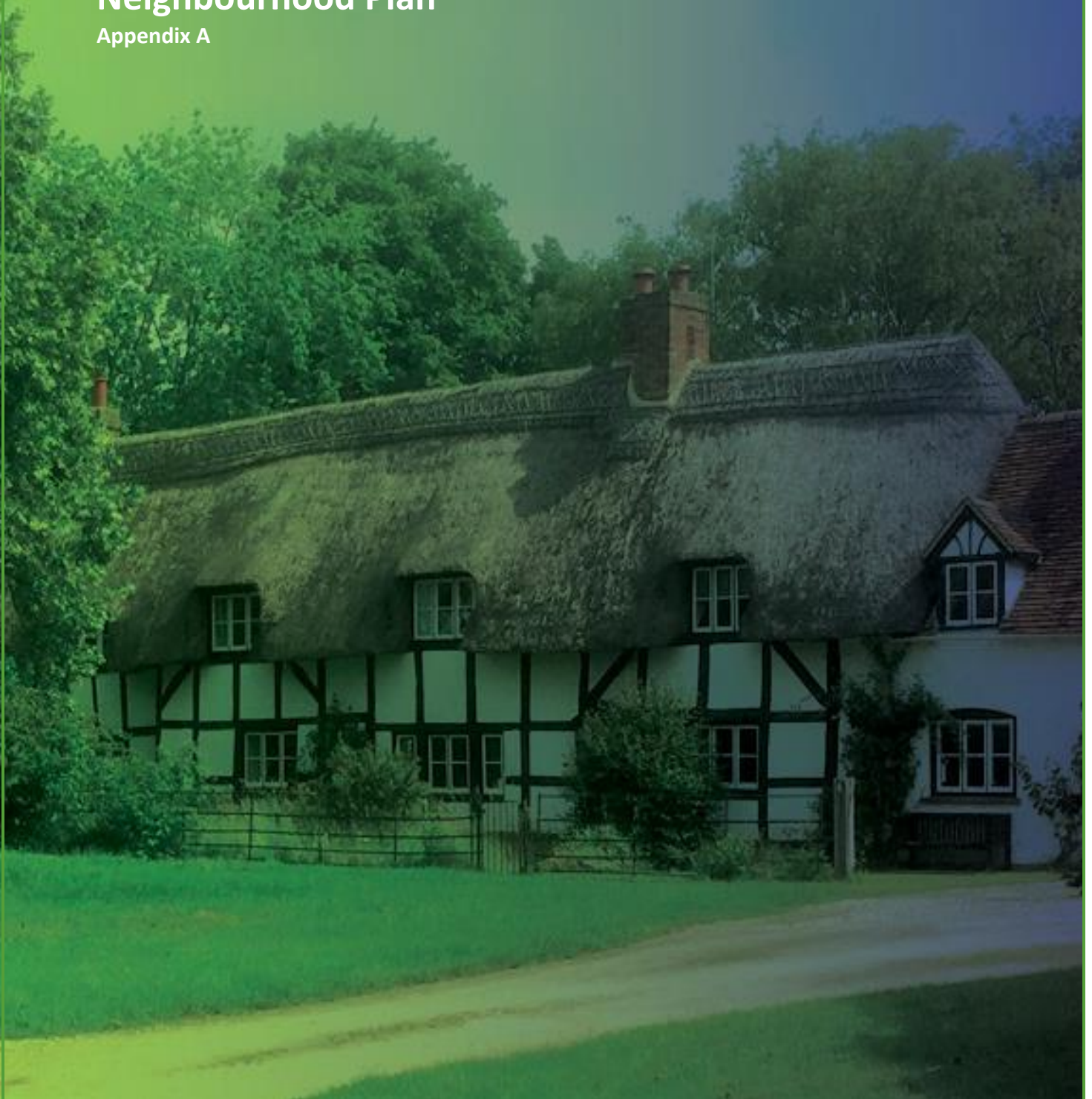


# Base Line Evidence

## East Hanney Neighbourhood Plan Appendix A



# Base Line Evidence – Appendix A

## The parish, development context and sustainability challenges

### Contents

1.	The Parish of East Hanney .....	3
1.1	Location and a brief history .....	3
1.2	Development Context .....	5
1.3	Our Sustainability challenges .....	9
1.3.1	Village Character .....	9
1.3.2	Lack of infrastructure .....	10
1.3.3	Flooding.....	11
1.3.4	Sewage Infrastructure.....	17
1.3.5	Noise .....	18
1.3.6	Light Pollution .....	19
1.3.7	Public Transport .....	19
1.3.8	Walking and Cycling .....	22
1.3.9	The challenge to open green spaces and green amenity .....	23
1.3.10	Extremely large vehicles .....	28
1.3.11	Traffic speeding.....	28
2.	The Letcombe Brook – A rare chalk stream .....	31
2.1.	Importance of the Brook to the village and community.....	31
2.2.	Environmental Context .....	31
2.3.	Environmental Support for the proposed Policy - Letcombe Brook.....	34
3.	Evidence of village wildlife, protected species and protected habitats .....	35
3.1.	Flora and Fauna recordings.....	35
4.	Landscape Character Review of East Hanney.....	39
4.1.	Setting .....	39
4.2	Issues.....	40
4.3	Outside the settlement .....	42
5.	Village Data - Rural Village Evidence .....	45
5.1	Data provided by Communities in Rural England (ACRE) Rural evidence project .....	45
5.1.1	Population Data 2011 Census.....	45
5.1.2	Housing Type/Mix as at 2011 Census .....	45
5.1.3.	Connectivity A – Travel time to essential services.....	46
5.1.4.	Connectivity B -Distance from basic services.....	47
5.1.5.	General Population Data.....	48
6.	Summary of Fully Approved new build Housing Applications .....	51
6.1.	Table (source: Vale of White Horse District Council Planning Portal) .....	51

7.	SWOT Analysis .....	53
	Strengths .....	53
	Weaknesses .....	54
	Opportunities .....	54
	Threats .....	55
8.	SEA Screening Report .....	56

# 1. The Parish of East Hanney

## 1.1 Location and a brief history

The parish of East Hanney is located north of Wantage and Grove and is within the Vale of White Horse District of Oxfordshire. The parish encompasses the village of East Hanney, which is surrounded by land mainly used for arable crops.

East Hanney is a separate village from West Hanney and has its own parish; however, because of the close proximity and the use of many shared facilities any history of East Hanney cannot be complete without mention of West Hanney.

East Hanney & West Hanney form one ecclesiastical parish but are separate parishes for the purposes of local government. The 'ey' name ending first recorded in Saxon times, denotes their island position within the surrounding fen. Nobody knows how long people have been settled here, but the archaeology of this part of Southern Oxfordshire (North Berkshire before 1974) suggests settlement from at least the Iron Age.

The first surviving written record is a charter of AD 956, which describes an area of land, virtually identical to the modern parish of East Hanney. In a later charter of AD 968, the Saxon King Edgar gave the land to Abingdon Abbey. This land would have been part of the Royal Manor of Wantage and as such, would have been an established estate, able to provide a good income and produce to support the Abbey.

West Hanney has no such surviving charters, but its boundaries are defined by similar charters for surrounding villages. It is likely that West Hanney was an important church centre. Although the oldest surviving parts of the Church of St James the Great date only from about 1160, it is very likely that there was an earlier Saxon church on the site. West Hanney was given by William the Conqueror to one of his barons, Walter Giffard, who in turn gave half the land to support his Benedictine foundation at Newton Longueville in Buckinghamshire. In the later medieval period, Henry VI gave the West Hanney Longueville estate to New College Oxford. That ownership continued until 1956. As a consequence of this evolution, East and West Hanney differ considerably historically in terms of ownership and development.

East Hanney had at least three manors in addition to the manor that belonged to Abingdon Abbey, so its history has always been difficult to unravel. One of these, the Manor of Philberts, had a church attached, which is first mentioned in 1260 although its site is uncertain. East Hanney has been accustomed to more independence. The tenant farmers from an early stage seem to have played a considerable part in the development of the village. In East Hanney there is evidence of village reorganisation, both in the management and layout of the open fields, in the layout of the house plots and in the organisation of the water system. Water was directed from Dandridges Mill throughout the village, providing water for dwellings, filling ponds for the watering of stock and then returning to the brook through the north end of the village via a ditch known as Gods Ditch. The system of water ways running through the village remain today.

In common with many communities, the population was badly affected by the adverse conditions of the 14th century. There is evidence of village shrinkage along the Letcombe Brook. Government tax records show that both East Hanney and West Hanney were given tax rebates at the time of the Black Death - far more than other villages in the area, as they were unable to pay the demands.

Village life continued throughout the periods very much based on agriculture. The land was good for arable crops and East Hanney had rich brook-side meadows for grazing.

In both East and West Hanney the villages had trades and craftsmen who backed up this farming economy. In the 19th century census returns there is an account of occupations. There were several shops, bakeries, a post office, public houses, blacksmiths, wheelwrights, carpenters and thatcher's in both villages: and in East Hanney, two functioning mills.

Due to location, East Hanney was close to changes in transport, which opened up the area. The turnpike road (now A338) was built in 1776; a section of the Wilts and Berks canal from Wantage to Abingdon opened in 1810 and the Great Western Railway opened Grove Road Station in 1840. The Wantage area, however, with its agricultural economy was badly hit by the agricultural depression of the late 19th century and two of the worst hit villages were East Hanney and West Hanney. Government reports in 1895 detailed the misery of over-crowding and unsanitary conditions in a community where 10 shillings (50 pence) was the average weekly agricultural wage. Some villagers left for employment elsewhere and cottages, which today would be highly prized, decayed into the ground.

In the 1830's the Pusey Estate gave a large area of land for allotments. In 1847 Hanney School was built on the largest allotment in East Hanney, this being the first joint village enterprise. It took several years however before parents recognised that children benefited more from going to school rather than earning money to support their families.

The Church played an increasing role with a major restoration of St James the Great Church in 1868, building a new chapel of St James the Less in East Hanney in 1858 and attempting to tackle the problem of excessive drinking by opening a Temperance room with a laundry and a library. All this work was funded from the better-off families or by fund-raising in the villages. This pattern of identifying need and raising money has continued until the present day.

The trauma of the 1914-18 War, in which 29 village men died, led to the building of the Victory Hut as a centre for activities for both villages. The present Hanney War Memorial Hall replaced the Victory Hut in 1969.

The closure of the last bakery in East Hanney, the last two retail businesses in the villages and the loss of premises for a Post Office in 1988 led to the founding of the Hanney Community Shop. Other than the community shop, there is still only Dews Meadow farm shop in the village; there are no other commercial facilities such as a co-op or bakery. The level of facilities today, therefore, being fewer than the past when the village had less homes and a smaller population. This means that residents need to travel out of the village often for just basic necessities.

Numerous organisations have arisen from village endeavour and inspiration: sports clubs, drama group, Women's Institute, Hanney News, gardening club, local history group and many more.

A recent example has been the Hanney Flood Group, recognised nationally as an example of local self-help, which was formed after the floods of 2007. The group plays an essential role in helping protect the community from risk of flood, and without which, the frequency of flood that is experienced would be greater.

The constant evolution of our villages is a long history of community response to change and challenge.

## 1.2 Development Context

East Hanney has seen significant housing development within the past 10 years, with little improvements to the very limited village infrastructure or community facilities. At the same time the village has lost services and thus, whilst expanding in population, is now technically only a smaller village as defined by the Vale's points system. The point system highlights the lack of services and facilities, so that unlike other 'larger' villages in the Vale, East Hanney does not have the infrastructure or basic services to support the needs of an increasing population. There is a comparable lack of availability and access to services, with facilities being fewer than seen in the past, and at a level intended to support a lower population. This is a significant sustainability challenge for the village.

Since the last census in 2011, housing developments have been approved many of which were progressed by developers during the period from 2013 whilst the DC did not have a 5 year supply or a Local Plan in place. As consequence, in many cases the dwellings are not well connected to the existing village facilities. Nor are some compliant with aspects of the current planning policy requirements including aspects of design and provision of onsite facilities, such as spaces for play.

Prior to 2011 the village was stable in terms of both population and dwelling numbers and had been a consistent community of the same shape and size for some time. This is evidenced by census records. For example, the population in 2011 is recorded as 748, whilst in 2001 it was 746.

To date some developments, remain to be completed. Some are in construction and others have homes that remain to be occupied. The number of additional dwellings approved (as at November 2021) since 2011 and locations within the village are shown in Figure 1. **Note:** this excludes the new homes subject of the recent 2022 planning application for development of phase 1 of the strategic site at Ashfields Lane.

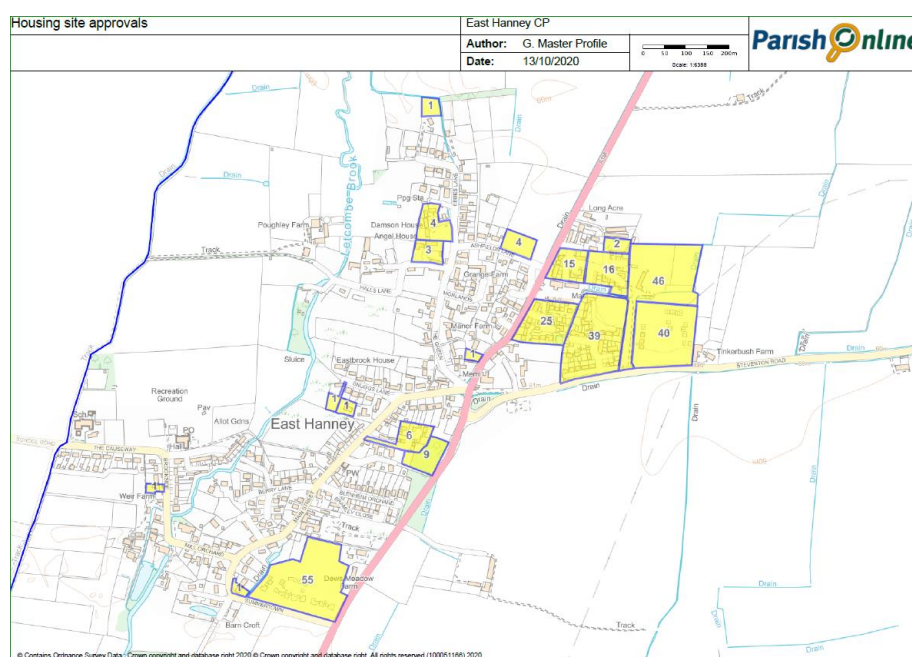


Figure 1- Developments since 2011 Census

There has been a total of 271 additional dwellings approved (as at April 2021) since the 2011 census, these are listed within the Table in section 6 of this appendix.

Whilst 271 dwellings have been approved, a further 450 plus additional dwellings applied for by developers have been refused by the DC and on appeal to the inspector. The refusals include two planning applications for major developments, each of 200 dwellings. Other applications for developments on sites ranging from single dwellings to those with over 30 units have also been

refused by the District and the inspector on appeal. Reasons for refusal have included density, natural constraints such as flood, lack of access, inappropriate design for the location and adverse impact on character. The importance of ensuring the character of the village has been evident and a factor for refusal in most of the cases, East Hanney being a small historic rural settlement.

In addition to the speculative applications received and approved, the Local Plan Part 2 identified two strategic sites, one for up to 50 dwellings and the second for up to 80 dwellings. These sites are shown in fig 2 below. The smaller site has had an application for 46 homes approved. The larger site is presented by the developer as being in 2 phases, the first phase being subject of an application during 2022 which is subject to planning conditions relating to drainage and flood risk.

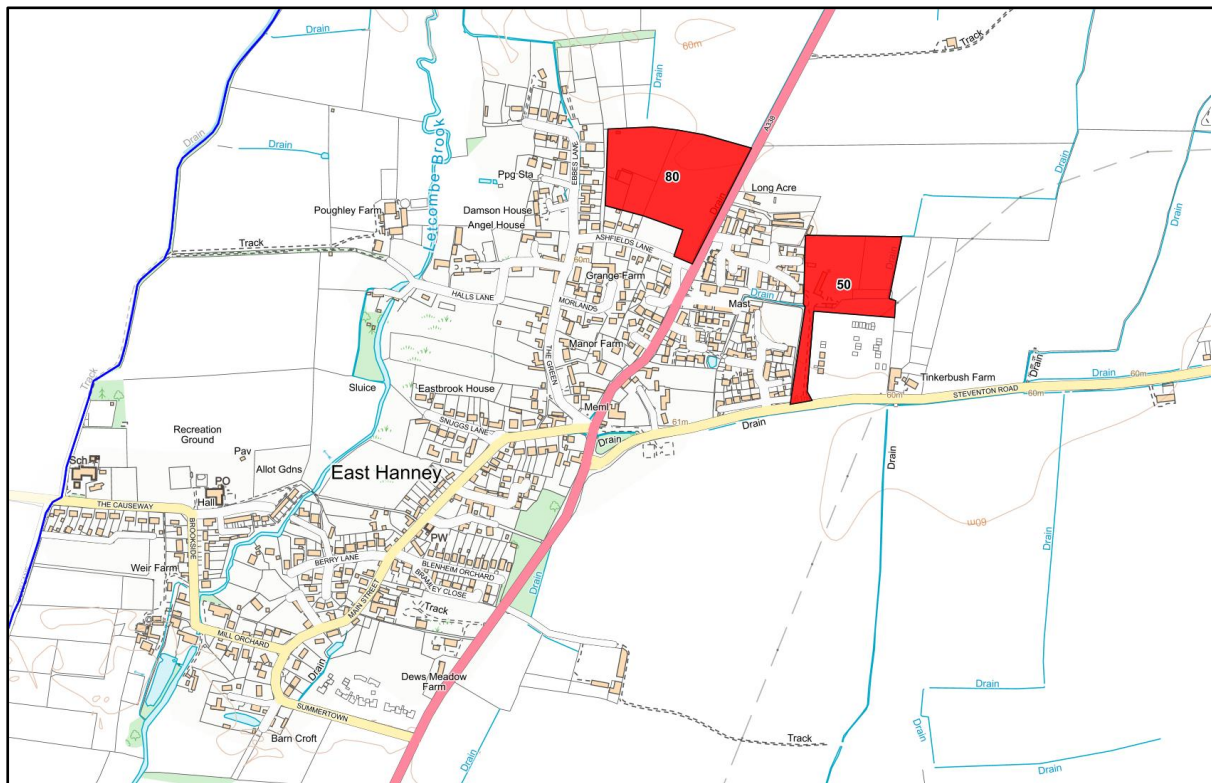


Figure 2- Strategic Housing Sites under Local Plan Part 2

The number of dwellings approved since 2011, inclusive of the strategic sites now subject of application for development under LPP2 is potentially 351 new dwellings, when the allocation of the second strategic site is taken into account. This is a doubling of the size of the village, without an increase in supporting infrastructure or services since 2011. The village being only 341 dwellings at the time of the census, and the population at the time of the census being just 748.

