

## **West Hanney Neighbourhood Development Plan**

### **Response to the Examiner's Clarification Note**

We would like to thank the Examiner for his thorough review of our submitted Plan and are grateful for the opportunity to provide our response to his initial comments.

#### *Policy RS2*

Our original Regulation 14 consultation version of this policy identified the Hanney Gap with the northern boundary defined by the footpath which runs due east from Winter Lane at the northern edge of the village and along the northern boundary of the community woodland to the south of the village.

However, we were concerned that the policy could not be fully effective in its aim to conserve the open and tranquil character of the landscape and its views if the defined area of the Hanney Gap was limited to only the central section and excluded the very landscape and views we sought to conserve.

Section 5 in the Character Assessment identified the Hanney Gap as one of the seven character areas which were all shown on the indicative map on page 11 of the Character Assessment. It was not possible to include the complete area of the Gap due to the scale of that map. The Character Assessment went on to detail the importance and significance of the Hanney Gap on page 42 including photographs of the extent of the Hanney Gap.

The following photographs are taken from the Character Assessment on page 44 and show the southern view from School Road towards the Community Woodland and the view north from School Road in the direction of a distant Southmoor.



b. Looking south from School Road towards the Community Woodland, with Cow Lane hedge to the left.

The photograph above shows in the foreground the meadows with the Community Woodland beyond and it is conservation of this lowland vale landscape and view that justifies the inclusion of the Community Woodland as part of the defined Hanney Gap.



d. Looking north from School Road towards distant Southmoor with Cow Lane to the right.

The photograph above shows the view to the north from School Road and although a little indistinct, a figure can be seen on the public footpath to the right of centre.

This view does not stop at the footpath but extends to the trees beyond that form the northern boundary of the Hanney Gap, the Parish boundary defined by Childrey Brook. It is the reason the Hanney Gap, as defined in the Plan, extends to that tree-lined Parish Boundary.

The policy seeks to define and conserve the Hanney Gap which is the gap between the Parishes of West Hanney and East Hanney and so we have defined the Gap by the northern and southern Parish boundaries, the eastern boundary with East Hanney (Cow Lane) and in the west, the village built-up area, which includes the new development labelled 15 on Map 2 on page 18 of the Plan, and Winter Lane; the road to Southmoor. That is the area shown as the purple hatched area on Map 2.

As you can see in the Google map image below, the northern section of the proposed Hanney Gap is all agricultural land from School Road to Childrey Brook and the southern section is made up of meadow land and woodland.



We believe to secure the objectives of policy RS2 requires the Hanney Gap to be defined as the area shown on Map 2 on page 18 of the Plan.

## *Policy INF1*

We accept the examiner's recommendations that Policy INF1 should include additional information to draw attention to the need for any developer contributions to have regard to national policy in general and to the Community Infrastructure Regulations in particular.

Propose to add: *Developers will have to comply with national policy for developer contributions and in particular, the Community Infrastructure Levy Regulations*

## *Representations*

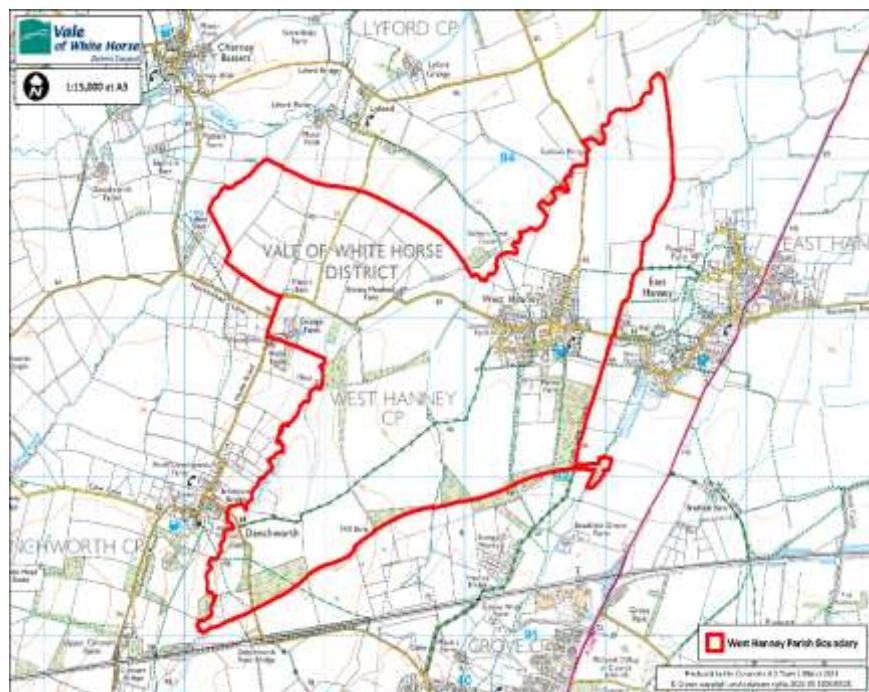
We have reviewed all nine representations to the Vale of White Horse consultation on our submitted Plan and have outlined our responses below:

### Response 1 – Vale of White Horse District Council (VoWHDC)

We have accepted nearly all the comments made by VoHWDC including the inclusion of a new map showing the Parish boundary and the changes to Policy RS1.

Changes proposed are:

1. Replacement of Parish Boundary map with map provided by VoWHDC in Response 1



2. Replacement of text in paragraph 2 on page 12 with:  
“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.”

3. Changes to wording of Policy RS1 on page 17 as detailed below:  
Point B should be reworded to state: "they minimise impacts on and provide net gains for biodiversity."  
Point C of the policy should be reworded to state "They do not result in the unnecessary loss of trees that:..."  
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."

We have not accepted the comment regarding Policy RS2 as we have explained our rationale for defining the Hanney Gap on the previous page. We do not believe the area of the Gap to be unrefined and excessive.

Response 2 – Individual resident - No response required

Response 3 – Individual resident - No response required

Response 4 – Oxfordshire County Council - No response required

Response 5 - Thames Water

We considered whether to include the first paragraph in their General Comments section of their response but felt that our policy INF1 made adequate reference to the requirements on developers to ensure adequate infrastructure provision.

Response 6 – National Grid - No response required

Response 7 – Natural England

We felt that we had made many references in the Plan documentation to the importance of biodiversity and our community green spaces.

Response 8 – NHS Oxfordshire - No response required

Response 9 – Scottish & Southern Electricity Networks - No response required

Response collated by Cllr. Graham Garner and Cllr. Edward Wilkinson

on behalf of West Hanney Parish Council

28<sup>th</sup> May 2021