OCCG has a specific email for planning issues, which is : occg.planning@nhs.net

I hope the above comments are helpful.
Kind regards

Julie-Anne
Julie-Anne Howe

Your details and future contact preferences

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Response 9

Respondent Details

Information	
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Date Started: 16/04/2021 10:24:50	Date Ended: 16/04/2021 10:26:12
Time Taken: 1 minute 21 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

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<p>Response received below from Scottish & Southern Electricity Networks.</p> <p>Dorottya,</p> <p>Thank you for your message below, together with the link to the NP web-site, regarding the above location / topic.</p> <p>I can confirm that, at this present time, I have no comments to make.</p> <p>Regards,</p>

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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