The purpose of the Strategic Plan Part 2 is to meet Oxford's unmet need. The strategic sites are themselves constrained by the natural environment including flooding, with one site being in flood zone 2 and adjacent to flood zone 3.

Flooding represents a considerable restraint throughout the village. Much of East Hanney being within flood zones 2 or 3, or adjacent to these zones. Or within a conservation area, East Hanney has 2 separate conservation areas.

There is considerable concern from residents regarding the extent of the additional housing, the consequence on facilities, and the impact of risk of flooding. The concern is not only about flooding of homes within new developments but also the risk of increased flooding on neighbouring homes, and through the village, noting that certain of East Hanneys streets are already exposed to risk of flood.

There is real concern as shown by the Community Survey that East Hanney, as a rural community village with its flooding and environmental constraints, will not be able to sustainably support housing of the scale approved and planned, giving rise to a need to plan sustainably for the future.

There is also concern regarding the impact that development will have on the character and nature of this green and rural historic village. New development has caused loss to areas of rural surround, the homes typically are not of local materials, and the layout, mix and designs typically inconsistent with much of the existing village, as identified within the Character Assessment.

The population growth already seen and as projected is rapid, meaning that the impact of additional feet on the pavements, cars in the street, and demand for and use of services such as the sports field is severe. The village is not experiencing a gentle growth, indeed changes experienced have been rapid with little new infrastructure to support the increase in demand for use of facilities. For example, we have seen a significant increase in use of the sports field, but no extra space, and increased demand for play equipment, and for space to be able to play.

Our roads are also old and narrow but are seeing a considerable increase in use and speeds, as people from surrounding villages (which may also have increased in number) have sought to find alternative routes to work avoiding the A338 which has become heavily congested since 2011.

The level of housing and the approach taken by developers to develop blocks of homes in areas that were previously green fields and paddocks, using designs and materials that are not generally reflective of the village, with block pavements and extensive use of panel fencing (for example) has given rise to concern that our rural village is in danger of becoming an urban environment, and its unique identity and way of life lost. Better use of village styles and materials would very much have helped as the Character Assessment identifies and need to be applied in the future for new development by way of this Plan.

Figure 3 shows the historic population and predicted population for 2022 based upon the housing developments currently approved (excluding the additional population that the strategic sites will add).

At the 2011 census point the population was 748. This equates to an average of 2.16 people per dwelling and reflecting the older population mix. As at April 2021 the number of new dwellings either approved or allocated through the Local Plan Part 2 represent an increase in the size of the village of an additional 351 dwellings. The new dwellings are assumed to include family homes and therefore have on average a higher number of residents per dwelling. If this is assumed to be 2.6 per new dwelling, then the increase in population can be estimated to be approximately 912 people. Thus, an increase in population numbers to circa 1660 within a short period since the 2011 census base. The number of dwellings if they are all built increasing from 341 in 2011 to 692, therefore doubling. As at April 2021 271 had been approved since 2011 (see table in part 6 of this appendix.

This represents a dramatic increase in both housing and population size, which the village needs to support and provide for.

Figure 3 below shows the shape of the population growth curve demographic.

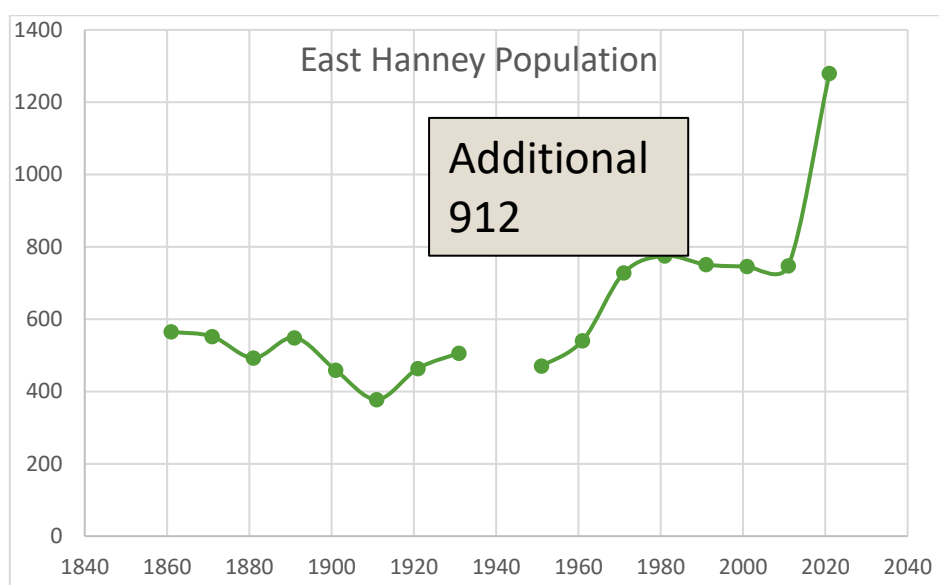


Figure 3- East Hanney Population

### Summary table of population and dwelling numbers and assumptions

Date Point	No of Dwellings	Population	% increase dwellings from census	% increase population from census	Comment
Census 2011	341	748			Row A
Number of approvals since 2011 as at April 2021	271	Assuming 2.6 per new dwelling potential population increase 704			Row B
Total dwellings including approvals to April 2021	612	1452	79%	94.1%	Total of Row A and Row B
Local Plan 2 Strategic site allocated, not currently approved	80	Assuming 2.6 per new dwelling potential population increase 208			Numbers if full allocation approved
Total housing and population based on existing settlement and growth approved at Nov 20, plus the remaining strategic site if allocation approved in full.	692	1660	101%	221%	

## 1.3 Our Sustainability challenges

### 1.3.1 Village Character

As set out in the section above, there is considerable concern about ensuring the village character. This is not only from a structural and environmental aspect, but also in respect of the feeling of community, all of which make up the sense of place and reasons why people have chosen to spend their lives here.

The key aspects are:

- The green nature and setting of the village, situated in the Lowland Vale, a green open landscape.
- The rural outlook, location, and environment. East Hanney benefiting from its siting in the lowland vale surrounded by a green agricultural landscape.
- The open green areas which residents value and are recognised as Local Green Spaces in this Plan.
- The local and rich biodiversity, East Hanney being home to an extensive range of flora and fauna, much of which is rare, and related to the position of the village on the Letcombe Brook.
- The housing mix, features, materials and characteristics. East Hanney being a rural historical village with over 30 grade 2 listed properties, 2 conservation areas and a large number of undesignated historical assets.
- The physical infrastructure of the village, particularly that which create the sense of being a village, such as grass verges, green walkways, historic footpath network, narrow roads, stone walls, green spaces and connectivity to the open countryside.
- Sense of community and relationship with the village centre, sports fields and places to play, places to meet, clubs and societies. For the community to thrive these aspects need to continue to be supported and facilities provided for all.

The following is an extract from the results of the community survey, which evidences the importance of the character of the village to the residents and the need to ensure that the character of East Hanney survives, and that East Hanney itself remains as an independent settlement.

---

#### PART 8 – Maintaining Heritage and Character

##### **Top three opinions of village character (based on an average score of agreement from 1-5, 1 being agree most strongly):**

- I value the open spaces within the village: 1.3
- The setting in a rural landscape where fields and villages are close together are important to me: 1.4
- I value the network of footpaths leading into fields: 1.5

##### **Top three opinions of conservation areas (based on an average score of agreement from 1-5, 1 being agree most strongly):**

- There is a need for stronger control of building in and around the conservation areas: 1.7
- The East Hanney conservation area should be expanded: 2.2
- The West Hanney conservation area should be expanded: 2.3

For ensuring that East Hanney remains a separate village A question was asked relevant to the preservation of the Hanney Gap.

## 2.1 Do you think there should be a 'green gap' between East and West Hanney?

247 respondents

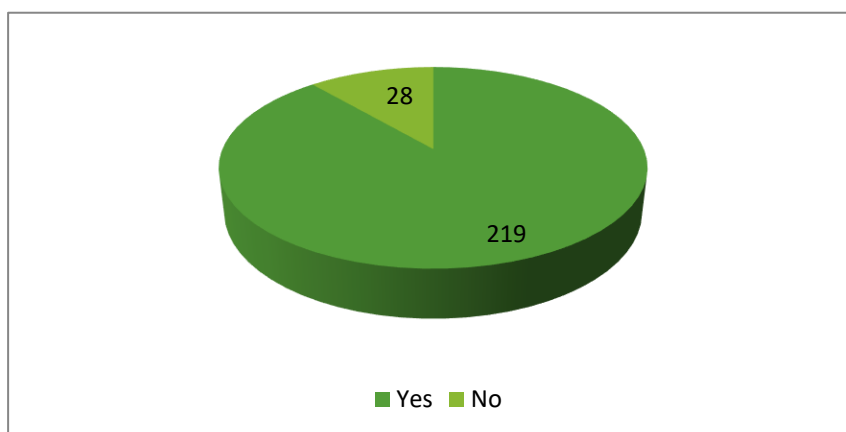


Figure 4- Extract from Community Survey -Green Gap

The result showed that 88.7% wanted East Hanney to not be joined physically through loss of the gap with West Hanney. This indicates that overwhelmingly the residents of East Hanney want their village to remain a separate village.

### 1.3.2 Lack of infrastructure

There is a real sustainability issue caused by the increase in housing and population, but no compensating increase or improvements in provision of services or facilities to support such growth.

Areas of concern where the village is experiencing an increase in demand include:

- \* Sports field
- \* Spaces to play for children, and open green spaces for residents.

The first few new developments have not provided any spaces for children to play. Recently the Parish Council has (with the District Council) ensured that 3 of the new developments include facilities on site, but others remain without, and of those with facilities included, only one development has so far provided equipment for children's play. There have also not been any additional play facilities at the main sports field or extra space for additional equipment and general sports use funded from new development.

The Parish Council has, however, raised funds by borrowing to secure some additional children's play equipment, in order to meet community needs and is also undertaking a review of the layout of the sports field for which it is responsible, in order to try to make provision for the increase in use and demand for facilities which is being experienced. One of the issues is that East Hanney only owns half of the sports field and therefore the amount of area available to provide additional facilities is small and when considered to the needs of the increased population, below national guidance. Whilst the Parish Council is planning for new equipment, there is insufficient space and

funding for the amount needed. The facilities that exist are old and were designed for a population half the size of that, which now needs to be provided for. Other areas and services affected by the increase in population which are of concern include:

- \* Lack of a commercial shop like a Co-op and associated service facilities, which mean that people have to drive outside of the village in order to get anything other than basic supplies.
- \* Impact on the primary school, its future capacity and the number of pupils in the village able to receive schooling in East Hanney. Also, the lack of facilities for parent drop-off and pick up, which has become a serious problem following just the increase in occupied homes experienced to date.
- \* Limitation in places of worship and burial facilities in the village. East Hanney only has a small chapel, and no burial facilities.
- \* Lack of parking at the village hall and sports fields. There are insufficient spaces for the increase in the number of users being experienced. This is proving to be a real problem for residents, both wishing to use the facilities and those who live nearby.
- \* Transport including bus services linking East Hanney to places of work, particularly East/West to places of work in the science vale, or to Didcot. Noting that the north /south services are improved as a consequence of the new development experienced at Grove.
- \* Impact on road network and need for repair and maintenance.
- \* Impact on footpaths and walkways, much of which is historic along green pathways through the village.
- \* Sewage and utility services. See 1.3.4 below.

The appendix village infrastructure details further the facilities that the village has and the related sustainability challenges that are faced.

### 1.3.3 Flooding

Flooding is a serious challenge to East Hanney. In 2007 substantial flooding occurred of houses and disruption to traffic on the A338. History shows that flooding is a reoccurring event and that East Hanney has a long history of serious flooding which affects the village. The table below shows extracts from Hanney Primary school records which evidence this.

Figure 5- Table of local flooding events

29 Jan 1869	Very wet. Some of the roads impassable for water causing several children to stay away (A frequent entry well into this century)
31 Jan 1872	Water nigh upon a foot deep along the road from East Hanney leading to the school. Only 12 children present
12 Feb 1883	Closed school all day by order of Rev J Macdougall as the roads were flooded and the playground under water

29 Nov 1894	Only 70 children present this morning out of 181. This is the result of the terrible floods and damp we have had since Oct 26 <sup>th</sup>
25 Jan 1895	We have had nothing but floods, illness, and closed schools.
13 Feb 1900	A heavy rainfall and rise in temperature causing the melting of the snow has caused the flooding of the roads. The whole roadway between the school yard and to the brook near the mill is under water. Again, at West Hanney the people are confined to their houses by the water.
15 June 1903	Since Friday evening there has been a very heavy rain without cessation for 64 hours and in consequence the watercourses have proved unable to take away the surplus water and the two villages are seriously flooded- the road outside the school yard being more than two feet deep with water.
28 Oct 1903	The continued rains for the past month have again flooded the roads surrounding the school. The entire width of the road is this morning covered with water for a distance of 300 to 400 yards.
6 Dec 1907	Miss Absolom was late this morning. In consequence of the floods she could not get out of the house until a ladder was brought to enable her to cross the road.
14 Sept 1927	The roads in all directions are flooded and consequently the children have to wade through water over a foot deep.

*Figure 5- Table of local flooding events recorded by school*

More recently, the village was very badly flooded in 2007, 2008 and again in 2014, 18, 19, and 20. Flooding is now experienced to some degree in the village annually. The Vales nominated strategic site north of Ashfields Lane was itself partially flooded continuously for a period of at least 3 months during the winter of 2019/20 and 2020/21 as recorded and evidenced by local residents.

In June 2007 a report was carried out by Mott Macdonald on behalf of the Environment Agency called "Letcombe Brook Flood Study Flood History Report". This gave the following information about East Hanney.

"The places that are regularly flooded are

- The causeway between East and West Hanney, when the ditch gets blocked and overflows. This happened in 1977 and 1982.
- The Main Street, when the drains are blocked (2000, 2001) or from the brook directly (2003)
- Snuggs Lane, as pointed out by the VWHDC drainage engineer. When the brook is flooding, it goes through a depression area to the back of the houses.

There have been a number of remarkable flood events in East Hanney. In 1947, the village was seriously flooded when a thaw occurred. In January 2001, the main street was flooded for 2 months due to a drainage problem. In January 2003, five houses were flooded, one on Main Street and four on the Green. This also led to some water logging of fields north of East Hanney".

There are a number of areas that are subject to flooding, including the main street. Figure 6- Flooding at various points shows various flood scenes including the main street flooded to a depth that is impassable for normal cars, with the water in the road higher than the water in the adjacent stream.



*Figure 6- Flooding at various points across the village*

The Letcombe Brook water level rises very soon after rainfall begins. This may be because East Hanney is located very close to the Berkshire Downs, but it also may be that there is very fast run off into the stream from urban development in Wantage and Grove and poor attenuation on upstream fields. Figure 7- Stream level response to rainfall, shows the response to water levels at Lower Mill due to rain.

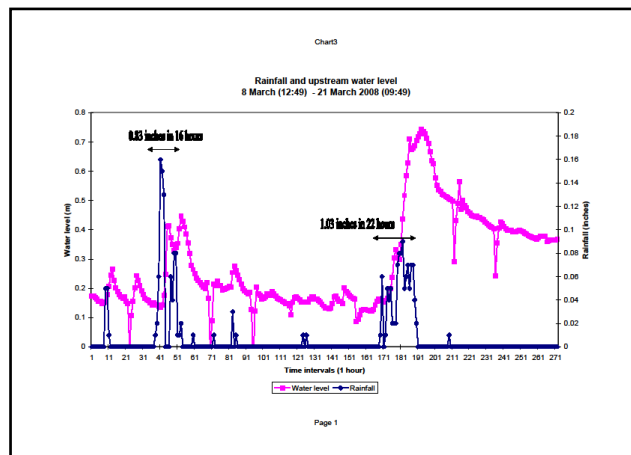


Figure 7- Stream level response to rainfall

The Environment Agency recognise that flooding is an issue and large areas of land in and around East Hanney are designated flood zone 2 and 3.

Flooding is understandably a concern for many residents, and this is one of the main issues that has come out of the consultations regarding new housing developments and this Neighbourhood Plan.

The map below is the EA flood map which clearly shows that a large part of the village is within flood risk zones. Also shown on the page below, is the most recent map from the VOWH SFRA which shows in detail the extent of the flood zones and the extent of the village exposure to flood zones 2 and 3, fig 9.

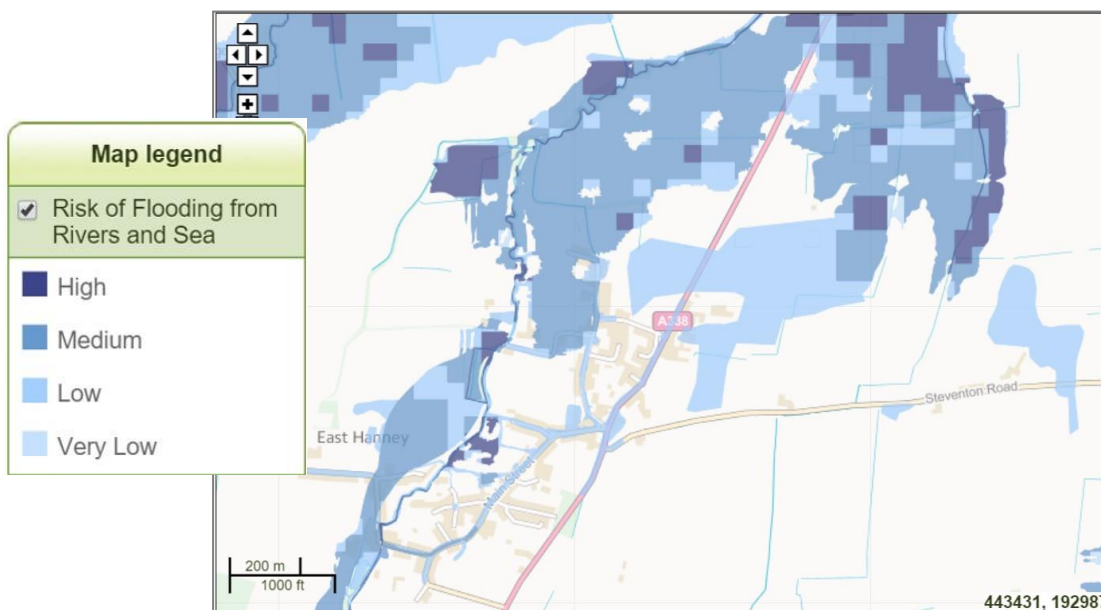


Figure 8- EA Flood zone Map

Source: Environmental Agency <http://maps.environment-agency.gov.uk>

Land shown in dark blue on the Flood Map above is designated Zone 3a by the Environment Agency, with a high probability of flooding (1 in 100 or greater annual probability of flooding). Land shown in medium and lighter blue on the Flood Map Land is Zone 2 with a medium probability of flooding (between a 1 in 100 and 1 in 1,000 annual probability of flooding. Shown as 'clear' on the Flood Map is Zone 1 with a low probability of flooding. As can be seen a large area of the Parish is within an area of flood risk.

The Vale of White Horse Strategic Flood Risk Assessment below, shows high risk of flooding to properties in East Hanney including flood zones 2 and 3 (shown in purple and darker and darker blue in Figure 9b- VWHDC Flood Zone Map), and darker and light blue respectively in figure 9a. Functional flood plain areas (shown in yellow in Figure 9b- VWHDC Flood Zone Map) which is land where water has to flow or be stored in times of flood are also shown in the diagrams below.

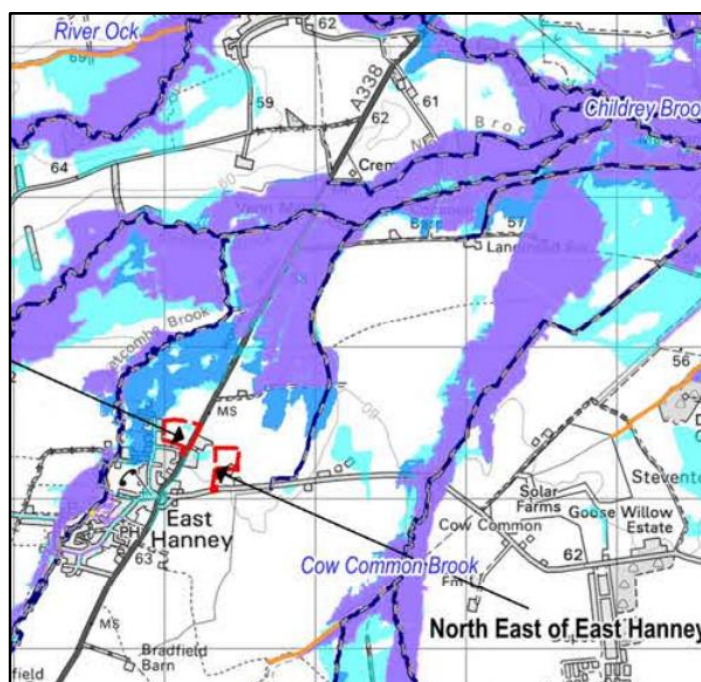
The maps evidence that there is extensive risk of flooding to the village. The impact of climatic change means that there are potentially larger areas at future risk of flood, whilst other areas are at increased risk of flood due to climatic change and location within a flood plain. This in part is evidenced when comparing the 2013 SFRA map to the 2017 SFRA flood map as there is an increase in the expanse of the village that now falls within either flood zone 2 or 3, a lot of the Parish being within flood zone 3.

There is concern that developers do not appreciate the extent of the flood area or the frequency of flood. Also, the importance to the village of the waterways and ditch network which runs through the village taking flood flows away. We are witnessing multiple new developments with individually developed drainage solutions affecting the historical ditches and flows of water. For example, they are being planned into the end of new resident gardens without explanation of the need and obligation of the new residents to maintain and keep clear.

Volumes of run off and displacement are an issue. The concerns are not only in respect of the new houses being in areas susceptible to flood, but also on the impact that a development may have on increasing the flood risk on the existing settlement.

The number of new developments, and the cumulative impact of multiple new developments and the loss of meadow and natural drainage routes, is of serious concern. Housing sites have been located on meadows which previously held flood water and therefore run off rates likely to have increased. Ground water levels in the village are also high, which means that certain SUD's which are commonly used to retain water on site in new developments are not able to be used. Consequently, alternative solutions are needed

Under this plan there is a wish to ensure that future new development is not in areas of flood and that flood risk is appropriately mitigated.



#### LEGEND



-  Flood Zone 3
-  Flood Zone 2

Figure 9a- VWHDC Level 1 FSRA Flood Zone Map – Updated 2017

Figure 9a Source: VWHDC Strategic Flood Risk Assessment Level 1 Updated 2017

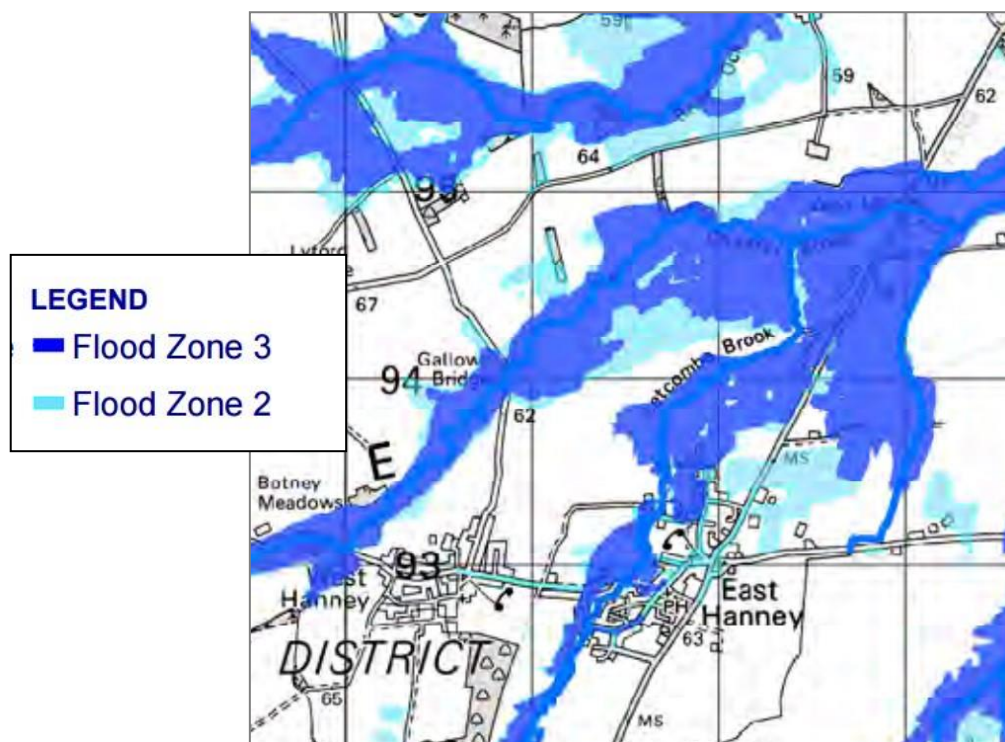


Figure 9b- VWHDC Flood Zone Map - 2013

Source: VWHDC Strategic Flood Risk Assessment 2013 Map 2.2 Flood Zone

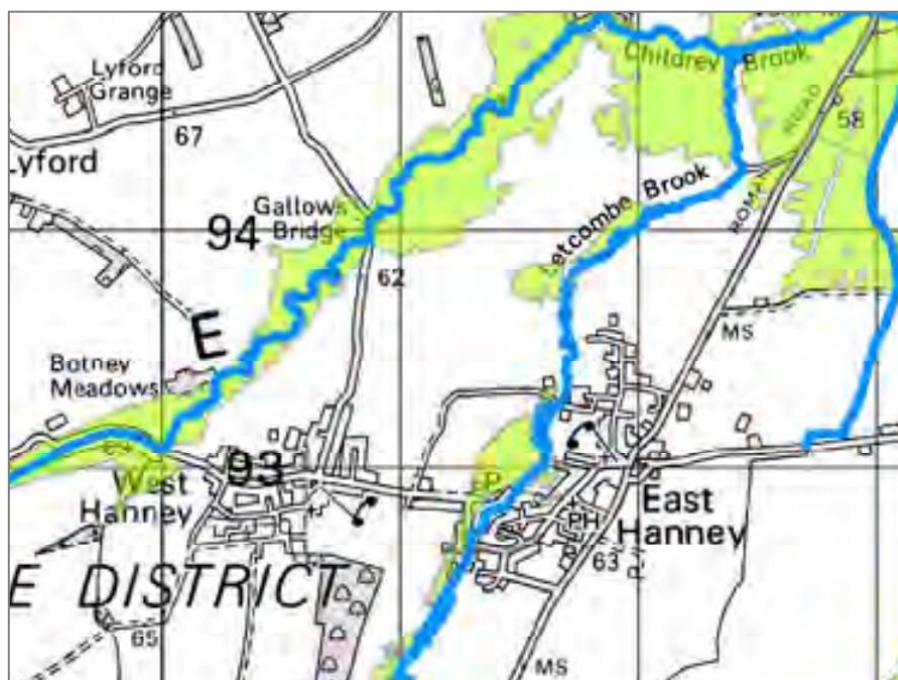


Figure 10- Functional Flood Plain

Source: VWHDC Strategic Flood Risk Assessment 2013 MAP 3.2: Flood zone 3B: The Functional Flood Plain

In terms of self-help, after the 2007 floods a local flood group was set up and actions agreed with the Environment Agency, District Council and County Council. Figure 11- Flooding Action Plan, shows the agreed flood action plans.

The flood group has carried out a number of flood alleviation projects and continues to carry out routine maintenance of the local brook and ditches.

This work, undertaken voluntary by villagers, does not however ensure protection from flooding, it can only help mitigate. Flooding therefore remains a constraint to development, and any new development must not represent increased risk of flood to the existing settlement in accordance with the NPPF (paras 155-165).

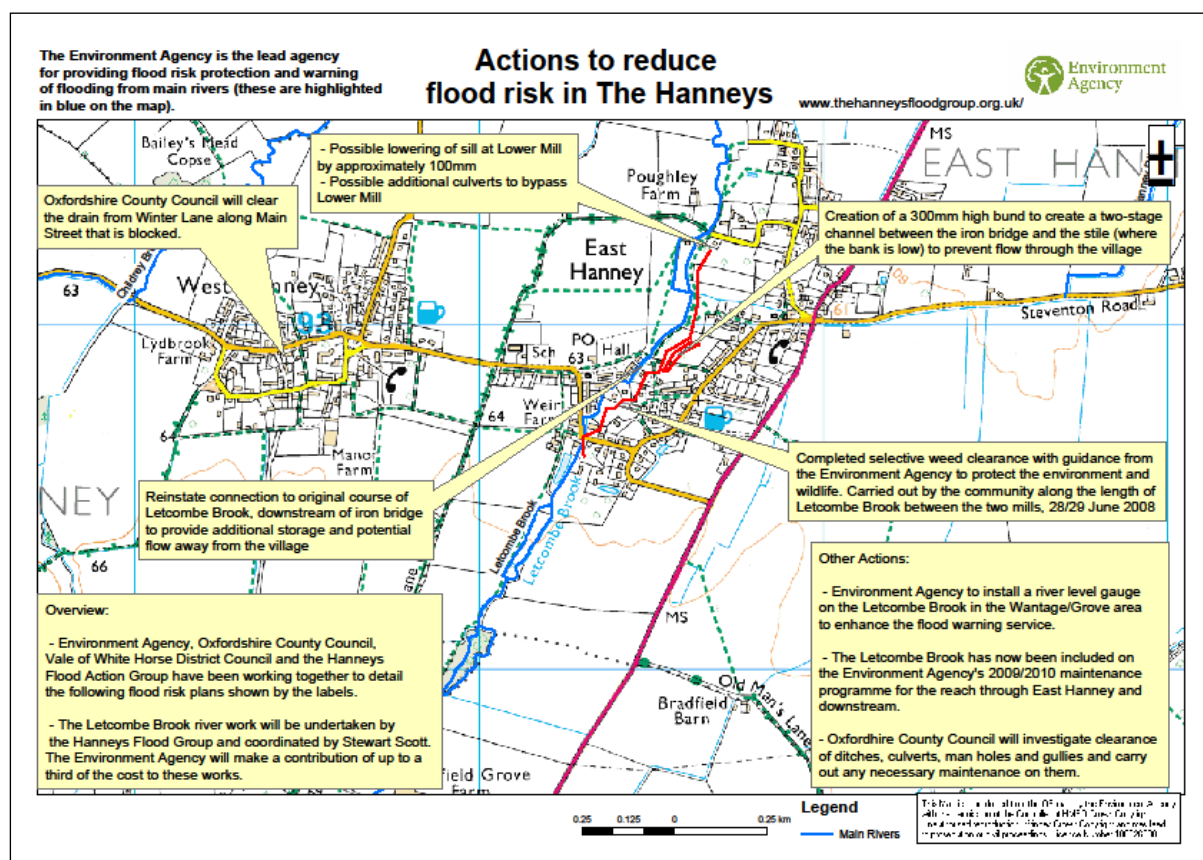


Figure 11- Flooding Action Plan

### 1.3.4 Sewage Infrastructure

Despite all the recent approved housing applications, very little improvements have been witnessed to the local network of pipes or pumping station in order to increase capacity. It is still the case that containers are seen regularly in the village pumping out the local network to provide for capacity. Developers have a legal right to connect to the sewer network, even if the network has insufficient capacity.

The local network within East Hanney is known to be at capacity and is therefore understood to require improvements. Due to the large number of houses built and planned which will connect to the local sewage works, a catchment study for the Wantage Sewage Treatment works is required. It is understood that this is

currently being carried out by Thames Water and that some improvement to the facilities at Grove are intended. In the meantime, there continues to be an increase in need for the service as the number of homes are completed, and there is still regular pumping out evident in the village. Thames Water also continue to regularly pump excess sewage into Letcombe Brook which has an adverse impact on the local environment and health of the chalk stream.

Thames Water are understood to be reviewing facilities and the network in the village This will identify what improvements will be required. It is expected that the study may take another year and therefore any improvements can only be undertaken thereafter.

### **1.3.5 Noise**

There is road noise from the A338 and this is of concern to residents currently living very near the road. Many of these dwellings are newly built. There are also planning applications approved for houses to be built very close to the road (under construction October 21) and a strategic site within the affected area.

The increase in traffic volumes is already being experienced particularly as a consequence of the multiple increase in motor vehicles within East Hanney as a result of the completed new developments and as a consequence of the significant number of new homes being developed at Grove just south of East Hanney, the A338 through the village being the main route north to places of work in Oxford.; Wantage and Grove have some 7000 (Source Wantage and Grove Campaign Group) new additional homes are thought to be projected and this has already been proven to have increased the noise levels to a point in breach of WHO guidelines.

Figure 12 - DEFRA road noise map (below), shows noise contours for modelled road noise

There are three sets of data available as follows:

- \*Annual average noise levels for a 16-hour period between 0700 – 2300.
- \*24-hour annual average noise level with separate weightings for the evening and night periods.
- \*Night-time annual average noise level results in dB, where night is defined as 2300 - 0700.

Data sets are displayed in noise contours, Red being >75dbA, yellow >65dbA and Green >55 dbA.



Figure 12 - DEFRA road noise map

The above map clearly demonstrates that the land and homes along the A338 corridor through the village is subjected to excessive noise. A recent report by a contractor illustrated that the levels are in excess of the WHO legally allowed limits.

A policy is provided for within this Plan to protect future developments and therefore any new residents in this corridor from exposure to excessive noise and vibration.

Note: Some 7,000 houses are in the pipeline for Wantage, Grove and the surrounding villages. More soon may follow under the South and Vale new joint plan being developed - **source** WAGG.

### 1.3.6 Light Pollution

Residents of East Hanney are proud of the low light pollution with the village and are keen to ensure the light pollution does not increase. A policy is included in this plan to help ensure this aspect of the character of the village.

### 1.3.7 Public Transport

This table provides information that classifies households by the number of cars or vans available to members of the household, for England and Wales as at census day, 27 March 2011. This shows that 64 households have no access to a car or van so are relying on a bus service to reach shops, schools, health care provision and employment centres.

*Table 1- Car and Van per household average for England and Wales, source 2011 Census*

No cars or vans in household	64
1 car or van in household	274
2 cars or vans in household	416
3 cars or vans in household	123
4 or more cars or vans in household	52

East Hanney is on a bus route serving Oxford, Abingdon, Wantage and Grove. However, Didcot, Didcot Station, and centres of local employment such as the Science Park at Harwell and Milton Park, were without a service due to austerity until 2021 when a east /west bus route was reinstated.

The hospitals in Oxford can be reached by bus on the north south route but require changes and a great deal of time (experience with the change being in excess of an hour).

Results of the community questionnaire provide information on where people work and how they travel.

*Table 1-Location of Work on a bus routes*

<b>Location</b>	<b>No of respondents</b>
Oxford	56
Wantage	31
Abingdon	31
<b>Total</b>	<b>118</b>

*Table 2- Location of work not on a bus route*

<b>Location</b>	<b>No or respondents</b>
Elsewhere in Oxfordshire	41
London	28
Milton Park/Didcot	25
Harwell Science Park	10
Reading	8
<b>Total</b>	<b>112</b>

However only 30 people use the bus to travel to work or study, 246 use a car or van.

Table 3- How residents travel to work or study

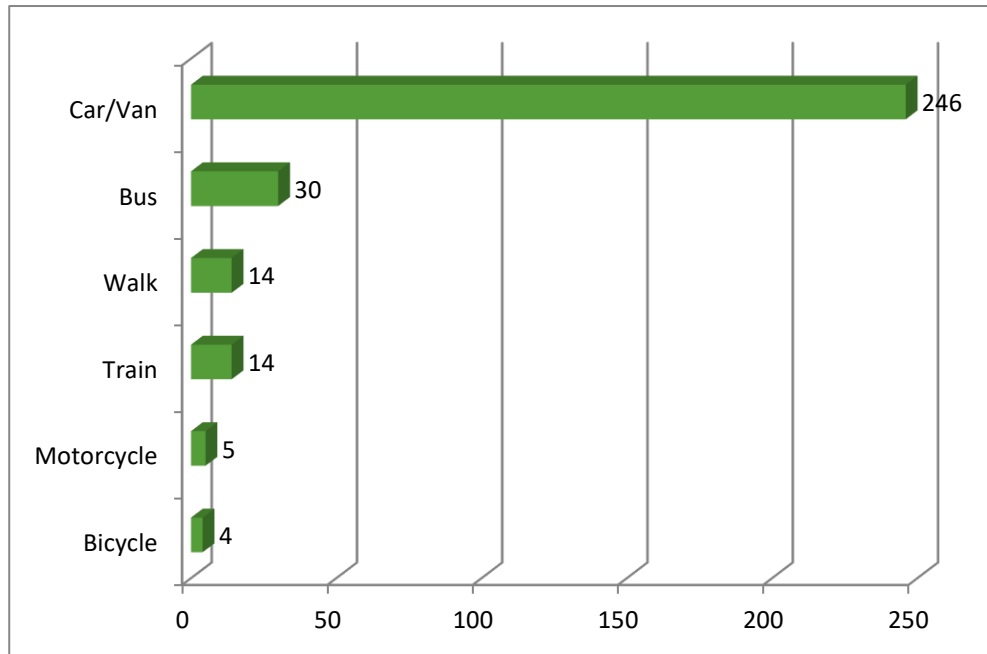


Table 4- How often do villagers use the bus

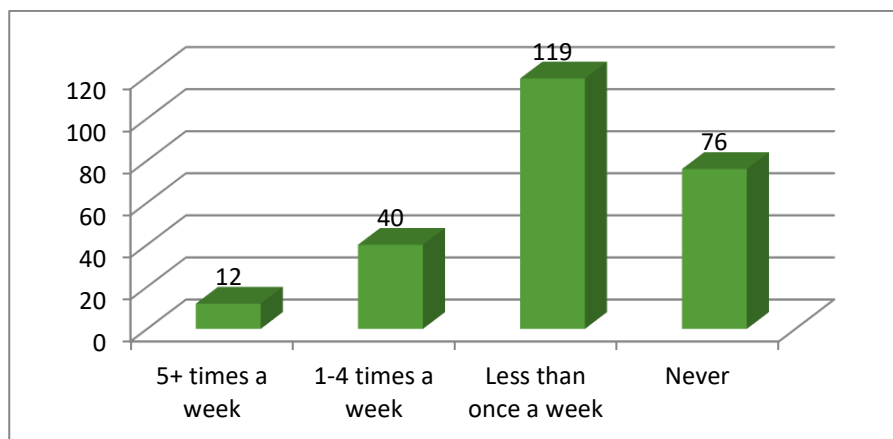
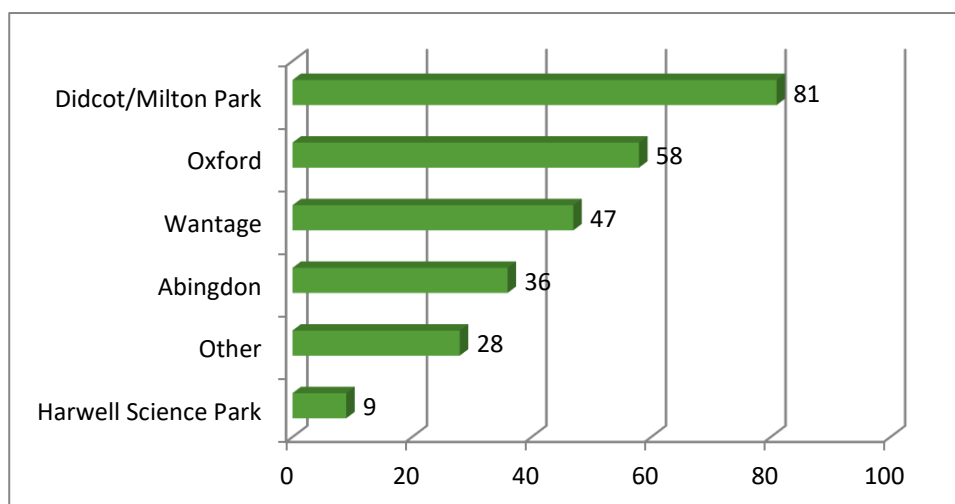


Table 5- Which destinations would you like a new or more frequent service



This indicates that the buses are not currently providing a significant mode of transport for people working who work in locations where a bus is provided, and there is a dependency on the car.

The usage of a bus route to Milton Park and Didcot station is unlikely to be high with only 53 going to these locations for work. Travel to London often requires early start and late finish so the bus provision would have to extend over long periods of the day with frequent operation for it to be useful as a regular commuting option. However, 81 persons indicated a desire for such a route which could be for occasional use to the train station and facilities such as the cinema. During 2021 the east /west bus route has been reinstated with the support of Oxford County Council.

The conclusion is that public transport using buses provides an important service to villagers but is unlikely to reduce car dependency even if the service is enhanced with a route to Didcot or more frequent services to Wantage, Grove Abingdon and Oxford.

Bus services are important and where possible should be enhanced including more real time indicators that work.

### 1.3.8 Walking and Cycling

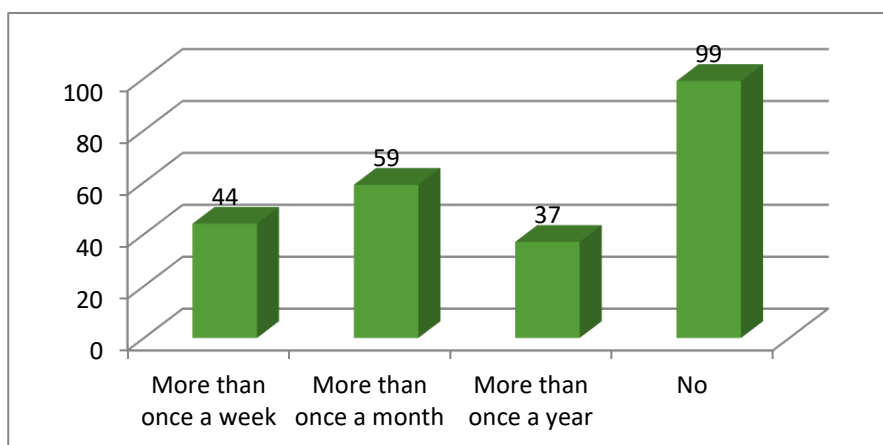
Walking and cycling are sustainable transport modes which are cheap and with significant health benefits. The roads to Abingdon, Didcot and Wantage are however, narrow, busy and with issues of traffic speeding. There are no cycle lanes or footways, and this makes cycling along these routes unpleasant, and some would regard them as dangerous.

East Hanney has a network of traditional pathways which are very important to the character of the village and enable walking throughout the village.

As a village in a flat landscape, there is ample opportunity for cyclists to be able to cycle outside the village. Consequently, there is heavy use of the village roads by cyclists and cycle clubs, particularly at weekends. However, despite the landscape there is little opportunity in the way of cycle routes within the village for families and children, or safe off-road dedicated cycle paths linking the village.

A cycle and footpath linking East Hanney to Grove would be of benefit. If this were to be constructed 44 people say they would use it more than once per week.

Table 6- Would you use a cycle path adjacent to the A338



It was not until the spring of 2022 that OCC finally installed the long-promised pedestrian crossing to enable access across the A338. Previously there was no safe route for walking linking the new homes to the East of the A338 to the school, sports fields, and shop. The Parish Council and interested parties in the community have been lobbying and working with Oxford County Council for the zebra crossing to address this. Initiatives are also being considered for cycle routes and the preservation / introduction of footpaths in the village.

The following is a summary of results from the Community Survey identifying areas for suggested improvements to footpaths and bridleways.

#### Top three improvements to public footpaths and bridleways:

- Improved surfaces: 50% (117/233 respondents)
- Support and maintain as natural pathways: 48% (113/233)
- New footpaths or bridleways: 44% (103/233)

### 1.3.9 The challenge to open green spaces and green amenity

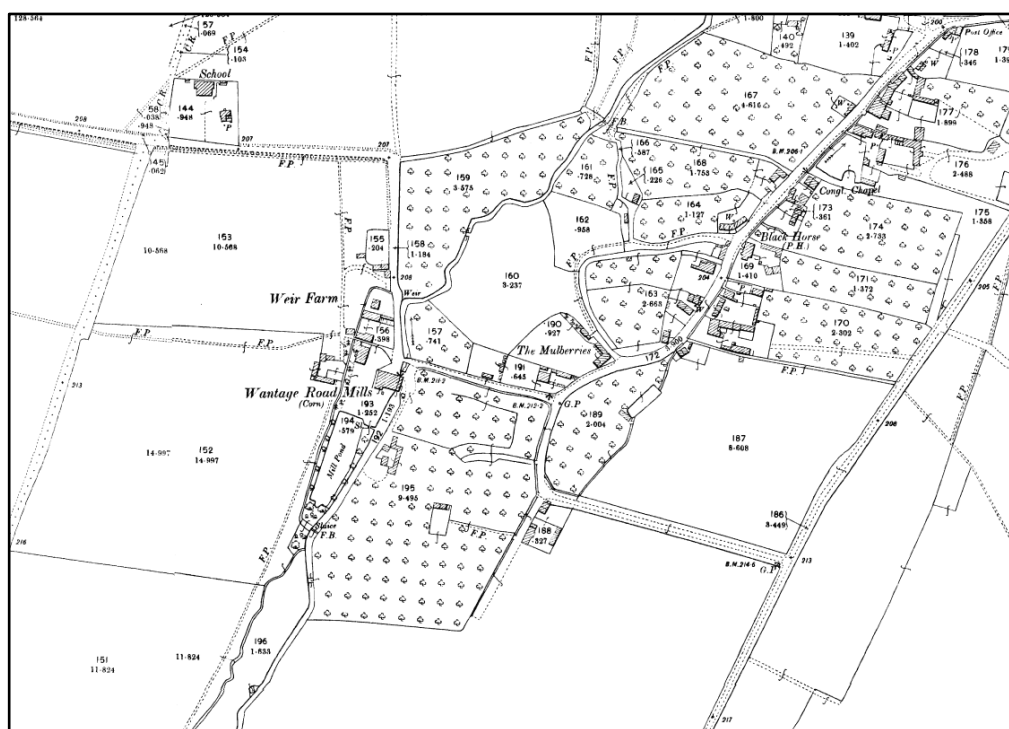
An essential part of the essence of East Hanney and fundamental to its character is the village's rural disposition and the green landscape in which it is formed. The community enjoy and value the green nature of the village with open spaces, historic pathways, rural surround, and links through the village and along the Letcombe Brook.

The community survey identified how important the green landscape and amenity is to the community, for people to be able to take walks within a rural landscape, with a feeling of openness, and to enjoy the wildlife and yet to be only a few minutes from the centre.

Core to this is the fact that historically the village has developed along the Letcombe Brook and the Brook continues to influence and be important to the village. Behind the main street there are areas of green land

and there are also established footpaths along the brook and through the village out to the fields. The village, having developed over many centuries, has retained some core green areas which are important and fundamental to the essence of East Hanney. The NP recognises the importance of this and the green corridor aligned to the Brook.

The village has had a strong agricultural past, this included production of fruit, today just some small orchards and remnants remain. There are also paddocks, areas of bush, and fields that cattle and sheep graze. Towards the edge of the village, wider agricultural land pertains.

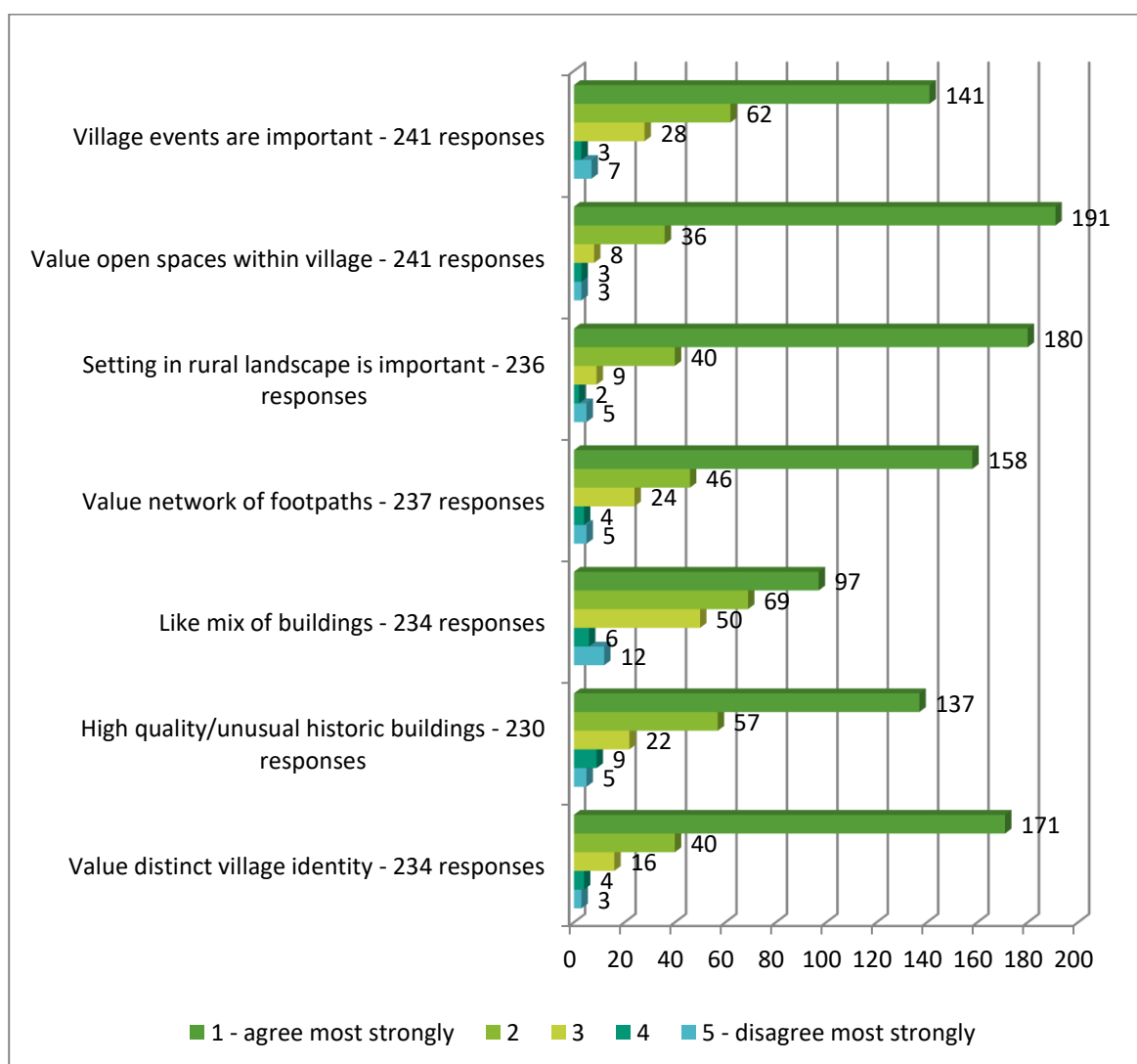


*Figure 13 – Historic map of East Hanney showing the extent of Orchards*

The Community survey highlighted a number of aspects relating to the green environment and those aspects which are important to the character of East Hanney. In particular, the following questions and results:

# Question - What is your opinion of the village character?

246 respondents – 1653 total choices



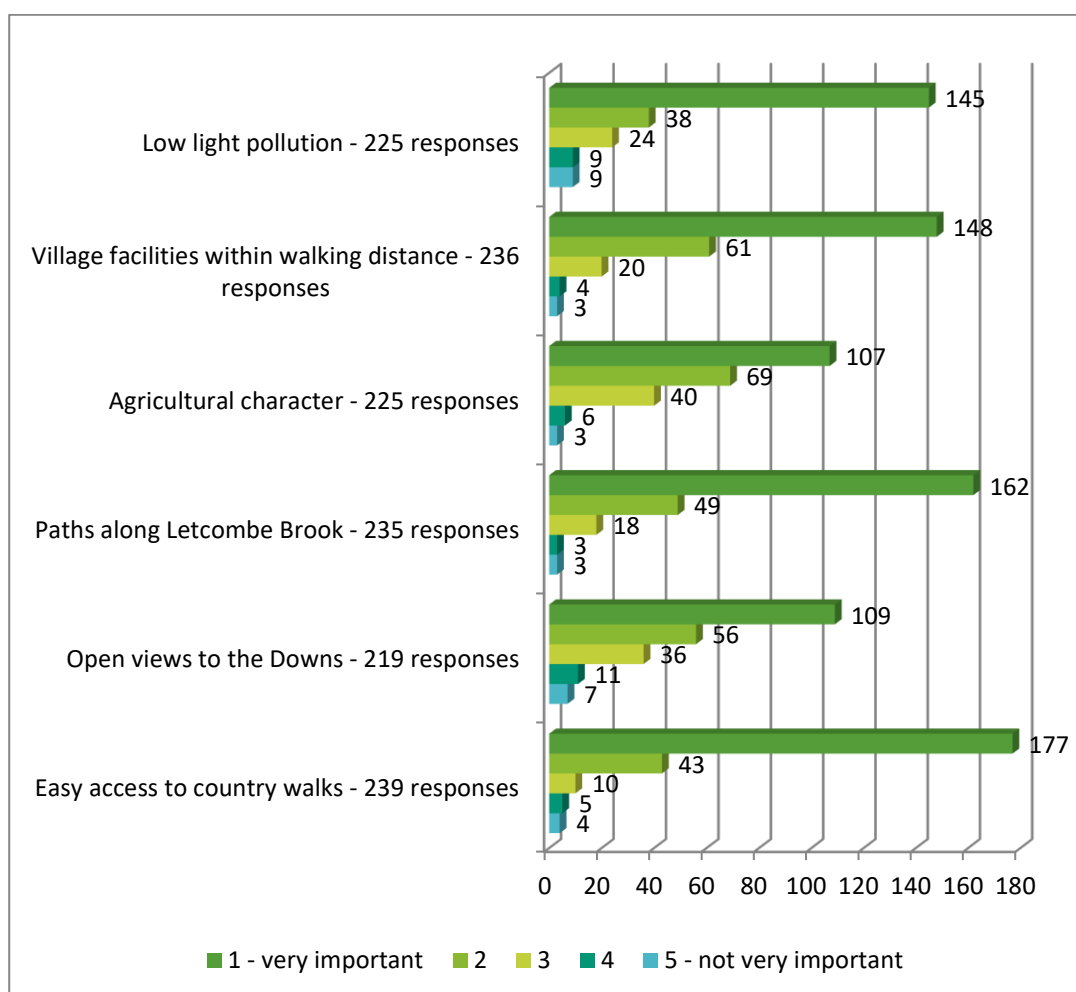
This identified aspects of the setting and landscape, which residents considered important, noting the particularly high level of responses valuing open spaces in the village, the rural setting, and the value of the network of footpaths.

The results particularly show the importance of open spaces within the village and the network of paths. A policy is therefore included in the plan relative to Local Green spaces

The response to the question below, also illustrates how highly the paths along the Letcombe brook are valued. A policy is accordingly included in the plan in respect of the Letcombe Brook and its surrounding environment.

# Question - What is important to you about living in a rural village?

247 respondents – 1379 total choices



The response to this question further confirms the importance of the agricultural character of the village, the paths along the Letcombe Brook, views across the downs, and the easy access to country walks.

In the context of the significant level of development that the village has experienced, it is important to be able to ensure and retain these important aspects and features of the village for the future. Particularly as some paddocks and green open areas enjoyed by the community and providing a green amenity to the village visually have as a result of the recent growth been lost. Examples include:

- Off main street, development lost to Lagan Homes, also adjacent to this, a second paddock which is accessed off the A338
- Dews Meadow, a ridge and furrow water meadow often visited by flocks of birds including waders, formerly the southern green edge of the village
- Sites along the Steventon Road, including nurseries, each formerly providing a green edge to the village
- The strategic site under Local Plan Part 2, Ashfields Lane, a paddock, also a green edge to East Hanney

This identifies an openness issue, being a sustainability challenge, to ensure that development does not erode the feeling of openness and the vistas. Also, the experience of tranquillity at points around and at the edge of the village.

It also evidences the need for the provision of Local Green Spaces under this Plan, as does the response to the survey which highlights how valued these are. Currently East Hanney does not have any nominated Local Green Spaces but does enjoy natural and open green environments and spaces within and around the village.

The NPPF makes specific provision for existing green spaces to be designated as Local Green Spaces. With a doubling in dwelling numbers and population, the footpaths and spaces that are in the village will be used more. It is important for residents to be able to continue to use footpaths and enjoy the open village landscape. The threat of loss of further field systems and paddocks/orchards to development would result in yet a further degradation of village green amenity and at the same time increase need. Consequently, in accordance with planning policy and the NPPF through this plan it is proposed that East Hanney recognises the importance of the environment which it enjoys and nominates spaces as Local Green Space.

This approach aligns with the recent research regarding loss of natural greenspace in Oxfordshire and the need to ensure provision of Local Green spaces, as identified by TVERC (Thames Valley Environmental Records Centre).

This was published by TVERC in its summer 18 Newsletter.

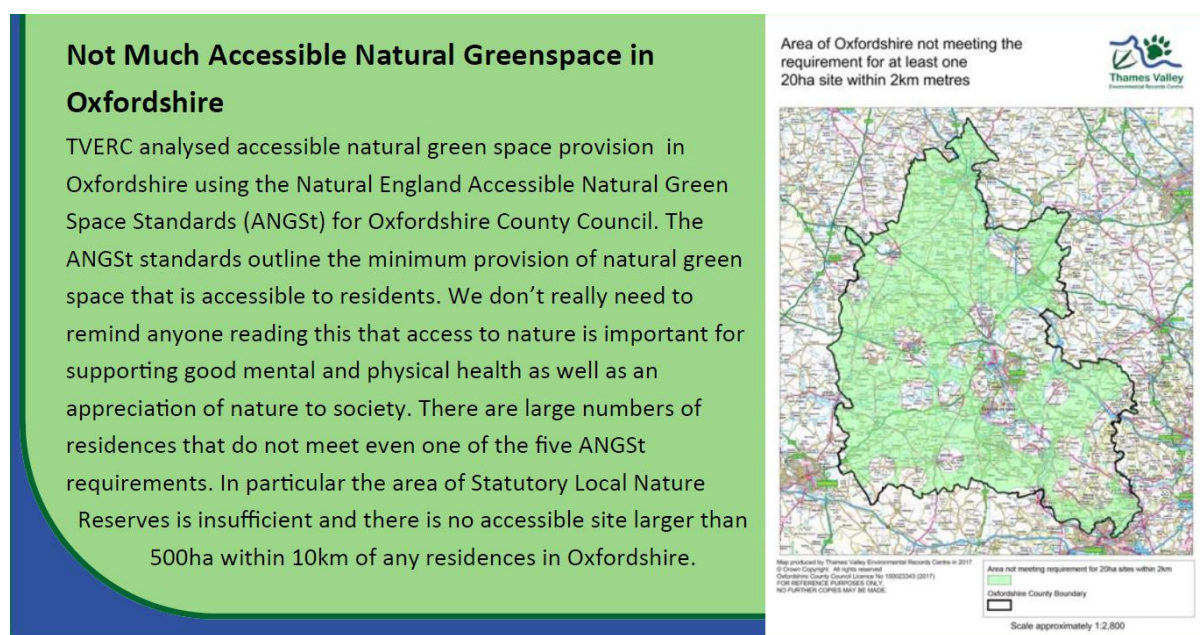


Figure 14 – Statement & Map of Natural Green space Oxfordshire

As can be seen from the map of Oxfordshire, all of the areas coloured green **do not meet** the Natural England Accessible Natural Green Space Standards (ANGSt). It is therefore important to have a policy to help recognise and ensure the provision of Local Green space as part of our Neighbourhood plan, and plan for the future.

### **1.3.10 Extremely large vehicles**

Our village only has old and narrow historic roads within the established settlement, this includes the main arteries, which are consequently unsuitable for modern large vehicles or for large volumes of traffic flow.

The road through the village crosses the Letcombe Brook over a narrow bridge; the road also has no footpath at this point and has a sharp 90° bend. On the approach to the bend either along Main Street (which is sign posted no heavy vehicles), or along Summertown the road is also narrow at points and is therefore only suitable for smaller vehicles. The bridge is a feature of the village and contributes to both the historical setting and character of the village. Very large lorries, agricultural vehicles and buses use this road through the village frequently, as the damaged verges along Summertown evidence, causing traffic jams, and often damaging the bridge. Tighter restrictions on use of the narrow road network through the village, limiting access so that larger vehicles are prohibited would benefit the village particularly through the conservation areas and help reduce exposure to noise and air pollution.

The A338 has significant use by extremely large and heavy lorries, which cause noise and vibration issues for residents. When the A34 (which is a main UK North/South highway artery) is closed, the A338 is used for diversion, exposing the village to excessive noise and vibration. This is an issue raised by residents including at Parish Council meetings and evidenced in response to planning applications. Residents close to the A338 are those mostly affected.

Until 2022 there was also no controlled pedestrian crossing place on the A338 which has been an issue for the village both in terms of safety and access. Further concerns remain about the passing place on the A338 near Ashfields Lane by the bus stop, as this is a dangerous point being at a juncture with Ashfields Lane where pedestrians crossing the road to use the bus stop can be exposed to overtaking traffic.

Another issue that the village has is in relation to drop off outside of the school, as there is no dedicated drop off place, and it is potentially dangerous for parents to park on the roadside to drop off children during the busy period. This is a matter well recorded at Parish Council meetings, the Parish Council is seeking to resolve together with the PTA, residents, and the school. The respective concerns are the responsibility of the County Council Highways team with whom the Parish Council are working.

### **1.3.11 Traffic speeding**

Speeding traffic is an issue within East Hanney. Speeding is recorded at various points in the village and on the A338. There is a speed camera located on the A338 within the 30mph zone and this often records the highest number of offences within Oxfordshire.

A community speed watch initiative has been established with volunteer's carry out of random speed checks on the A338, at selected points through the village and outside the primary school. The Parish Council has installed speed recording equipment at points in the village for safety and to encourage lawful speed driving.

## 7.1 How concerned are you about traffic speeds in the following locations?

245 respondents – 1046 total choices

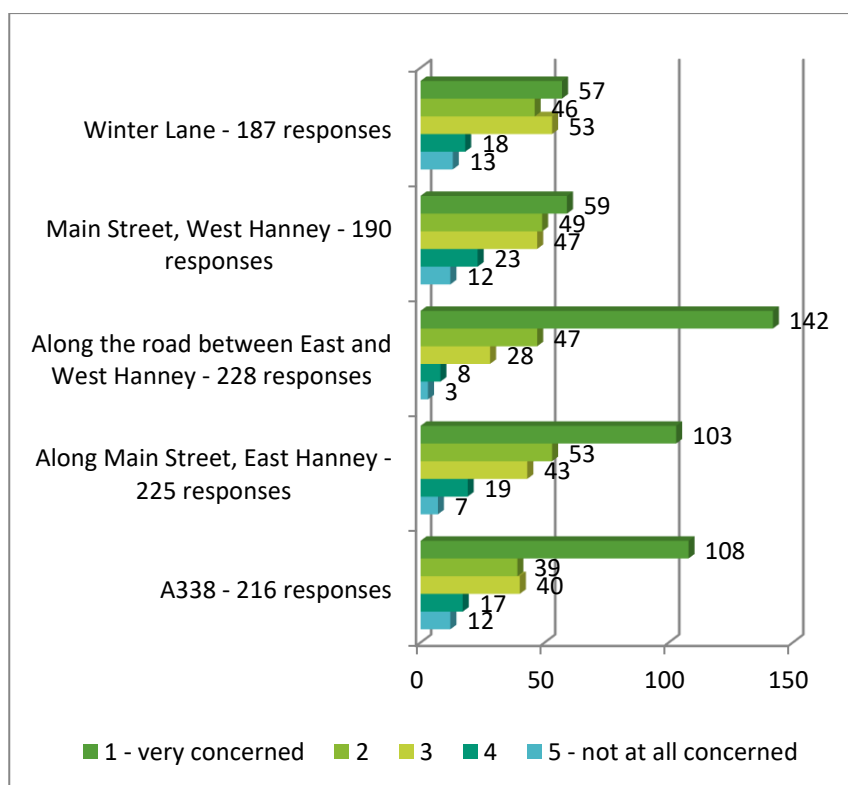


Figure 15- Results of traffic question in community survey

Speed monitors were introduced during 2019 and 2020. These have helped evidence speed levels and vehicle numbers. Vehicles approaching East Hanney along the Steventon Road, within East Hanney outside the school, as well as on the A338 have been evidenced to be speeding excessively.

It is disappointing that vehicle speeds of up to 97 miles per hour have been recorded at 11am along the Causeway outside the school, a 30 miles per hour zone. Also, that speeds of 90 miles per hour through the village on the A338 were recently recorded (October 2020), as the records below evidence.

Date	Location (direction facing)	Avg mph in (85%)	Avg mph out (85%)	Highest mph in	Highest mph out	Total no. vehicles in	Total no. vehicles out
06/09-20/09	The Causeway (W)	25.6 (29)	24.6 (28)	75	97	19,328	17,611
06/09-20/09	A338 opp. Speed camera (N)	26.6 (31)	26.5 (32)	63	71	66,817	97,294

Date	Location (direction facing)	Avg mph in (85%)	Avg mph out (85%)	Highest mph in	Highest mph out	Total no. vehicles in	Total no. vehicles out
11/10- 25/10	The Causeway (W)	33.8	33.5	83	86	1,917	1,739
11/10- 25/10	A338 opp. Speed camera (S)	25.0 (28)	28.9 (34)	62	90	69,478	64,385

Date	Location (direction facing)	Avg mph in (85%)	Avg mph out (85%)	Highest mph in	Highest mph out	Total no. vehicles in	Total no. vehicles out
20/09- 11/10	Summertown (E)	22.9 (26)	23.5 (27)	63	53	22,929	18,867
20/09- 11/10	Steventon Road (W)	32.2 (38)	29.9 (35)	74	72	39,677	39,172

Figure 14 Tables of vehicle speeds recorded-

The above show the high speeds experienced. This includes from traffic leaving the village and travelling along the Steventon Road towards Steventon close to people's homes, where traffic is recorded at 74mph within the 30mph zone. These results were recorded, after the Speed reduction measures introduced by Oxford County Council during 2019/20, were in place. The photo below shows that the newly introduced chicane has also been subjected to accident.

Speed reduction measures are the responsibility of Oxford County Council and the Parish Council and residents have lobbied for there to be greater visibility when approaching them because of concerns over risk of accident. It is a challenge for the village as to how the volume of traffic and the speeds at which the traffic is travelling through, into and out of the village can be safely controlled. Aligned to various other Parishes a 20 is plenty initiative is being planned for and is supported by the District and County Councillors.



Figure 16- Photo of Steventon Road

## 2. The Letcombe Brook – A rare chalk stream

### 2.1. Importance of the Brook to the village and community

The community questions and responses shown in section 1.3.9 above evidence how important the Brook is to the village and the community. 235 responses identifying that path along the brook were what people enjoyed about living in the village.

The Brook is both an amenity to the whole community and to the wildlife it attracts.

The Brook also has important influence on aspects of life in East Hanney. For example, the risk of flood, which is evidenced as a major concern, for the community. The Brook also influences leisure and recreation such as walking, and also use of land.

For those areas that are susceptible to flood it is essential that development does not add to this risk. This includes ensuring that the streams and tributaries that feed into the Brook or into the drainage ditches are kept clear and that development does not lead to blockages.

The increase in housing numbers both in East Hanney and nearby, such as in Grove, also means that there is an increase in sewage levels in the area, the plant discharging into the Brook. As a result, water quality is of concern.

It is important that the health of the Brook is maintained and that the array of wildlife which flourishes in East Hanney are able to be sustained. The wildlife that are attracted are part of the essence of the village. The survey showed that the Brook is highly valued.

The survey also highlighted that people value the network of paths through the village. It is necessary that these are maintained. Many of these are natural and give access along the Brook, consequently there is concern that they do not become overused and importantly retain their green credentials. Increasing population numbers and also visitors from outside the village increasingly using the footpath network (because of loss of community access sites in surrounding areas), add to pressure on the Brook, footpaths, and East Hanney village. East Hanney does not have the infrastructure or capacity for excessive use.

The importance of the Brook is also recognised outside of the village and by wider authorities as evidenced by its recent inclusion in the Wild Oxfordshire Nature Recovery Network, which is supported by TVERC and the Environment Agency, as well as locally by the Letcombe Brook Project officers.

Further information about the Letcombe Brook, its importance and influence on the village, and its inclusion within the Nature Recovery Network is given below.

### 2.2. Environmental Context

The Brook is a rare chalk stream and an important environmental asset. It is also identified as being important because it is a natural and vital corridor linking wildlife sites, including the County wildlife site in East Hanney. As a rare chalk stream, the Letcombe Brook contributes a sensitive and special freshwater habitat to the village and village environment.

The Brook has had significant influence on the formation and development of the village. Very early settlement in East Hanney can be seen to be linked to the Brook.

The settlement has grown and has been shaped along the Brook, which has also served to provide the village with supply of water as well as a basis historically for employment, for example from production of flour as evidenced by the Mills. It has been important to the village for provision of water supply through the village as evidenced by the water distribution channels/network that can be seen along Main Street which were controlled from Dandridges Mill. In the 19<sup>th</sup> century, the Brook also provided the village bathing point.

The Brook attracts a host of wildlife and flora which are associated with the environment of rare chalk streams, the stream is a priority habitat and home to rare and endangered species. The village is privileged to have several rare species within the habitat and land which surrounds the Brook. It means that East Hanney can enjoy the presence of village swans, brown trout, water voles, Egrets, kingfishers and otters, which are just some of the natural wildlife that reside within the village.

The Brook creates a green and blue corridor running through the village, with paddocks and open spaces of land, some being for flood mitigation.

As a rare chalk stream the Brook is afforded some environmental protection. It is also part of the Nature Recovery Network. The following is an extract from the document 'A Nature Recovery Network for Oxfordshire – A technical report' produced by TVERC for Oxford County Council, which reflects on environmental needs and sets out the detail of the Oxford Nature recovery network of which Letcombe Brook is a part. The document forms part of the environmental plan evidence that was provided within the draft Oxford Plan 2050.

'The Nature Recovery Network is a major commitment in the UK Government's 25-Year Environment Plan<sup>1</sup>, intended to improve, expand and connect habitats to address wildlife's decline and provide wider environmental benefits for people. The concept for the Nature Recovery Network is simple. Existing protected sites represent the best areas for wildlife, and they should form the core of any network. But to support nature's recovery, action is required to extend and link these existing sites, both to support wildlife and to recover the range of economic and social benefits that nature provides.'

The report recognises the importance of waterways in linking wildlife sites, such as Cowslip meadows that border the Brook in East Hanney, and in putting into place environmental actions to help preserve and protect fragile habitats such as the Brook.

It is recognised that as rare chalk stream Letcombe Brook, has certain special characteristics such as a stone bed and clear running water. Part of the environmental actions required include helping such waterways retain or regain their characteristics where they have been harmed by man such as through development. Policies within Local and Neighbourhood plans are important tools for this.

The Environment Agency has also committed to investing in the conservation of the Brook and its surrounding environment in East Hanney, helped by the Letcombe Brook Project and the really good work that the Hanneys Flood Group undertakes. Recent investment has included the provision of the fish bypass at Lower Mill, review of viability of a second fish bypass for the village at Dandridges Mill, and water quality and maintenance programmes.

The following map shows that the Letcombe Brook is identified as being in the recovery zone of the Nature Recovery Network. As a river in the Recovery Zone the recognition is for focus on habitat creation and restoration and connecting to existing habitat assets. This evidences that it requires protection and investment to help it recover, which accords to the environmental protection works that the EA and other agencies are undertaking

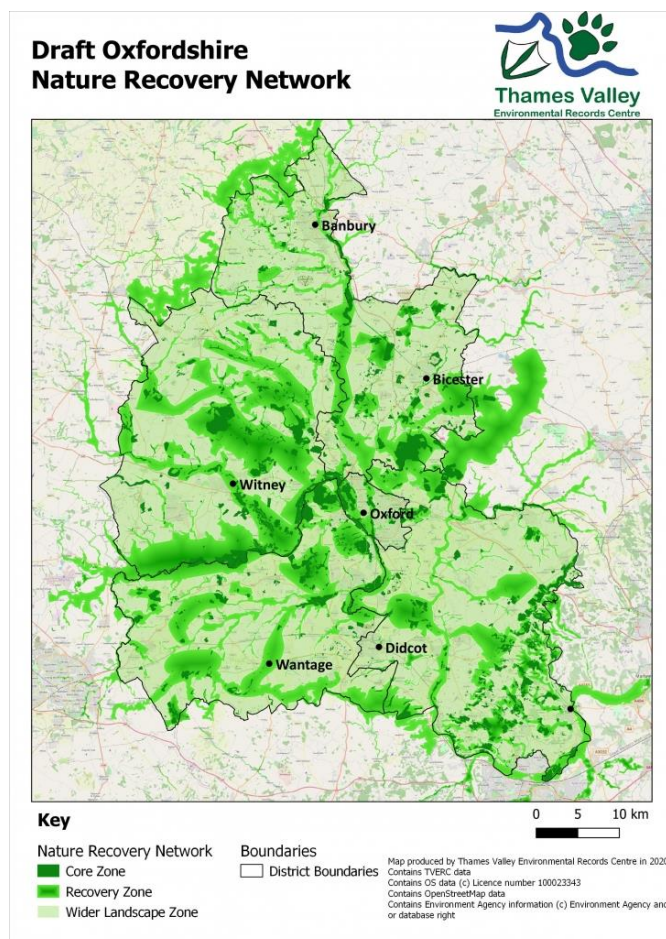


Figure 17 – Map Nature Recovery Network with Letcombe Brook as Recovery Zone

Guidance is also available for the management of riverine corridors. Parties involved with the Nature Recovery network include: TVERC, BBOWT, RSPB, Wild Oxfordshire, Freshwater Habitat's Trust and Oxfordshire County Council.

Provision is afforded within the EHNP policies to help sustain the brook and its surrounding environment; this is in accordance with the Nature Recovery Network Plan. A policy for Nature Recovery and Climatic change is also provided within this plan.

The Neighbourhood Plan also recognises that the brook provides the village with a very special amenity which is important feature of the village and helps makes East Hanney the place that it is. Importantly, for the environment of the village, it provides habitat for rare species that by law have protection. Therefore, the habitat equally requires preservation and protection through policy.

The EHNP policies include provision for Local Green Space, most of those recognised within this Plan (see Appendix Local Green spaces) are areas that have been long associated with the brook, form part of its environment, or provide wildlife habitat.

Note: the above evidential information was supported with documents provided by The Letcombe Brook Project who are an independent specialist environmental team who work closely with the Environment Agency and Local Wildlife Trusts.

## 2.3. Environmental Support for the proposed Policy - Letcombe Brook

The following document has been received in support of the proposed policy for Letcombe Brook. It gives some explanation as to why it is essential that the policy as proposed is needed, and also states the environmental context for the provision of buffers as provided for within the proposed policy.

**Letcombe  
Brook Project**

C/o Vale and Downland Museum  
19 Church Street  
Wantage  
OX12 8BL

07737 639253  
[letcombebrook@hotmail.com](mailto:letcombebrook@hotmail.com)  
[www.letcombebrook.org.uk](http://www.letcombebrook.org.uk)

Date 17<sup>th</sup> August 2022

Dear Sir/Madam

**Subject: East Hanney Draft Neighbourhood Plan**

I am writing to support the Hanney Neighbourhood Plan, specifically Letcombe Brook Policy EHNP8

Letcombe Brook is a rare chalk stream, one of only 240 worldwide and considered a Priority Habitat in the UK. Letcombe Brook supports several Protected Species – notably water vole (Britain's fastest declining mammal) and otter plus kingfisher and a population of wild brown trout. The section of brook running through East Hanney is particularly good for water vole as indicated by a recent survey. Otters are regular visitors and a pregnant female was recorded on a trail camera in East Hanney in January 2022, larger cubs were also present during 2021, again being recorded on trail camera.

The main protection that can be afforded to rivers is the use of a buffer zone along its banks to protect it from pollution, development and disturbance. The wider the buffer zone the more effective the protection granted and this also allows space for the river to flood, something likely to happen more often due to climate change. Rivers act as important wildlife corridors for many species and the Letcombe Brook links several local wildlife sites and areas of community green space along its corridor. The Letcombe Brook corridor has been highlighted in the Nature Recovery Network draft plan as a Recovery Zone and Important Freshwater Area (IFA)

There is presently a campaign to increase the level of protection provided to chalk streams and the Chalk Stream Restoration Strategy has just been launched by Catchment Based Approach (CaBA). This report highlights the fact that they need effective buffer zones to afford increased protection, allow for nature-based solutions to flooding and allow biodiversity net gain to take place where it would be most effective.

Letcombe Brook Project are in full support of the Hanney Neighbourhood Plan and applaud them for their forward thinking approach in seeking to protect this important river corridor.

Yours faithfully

Mark Bradfield, Letcombe Brook Project Officer

---

*Letcombe Brook Project Charitable Trust No 1172111*

*Project partners: Environment Agency, Vale of the White Horse District Council, Wantage Town Council, Grove Parish Council, Letcombe Regis Parish Council, East Hanney Parish Council*

### 3. Evidence of village wildlife, protected species and protected habitats

#### 3.1. Flora and Fauna recordings

There are various sources evidencing the rich and varied flora and fauna found and living in the village. East Hanney is situated in an area surrounded by and formed of a green and rural landscape, it is also centred on the Letcombe Brook which being a rare chalk stream is associated with and expected to host a diverse and vibrant range of flora and fauna.

The wildlife and rare flora species present are an important part of the essence of the village, the community survey highlighting how residents value all aspects of the village natural environment. The blue and green natural pathways of the village including the Letcombe Brook green corridor, and the surrounding habitat and field systems enable and support the diverse range of flora and fauna evidenced.

It is essential for this plan to help through policy to ensure that the valued natural green and blue environment of the village is protected for the future and to seek to increase biodiversity and habitat enhancement in accordance with national and District planning ambitions. Protecting species and maintaining natural habitat within the Parish is important in many respects including village character, but also so that the community can continue to enjoy the environment and wildlife in the future. In some cases, there is already protection by law (species being protected), also through planning policy in accordance with DC environmental policy intent and the NPPF (National Planning Policy Framework).

The village also has one or two examples of orchard remaining which are protected by law.

The NPPF recognises that the planning system should aim to conserve and enhance the natural and local environment.

Theme 4 of the District Council Local Plan core policy 46 provides for conservation and improvement of biodiversity.

Evidence of the range of species recorded in the village are maintained by TVERC (Thames Valley Environmental Records Centre) and are also recorded by independent bodies such as the Letcombe Brook project. There have also been surveys, such as the recent water vole survey undertaken by the EA jointly with the Letcombe Brook project which recorded a series of water vole colonies along the brook and on the associated waterway network across the Parish.

The following table (see pages below) provides a comprehensive summary of species that have been recorded in just one part of East Hanney alongside the Brook in the area of the ancient orchard. As evidenced the range and diversity of wildlife and flora is extensive and includes protected species. It highlights that the remaining green areas in the village and the surrounds including along the length of the Letcombe Brook should not be considered for development, the biodiversity of East Hanney being rich and extremely sensitive. It also evidences the case for the need to designate Local Green spaces under this plan to ensure the natural environment within the village and along the Letcombe Brook green corridor.

The existence of laws which are intended to protect species such as water voles (a highly endangered species) should themselves be sufficient reason to ensure that the green and blue areas of East Hanney should not be considered for development.

Since the table was produced species such as otters have increased their presence in the village along the Brook and evidenced by photograph. Kingfishers can regularly be seen along the Brook and there are egrets now resident. The East Hanney swans continue to nest and rear their signets at various points across the village. Below are just some of the wildlife of East Hanney.



Figure 18 – Just some of the East Hanney wildlife

SPECIES											
	2008	2013	2014		2008	2013	2014		2008	2013	2014
								Brook Based			
Birds				Butterflies							
Song Thrush	I	I	I	Chalkhill Blue	No surveys			Swans	I	I	I
Mistle Thrush	I	I	I	Small Copper	from 2008			Coot	i	I	I
Field Fare	I	I	I	Marbled Whites				Moorhen	I	I	I
Red Wing	I	I	I	Common Blues				Heron	I	I	I
Kingfisher	I	I	I	Meadow Browns				Gillimot	I	I	I
Kestrel	I	I	I	Small Tortoiseshell				Canada Goose	I	I	I
Tree Sparrow	I	I	I	Red Admiral				Little Grebe	I	I	I
Buzzard	I	I	I	Comma				Golden Eye	I	I	I
Lapwing	I	I	I	Peacock				Scaup	N	I	I
Curlew	I	I	I					Pochard	N	I	I
Skylark	I	I	I	Flora				Golden Eye	I	I	I
Pied Wagtail	I	I	I					Mallard	I	I	I
Grey Wagtail	I	I	I	Lady Smocks	I	I	I				
Goldfinch	I	I	I	Bee Orchids	I	I	I	Reptiles			
Chaffinch	I	I	I	Cowslips	I	I	I				
Goldcrest	I	I	I	Pyramid Orchid	I	I	N	Grass Snake	I	I	E
Bullfinch	I	I	I					Slow Worm	P	P	P
Cuckoo	E	E	I	Fungi				Smooth Newt	P	P	P
Blackcap	I	I	I					Toad	I	I	I
Swift	I	I	I	Bolbitis titubans	Not		I	Frog	I	I	I
House Martins	I	I	I	Lepista	Recorded		I	Owls and Bats			
Green Woodpecker	I	I	I	Various parabola plicatilis			I				
Lesser Spotted Woodpecker	I	I	I	Various hygrocybe virginea			I				
Greater Spotted Woodpecker	I	I	I					Short Eared Owl	I	I	I
Chiffchaff	I	I	E	Mammals				Long Eared Owl	N	U	I
Linnet	I	I	I					Little Owl	I	I	I
Turtle Dove	E	I	E	Water Vole	IE	E	IE	Barn Owl	I	I	I
Red Legged Partridge	I	I	I	Short Toed Field Vole	N	N	N	Tawny Owl	I	I	I
Pheasant	I	I	I	Harvest Mouse	I	I	I				
Red Tailed Kite	N	I	I	Water Shrew	I	I	I	Noctule	KN	KN	KN
Blue Tits	I	I	I	Muntjac	I	I	I	Whiskered	KN	KN	KN
Great Tits	I	I	I	Roe Deer	I	I	I	Noctule	KN	KN	KN
Long Tailed Tits	I	I	I	Fallow Deer	I	I	I	Daubenton	KN	KN	KN
Swallow	I	I	I	Weasel	I	I	N	Pipistrelle	I	I	I
Cormorant	I	I	I	Stoat	I	I	I				
				Fox	I	I	I	Fish			
Trees				Badger	I	I	E				
				Bank Vole	I	E	E	Brown Trout	I	I	I
Apple	I	I	I	Brown Hare	N	I	I	Rainbow Trout	I	I	I

Pear	I	I	I	Mole	EI	EI	EI	Pike	I	I	I
Cherry	I	I	I	Common Shrew	N	I	I	Tench	I	I	I
Willow	I	I	I	Pygmy Shrew	N	I	I	Roach	I	I	I
				Hedgehog	I	I	I	Dace	I	I	I
				Red Squirrel	N	N	U				
				Grey Squirrel	I	I	I				
				Otter	N	N	I				

## Index

I = Positive ID  
E = Evidence of  
P = Potential for  
N = Not seen

## Identifiers and Reference

Pat O'Rielly  
MBE  
Dudley Isles Bsc., M. Inst.  
Biol., Dip Ed  
Paul Sayers  
MSc  
Dave Endecott Oxfordshire  
Bat Group

Frank  
Poller  
author

Sally Wallington Letcombe Brook Project

U = Seen but uncertain  
KN = Known Nearby

RSPB  
members  
Tiggiwinkles  
volunteers

Figure 19 – Table of Flora and Fauna recorded in East Hanney

Biodiversity is rich throughout the green and blue areas of the village, there are priority habitats and protected species.

Examples include:

- Traditional orchard BAP Priority Habitat sites, for example the ancient orchard reference OXON 0694
- Letcombe Brook BAP Priority Habitat – chalk stream with protected species
- Protected species in vicinity of the Letcombe Brook include:
  - Water vole burrows on site, water vole survey August 2014 and 2021.
  - Otter, Survey LBP (Letcombe Brook Project) & BBOWT2014 and photo evidence 2020, 2021

A number of the fields through the village and the surrounding area also contain rare flora and can in certain cases qualify as priority habitat. There are also a number of ridge and furrow fields that remain in existence.

## 4. Landscape Character Review of East Hanney

### 4.1. Setting

The lowland Vale has been occupied by humans for thousands of years and East Hanney has been established as a settlement for at least 2000 years as evidenced by archaeology. To recent times East Hanney has remained a fairly compact form focussed on its original linear settlement pattern. Residents can access the countryside with ease and are afforded views in all directions over a fairly flat landscape of arable fields. The village is located on an important north-south route connecting Wantage to Oxford (A338).

The parish is bisected by the Letcombe Brook, that issues from the Berkshire Downs to the south and eventually joins the river Ock and ultimately the Thames to the north. The village benefited in the past from the mills using the power from the brook, and so developed as a larger village.



*Figure 20 – Letcombe Brook as it passes through the village at the Iron bridge*

As a consequence of its location East Hanney developed in a way that reflected natural constraints, notably fluvial flood risk which is a dominant constraint across the area of the Parish and includes areas to the north of the village, areas extending along the course of the brook to the south, and to areas in the west and east of the settlement but notably where the Letcombe Brook flows. Other areas such as to the north include zones affected by pluvial flooding.

A review of the flood map shown below and those including that from the updated FSRA on page 14 show that a significant part of the Parish is designated as being within a flood zone, the main areas following the course of or relating to the Brook. These areas identified as flood zones are a significant natural restraint and the frequency, level and extent of flood can only be expected to increase with climatic change. It is therefore hoped that for the future those areas recognised within the flood map will help to retain the open verdant landscape of hedges, treelines and arable fields long into the future. Indeed, the significant biodiversity offers potential also for future habitat enhancement. The fields surrounding the village and along the Letcombe Brook green corridor also potentially serving as strategic flood meadows to assist with flood protection for the village in the future.

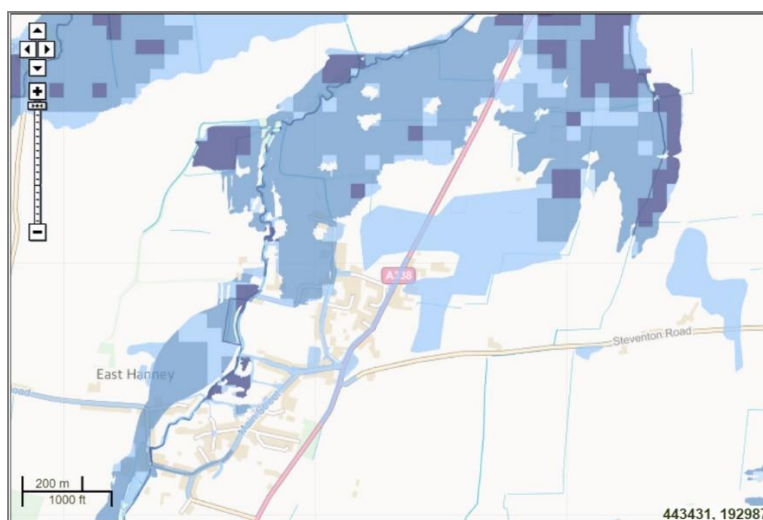


Figure 21 –Environment Agency Flood Map

The wider parish has a high-water table and a unique feature of the village is its network of man-made watercourses including ponds (some being associated with the original mills) which convey water through East Hanney aiding drainage and slowing the flow of water thereby reducing flooding. Nevertheless, there is still regular flood events experienced which may worsen with climate change.

There is concern that recent development on the edges of the village may cause silting of some of the watercourses and more development may cause a greater backfill risk as a result. There is also concern about the sewage works at Grove to the south and its capacity as sewage from East Hanney is pumped southwards to Grove where it is treated and released back into the Letcombe Brook.

## 4.2 Issues

The Character Assessment undertaken for the Neighbourhood Plan focussed on the built area and spaces and sub areas within East Hanney and the views of residents are recorded there and elsewhere in the Base Line Evidence. Many of these note the importance of landscape character in the wider parish and there is concern about the potential impact of future development, based on recent experience of new developments around the settlement edge. These recent schemes have been criticised as poor town planning practice in a unique village setting, introducing new housing types which do not integrate well with the village character.

The village character stems from features such as verges rather than paths, lack of street furniture especially street lighting and associated urban elements, the winding narrow roads and footpaths, and the fact that the housing is generally low density, often set back with gardens and green frontage, enabling the feeling of space and openness. This is not replicated in the new developments.

Moreover, because the A338 separates the newly developed areas from the older village and the new housing by comparison being typically reflective of major house builder styles, there is concern about the risk of evolution of a separate community, especially if the village were to continue to grow. For the future there needs to be a greater embodiment of rural design to reflect characteristics of the village. For the village community it is also important to be able to go through a period of consolidation, rather than see further development of the scale experienced.

**It is vital that the village and the landscape is protected from urban incursions in the future that would undermine the historic character of the village and its integral landscape qualities.**

The top three opinions (and scoring) of village character identified the value of open spaces within the village, its setting in a rural landscape where fields and villages are close together and the value of the existing network of footpaths leading into surrounding fields.

Thus, the landscape character of the wider parish is seen to be an asset worthy of protection. The landscape is largely used for arable farming with some livestock and the survey results above show that the sense of space and openness provided by the fields around the village and the access to and through them are of crucial importance to villagers.

Therefore, key landscape themes include:

**Feeling of a village in a rural location**, because the village is surrounded by a green, flat and fertile landscape, creating a unique village identity, which is separated and distinct from urban and market town environments.

**Big (and dark) sky landscape** which surrounds the village and the approaches. Based in the lowland vale with the corrilian ridge to the south, the views from the edge of the village across the surrounding flat and green landscape are immense. Development from any direction, but particularly from Grove would destroy this. Already at night the lights of Grove can be seen, encroaching on this dark sky village.

**Openness** is an essential quality, whether looking out of the village or within across the local green spaces from the footpath network, such spaces historically being paddocks or inner fields, today remaining close to the village centre. These areas are essential to the character, feel, and enjoyment of the village, and hence are proposed for local green space designation under the NP.

**Views and access to countryside.** Villagers appreciate the views and approaches to East Hanney, the village clearly being separate from other areas, and the fact that footpaths extend out into the openness across open countryside, enabling a rural and tranquil experience. There are key views to the west to the tower of St. James The Great, across open fields, to the south across open fields to the canal and railway in the vicinity of Grove, and to the north across open arable countryside. An appendix of key Views is provided within the Plan.



*Figure 21 – View looking north*

**The tranquility** one is able to enjoy within just a couple of minutes' walk from the village centre **and walkability** since the size, layout and form of the village is compact and relatively small.

**Historic rural setting and legacy.** Towards the south of the village the area of the County wildlife site, the ancient orchard opposite it (which has been organically farmed), and the Brook with its green and blue space, and wildlife corridor provide a natural and open rural landscape for villagers to enjoy. The historic past of the village has left a legacy of old or ancient orchards, ridge and furrow fields, and historic ditch and water way systems. Many of the narrow lanes simply peter out into tracks or paths that run into the countryside.



*Figure 22 – View of the ancient orchard along the Letcombe Brook green corridor.*



*Figure 23 – View of footpath along the Letcombe Brook green corridor.*

### 4.3 Outside the settlement

The vista when approaching East Hanney from the South and West is fundamental to their character. Green fields in the foreground, hinting at archaeological interest from times gone by. Wildlife on view, trees rising above the rooftops. The cluster of settlements forming a natural shape, historically unspoilt by the addition of large intrusive red brick developments. However, some views of the village have been somewhat

compromised of late by new poorly planned developments and there is a strong view that the village should not be further divided by edge of settlement modern development.



*Figure 24 – Approaching East Hanney from the south showing new development edge.*

Features valued by residents in the landscape include the sites of old ponds, dipping holes opposite old cottages, buildings clustered around green spaces, water in old meadows and furrows of arable fields, footpaths redolent of age and ancient connections, old stiles and kissing gates.

Both East and West Hanney retain their character as historical “island villages” because their natural, non-linear shapes rise impressively from the surrounding countryside. The causeway provides a tangible connection between the two villages, whilst at the same time allowing each village its identity and individuality. The green space between the two Hanney villages known as the ‘Hanney Gap’ is highly valued as a result.



*Figure 25 – Aerial view of East Hanney noting rural landscape including ridge and furrow field systems.*

## **Wider Parish – Summary of Significance**

**Evidential:** Covered in many historic maps but little other evidence recorded. Some sites on the Historic Environmental Record and many waiting to be discovered. Artifact location sites show high evidence of potential location of finds. Many finds recorded in a 2009 detector rally, including an important Saxon burial. There are also remains of manorial homes, and the site of a roman settlement. The area is rich in historical evidence.

### **High evidential value**

**Historic:** The discovery of the Hanney Brooch in 2009 was the most significant archaeological find of recent years. Many smaller finds were made in the same metal detector rally. Aerial photos suggest significant prehistoric use. Recent excavation investigations have found further evidence of very early settlement. East Hanney also known to have been sited along an established roman track with evidence of roman settlement.

### **Medium current historic value**

**Aesthetic:** Pleasant verdant and tranquil countryside with many byways and paths with rich wildlife and agriculture, interspersed with traditional buildings and landscape features including treelines, hedgerows, woodland parcels. It is very special to villagers and therefore of high value. Lovely views exist to the downs and the landscape changes with the seasons as crops change and trees/ wildflowers grow. Biodiversity is prized with fields of wildflowers (rapidly disappearing) buttercups, cowslips, occasional orchids, plus many insects, birds and mammals.

### **High aesthetic value**

**Communal:** Crossed by the Letcombe Brook and its flood meadows to the west and north of the village, the area of the Parish is used both for farming and much countryside also for recreation such as riding, cycling, shooting and walking. Many villagers enjoy dog walking in the area and the open countryside is accessible on foot in just a few minutes from the village centre giving high communal value. This is also achieved within those areas along the Letcombe Brook, and the network of pathways that interconnect with established green spaces close to the settlement. Many green spaces of the settlement are heavily used and enjoyed by the community and are to be allocated in the Neighbourhood Plan as Local Green Space.

### **High Communal value**

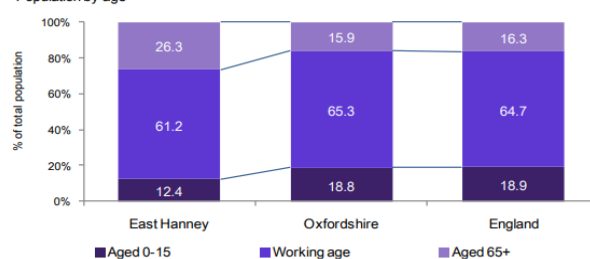
## 5. Village Data - Rural Village Evidence

### 5.1 Data provided by Communities in Rural England (ACRE) Rural evidence project

#### 5.1.1 Population Data 2011 Census

<b>How many people live locally?</b> <b>750</b> 47.6% male; 52.4% female	<b>How many households?</b> <b>335</b>	<b>Children under 16</b> <b>95</b> 12.4% (England average = 18.9%)	<b>Working age adults</b> <b>460</b> 61.2% (England average = 64.7%)	<b>Older people over 65</b> <b>195</b> 26.3% (England average = 16.3%)
<b>Lone parent families with children</b> <b>10</b> 13.6% of all families with dependent children (England average = 24.5%)	<b>Single pensioner households</b> <b>55</b> 17.1% of households (England average = 12.4%)	<b>People from Black or Minority ethnic groups</b> <b>30</b> 4.3% (England average = 20.2%)	<b>People born outside the UK</b> <b>40</b> 5.6% (England average = 13.8%)	<b>Dependency Ratio</b> <b>0.63</b> England average = 0.55

Population by age



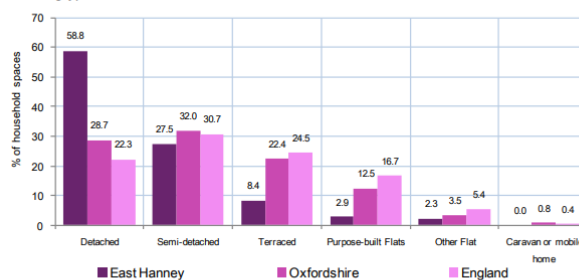
Source: Census 2011 (table KS102EW)

This evidence shows that East Hanney has a larger older population compared to Oxfordshire and England and aligns with the findings of the community survey. It also provides information on households.

#### 5.1.2 Housing Type/Mix as at 2011 Census

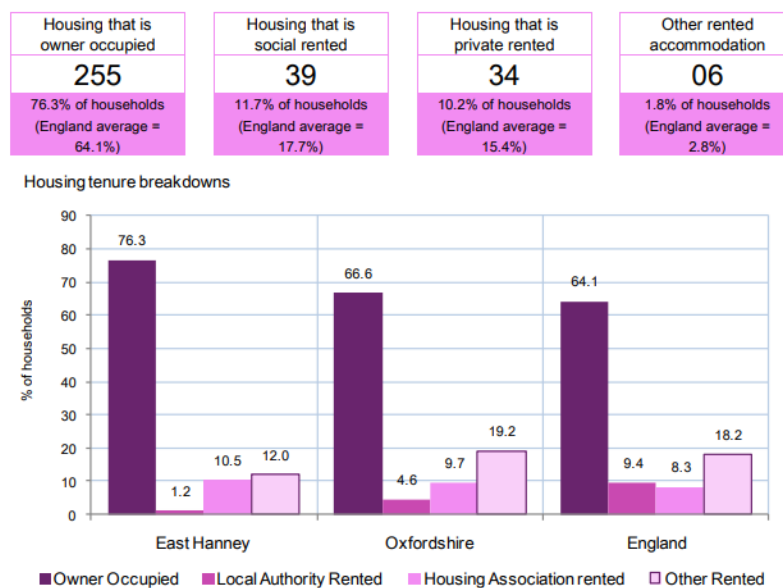
<b>Detached houses</b> <b>203</b> 58.8% of dwellings (England average = 22.3%)	<b>Semi-detached houses</b> <b>95</b> 27.5% of dwellings (England average = 30.7%)	<b>Terraced houses</b> <b>29</b> 8.4% of dwellings (England average = 24.5%)
<b>Flats (purpose built)</b> <b>10</b> 2.9% of dwellings (England average = 16.7%)	<b>Flats (other)</b> <b>08</b> 2.3% of dwellings (England average = 5.4%)	<b>Caravan or other temporary accommodation</b> <b>00</b> 0.0% of dwellings (England average = 0.4%)

Dwelling type breakdowns



Source: Census 2011 (table KS401EW)

This identifies with the rural nature of the village, and comparably higher number of detached homes compared to Oxfordshire and England. The village numbers reflect the fact that East Hanney is a historic and rural settlement which traditionally has a high number of detached properties, being an important part of the makeup, character and form of the village. It also helps evidence the lower density of housing in this village compared to other parts of Oxfordshire, detached properties giving a propensity for a lower housing density.



Source: Census 2011 (KS402EW)

As at 2011 East Hanney had a lower % of Housing Association properties compared to England and Oxfordshire. The high level of development experienced since the census has mainly been classified as Major and therefore inclusive of Affordable housing which will have increased the % within the village to align. No additional Housing needs other than homes for the aged and for those with disabilities were identified from either the Housing needs survey or the Community survey. Recently (November 2021) in response to the application P21/V2975/MPO the Local registered provider identified that there was no longer any requirement for more affordable 2 bed homes in East Hanney.

### 5.1.3. Connectivity A – Travel time to essential services



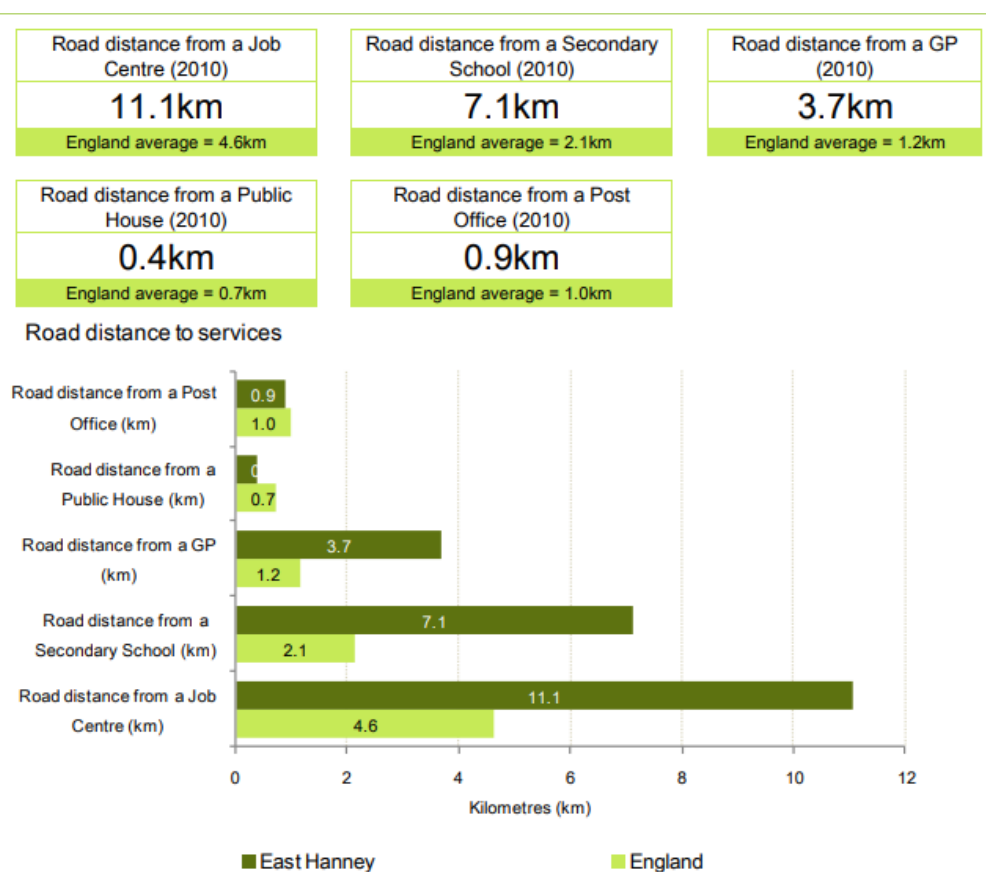
Source: DfT 2011

The above helps evidence that East Hanney has very poor levels of local services. As can be seen, residents need to travel to receive even basic services such as GP or a supermarket. There is very little employment in East Hanney. The only service available from those identified in East Hanney is provision of Primary schooling.

Residents need to travel out of the village to access services and in most cases, this is by car. The extent of the issue can be seen by the average travel time statistic to the nearest town by public transport/walking which is 90 minutes compared to 18 minutes for the County Average.

The data below illustrates journey times needed to access services by road. East Hanney is poorly located for services and employment compared to other places and journey times in England generally. This adds to the sustainability challenges which the village faces.

#### 5.1.4. Connectivity B -Distance from basic services



Source: Commission for Rural Communities 2010

### 5.1.5. General Population Data

#### General Data East Hanney

[https://www.citypopulation.de/en/uk/southeastengland/oxfordshire/E35000346\\_east\\_hanney/](https://www.citypopulation.de/en/uk/southeastengland/oxfordshire/E35000346_east_hanney/)

<u>Name</u>	<u>County / District</u>	<u>Population</u> Census 2001-04-29	<u>Population</u> Census 2011-03-27	<u>Population</u> Estimate 2019-06-30
<a href="#">East Hanney</a>	Oxfordshire	746	748	1,051
Area: 0.540 km <sup>2</sup> – Density: 1,946/km <sup>2</sup> [2019] – Change: +4.2%/year [2011 → 2019]				

**Source:** UK Office for National Statistics (web).

**Explanation:** All population figures and depicted boundaries are based on output areas officially assigned to the 2011 built-up areas. Output areas often include some unbuilt parts. However, tabulated area figures refer to (typically smaller) actual built-up areas in order to present a more realistic population density. Some of the 2001 figures are approximate values.

#### Historic Census Data

Year	East Hanney recorded Population
2011	748
2001	746
1991	751
1981	775
1971	728
1961	541
1951	471
1931	506
1921	464
1911	378
1901	459

Further information about the population structure:

#### 1. Gender

Male	48.9%
Female	51.1%

Gender (E 2019)	
Males	514
Females	537

## 2. Age Group

0-17 years	21.6%
18-64 years	22%
65+ years	56.4%

Age Groups (E 2019)	
0-17 years	227
18-64 years	593
65+ years	231

## 3. Age Distribution

Age Distribution (E 2019)	
0-9 years	129
10-19 years	112
20-29 years	100
30-39 years	112
40-49 years	139
50-59 years	154
60-69 years	131

Age Distribution (E 2019)	
70-79 years	106
80+ years	68

#### 4. Country of birth

Country of Birth	Persons
UK	706
Republic of Ireland	2
EU (other)	12
Other country	28

#### 5. Ethnic Group

Ethnic Group (C 2011)	
White	737
Asian	8
Black	1
Mixed/multiple	2

#### 6. Religion

Christian/ Jewish/ Buddhist	26%
No religion	73.7%

Religion	Persons
Christian	511
Jewish	1
Buddhist	1
No religion	180

## 6. Summary of Fully Approved new build Housing Applications

### 6.1. Table (source: Vale of White Horse District Council Planning Portal)

Ref	Location	Description	Date Registered	Additional number of Houses
P14/V1633/FUL	Kings Farm Cottage	Erection of new dwelling.	14-Jul-14	1
P13/V2708/FUL	Kings Farm Cottage	Erection of Three Dwellings	03-Jan-14	3
P15/V1379/FUL	Land adj Yew Tree Barn, The Paddocks	Erection of nine dwelling (including affordable housing) with associated parking and amenity space.	17-Jun-15	9
P15/2175/FUL	Land off A338	Full application for houses on land to west of Nursery	18-Sep-15	39
P11/V2103/FUL	Land South of Alfreds Place (Stevenson Close)	Erection of 15 dwellings with associated access roads, garages and open space.	26-Sep-11	15
P13/V0381/FUL	Land to east of A338 Crown Meadow	Erection of 25 dwellings with associated access roads, garages/car ports and open space	21-Feb-13	25
P13/V2171/FUL	Land to rear of The Bungalow Snuggs Lane	Part retrospective application for erection of one detached dwelling with associated access and parking	04-Oct-13	1
P13/V2608/FUL	land to the rear of Saxon Gate (Dandridge Close)	Erection of 16 dwellings with associated access, public open space and landscaping	16-Dec-13	16
P13/V1915/FUL	Philberds Manor	To convert the outhouse building into a dwelling	06-Sep-13	1
P15/V2934/FUL	Varlins	Proposed 3 bedroom detached dwelling with attached double garage.	14-Dec-15	1
P15/V2405/FUL	Varlins	Proposed 4 bedroom detached dwelling with associated landscaping.	07-Oct-15	1
P13/V0076/LB	Varlins	Proposed conversion of existing listed barn and outbuilding to single dwelling and annex with new vehicular access	17-Jan-13	1
P14/V2047/FUL	Weir Farm	Erection of a dwelling and garage with access (as amended by drawings 14-EH-1 A and 14-EH-2 A received 7 November 2014).	05-Sep-14	1
P15/V1359/FUL	Behind Alfreds Place	Land east of A338 East Hanney Oxon	30-Jun-15	2
P16/V1778/FUL	Ashfield Lane	Land adjacent to Ashfields Lane	13-Jul-16	4
P16/V1652/FUL	Main Street	Land at rear of Malt House Bungalow	17-Jun-16	6
P16/V1516/FUL	Summertown	Demolition of existing dwelling 'Half Acre' rebuild 2 new dwellings	21-Jun-16	1
P16/V3242/FUL	Snuggs Lane	Land at rear of Pryor House	03-Jan-17	1
P16/V3226/FUL	Steventon Rd	Steventon Road Nurseries	17	40

P17/V2024/FUL	Ebbs Lane	Conversion of barn adjacent to Varlins to form a dwelling	25-Jul-17	1
P17/V2148/FUL	Wier Farm	Conversion of barn to form a dwelling	02-Aug -17	1
P18/V2487/FUL	Lynwood	Ebbs Lane, New 5 bed house	16-Oct-18	1
P19/V0910/FUL	Steventon Rd	Hanney Nurseries (Rosie Bees), Steventon Road	17-Apr-19	46
P19/V1882/FUL	Summertown	Land North of Summertown (Dews Meadow) (outline for 55 pre-approved) Consent for 50 and 45 approved under separate applications, 45 delivered.	01-Aug- 19	50
P20/V0448/FUL	Summertown	Land North of Summertown (Dews Meadow), Additional dwelling on previously designated public open space.	14-02-20	1
P20/V1463/FUL	The Green	Long Thatch, The Green. Renewal of permission.	18-Jun-20	1
P20/V3119/FUL	Steventon Road	Hanney Nurseries, Steventon Road (Rosie Bees). Further 2 dwellings	27-Nov-20	2
		Total New dwellings approved to end April 21		271

*New approvals to April 21*

Two planning applications for major developments each of 200 dwellings were proposed during 2016, both were rejected by the District Council Planning committee and by the independent planning inspectors on appeal. One had been included in the draft Local Plan 2031 Part 1 as a strategic site and was also found against by the inspector appointed to the District Plan Part 1 and was removed from the DC Plan. Its removal and the prior refusal for development was based on a number of planning grounds including the impact on the character.

It would be harmful to the village and contrary to a number of core policies, should East Hanney be exposed to development of this nature

The District Council subsequently issued Local Plan Part 2 which included two sites within East Hanney for development with a total of up to 130 dwellings. These were presented at public meetings, and community feedback suggests that the largest of the sites is wholly inappropriate for housing of this scale, also being in a flood 2 zone, adjacent to the conservation area, an edge of village location and at a dangerous access point on the A338.

Residents do not feel that the village is able to accommodate development which is of a comparably large scale compared to the size of the village (the largest strategic site being 20% of the size of the whole village in 2011) and densely amassed compared to the spread of housing across East Hanney. Also, the village does not have sufficient services and supporting infrastructure.

The community survey, responses to developments deposited by residents, and the opinion of planning officers in refusing applications, and inspectors considering appeals have helped evidence and guide this Neighbourhood Plan to provide for future development to be appropriate for its location, of limited/small scale size in order to be able to fit in with the village and rural context and be spatially aligned to and in conformity with the character of the village.

For future development not to be a burden on the limited village services and facilities, it is essential that such new developments must positively contribute to the community and environment, including to village

infrastructure, services and facilities which are used and enjoyed by the community. These include: enhancement of the facilities at the sports field; provision of additional public open space which is of a size that is sufficient to be able to be used inclusive of facilities for children to play; and to provide or contribute to green cycle routes from the development or around the village,.

Other examples could include: new allotments; provision of space for open recreation; provision of space for community parking near community facilities or contribution to the cost of additional parking at the sports field.; and support for sports and leisure facilities or contribution to community facilities. There is significant need because of the increase in population size that has been experienced. The existing village services and infrastructure are limited and services to support the community and their growing needs arising from development are required.

## 7. SWOT Analysis

As part of the early preparatory work undertaken on the Neighbourhood Plan the steering group undertook a SWOT analysis (two groups totalling 15 people). The following table shows the results.

SWOT Analysis – East Hanney  
13 June 2016

---

### Strengths

- Community spirit (Including shop and pub)
- Rural setting
- Green areas
- Village hall and sports facilities
- Fundraising
- Village groups
- Flood group and management of brook
- Chalk stream and environment generally
- Diverse range of flora and fauna including various protected species
- Network of footpaths in the village and into the rural surround, many historical
- Historic buildings and character
- Village school
- No street lights
- Archaeological heritage
- Shared village life, in very way, with West Hanney
- Allotments
- Hanney News and Facebook
- Visual amenity, location in VoWH
- Play area for children
- Low crime area, Community Watch
- Active Parish Council, Church and Mission
- Public open space

- Playing fields and play area
- Village walks
- Numerous clubs
- Ecology – Priority habitats- county wildlife site
- Varied local produce available
- Conservation area
- School and pre-school
- Church and Chapel
- Heritage – History, architecture, legacy
- Rare chalk stream with long history of community enjoyment
- Transport links
- Local pub

### **Weaknesses**

- Labelling East Hanney as “Large” village
- Limited retail
- Lack of public transport to areas of employment and transport hubs
- Lack of cycleways
- Unsafe or absent pedestrian routes in village
- Isolation of new developments
- Increasing on road parking, also with respect to new housing
- Pinch points in traffic through village
- Access to A338 by La Fontana
- Existing sewage infrastructure
- Lack of household awareness of responsibilities with respect to environment
- Safe drop off point for children at school
- Broadband speed – Can it be improved?
- Lack of employment opportunities in village
- Lack of resources for teenagers, leisure
- Bus services to hospitals
- Flood risk
- Traffic volume and speeds through village with lack of crossing
- Sewage and water supply
- Frequent power cuts
- Aging population
- Lack of ability to downsize with adequate garden space
- Footpaths not accessible for wheelchairs and pushchairs
- Dandridge’s Mill bridge vulnerable to damage through large agricultural vehicles
- Anti-social behaviour

### **Opportunities**

- Improving infrastructure – Sewage, sustainability of services, surgery, cycle ways
- By passes
- Affordable accommodation for elderly and young
- Reservoir
- More people to volunteer
- New businesses to help people to stay at home as they age
- Community coffee shop / hub
- Maintain and improve local hospitals (minor injuries, maternity, elderly care)
- Improved footpaths to countryside (Ridgeway)
- Improve and expand village shop
- Re- opening of Grove railway station
- Expansion of industrial estate
- Enhancement of underutilised land
- Improve cycle routes (e.g Cow lane/provide cycle route alongside A338 to Grove)
- Re opening of Wilts and Berks Canal
- New residents to join clubs and add life
- Speed cameras for vehicles from North.

## Threats

- New developments
- Loss of village character
- Potential reservoir
- Flooding
- Overloaded sewage
- Rat run from vale
- Joining up with West Hanney and Grove
- Loss of village identity
- Loss of open space and rural feel
- Poor design, new housing not in keeping with village style
- Density of new housing too high
- Impact of changes in agricultural land use (Crops, animals, solar panels)
- High occupancy turnover in new developments
- Use of new houses as Staging Posts to next house – No involvement in community
- Developments attracting urban features and gradual urbanisation of this rural village
- Developments in Grove
- Coalescence to nearby villages
- Risk of being engulfed, from Garden City extending from Didcot, or potentially from Dalton Barracks/ Steventon
- Re-opening of Grove railway station, attract more houses and urbanisation
- Increasing traffic on A338- Pollution and noise
- Designation of village in Oxford and Abingdon sub fringe area by VoWH DC
- New developments creating light pollution
- Village is attractive to developers

- Contractor caused issues and failure to comply
- New developments building materials and style not in keeping with existing
- School is now an academy and location could be under threat Aircraft noise
- Aircraft noise

## 8. SEA Screening Report

The following is a copy of the Screening report and Questionnaire.

# Neighbourhood Planning

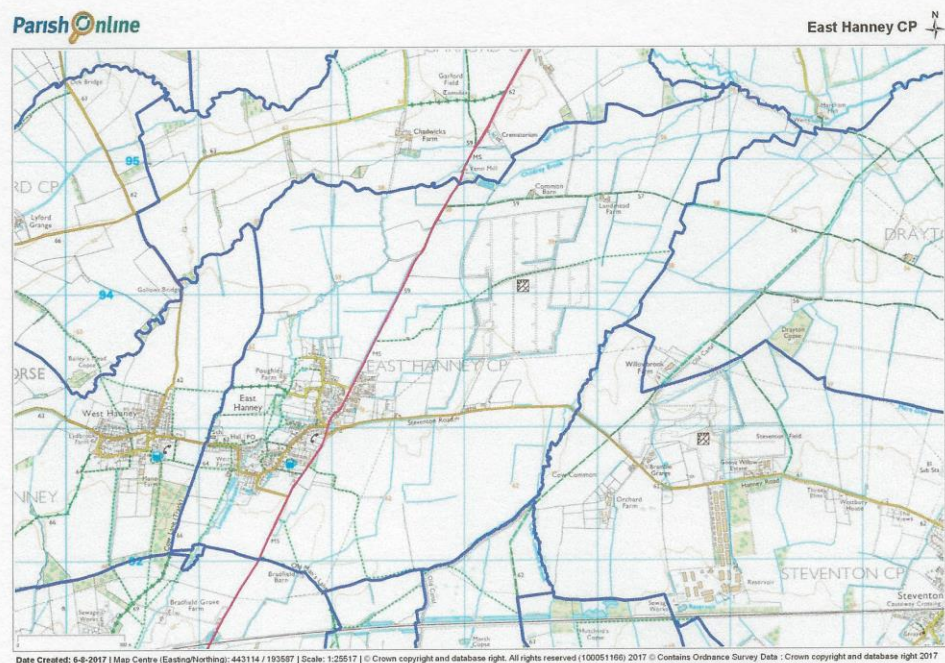
## Strategic Environmental Assessment (SEA)

### Screening Questionnaire

1. Name of neighbourhood plan.

**East Hanney Neighbourhood Plan**

2. Map of your neighbourhood area



**Note that the Neighbourhood Plan boundary is the same as the East Hanney Parish boundary.**

3. What is the vision of your neighbourhood plan?

#### **Vision**

**East Hanney is a low density rural village situated in open countryside. The village has a long history and this has resulted in a village with a wide variety of building styles. The Letcombe Brook passes through the heart of the village and with its two mills and network of ditches and waterways reflects the close relationship between the village and the stream and its vulnerability to**

flooding. The village is widely recognised as a close-knit community with a strong supportive environment, demonstrated by the community shop and the many clubs and organisations active within the village.

Our vision is to ensure that East Hanney remains as an attractive Lowland Vale parish where any new development reflects and enhances the sense of place.

We want the very strong sense of community to remain and so community facilities and infrastructure need to be provided or expanded and also sensitively maintained to match the growing population.

The effects of climate change are likely to increase the probability of flooding, which is already a major concern. So our vision is to ensure reduced risk of flooding through a variety of appropriate means, including improved drainage systems.

Our population is already skewed to an older age range and this is likely to increase in the future. As a consequence our vision is to provide housing, infrastructure and facilities that meet the needs of a wide range of ages and abilities, which includes those who are becoming less able.

Our long history is continually being revealed as new archaeological finds are being uncovered. This richness of heritage includes discoveries of Roman coins, civil war lead shot and First World War cap badges that were found in 2017. Our vision is to enhance opportunities for discovery of our historic past and seek to prevent destruction by unsuitable future development.

4. What are the objectives for your neighbourhood plan? (Please provide the objectives for your neighbourhood plan, including any emerging drafts).

Character
1. To ensure all new development conserves and enhances the rural, historic and character of the village.
Housing
2. To provide existing and future residents with the opportunity to live in a decent home and providing a mix of housing to better meet local needs especially suitable housing for the elderly.
Green Space and the Environment
3. To maintain and improve the natural environment including biodiversity, landscape, Green Infrastructure and waterways.

#### Infrastructure and Facilities

4. To cater for existing and future residents' needs.
5. To seek to improve the quality of life of residents through reducing pollution, risk of flooding, noise and the effects of traffic.
5. Do you have an emerging set of policies, or 'policy intentions'? If so, please set them out here.

Policy 1.1- Green spaces for play

Policy 1.2 Trees

Policy 1.3 Village Coalescence

Policy 1.4 Letcombe Brook

Policy 1.5 Green space

Policy 2.1 Housing density

Policy 2.2 Edge of village developments

Policy 2.3 Housing design

Policy 2.4 Conservation Area

Policy 3.1 Housing Mix

Policy 3.2 Housing for an aging population

Policy 3.3 Village facilities

Policy 4.1 Light Pollution

Policy 4.2 Flood Risk

Policy 4.3 Local Traffic reduction

Policy 4.4 Parking

Policy 4.5 Sewage Capacity

Policy 4.6 Road Noise

Policy 4.7 Traffic speed

6. Will your neighbourhood plan allocate a site for development? (We are available to talk about this with you). Please state the estimated number of sites and units/sqm as appropriate. Please also provide your 'long list' of sites to be considered if you are at this stage. This should be derived from the district council's site assessment process; Strategic Housing Land Availability Assessment (SHLAA) or Housing and Economic Land Availability Assessment (HELAA) for example. You may also have undertaken a 'call for sites' that could help with this.

Housing (no. of sites & no. of units).....No.....

Employment (no. of sites & sqm) .....No.....

Retail (no. of sites & sqm) .....No.....

Community uses (no. of sites & sqm) .....No.....

7. Are these aspirations consistent with the existing or emerging South Oxfordshire / Vale of White Horse District Council Local Plan, or are you allocating land in addition to that set for the area in the Local Plan? If so, how much and why?

**We are not intending to allocate any more land in addition to that defined in the Approved Local Plan.**

8. Are any policies likely to affect a designated area (including but not limited to; a Conservation Area, Area of Outstanding Natural Beauty, Flood Zone 2 or 3, Site of Special Scientific Importance or the Green Belt)? If yes, please explain how.

**No. There are no ANOB, SSI or Green belt in our designated area. There are Flood Zone 2 and 3 areas in our area but we are not proposing any developments or changes of use in any of these areas.**

9. What are the key environmental issues in the neighbourhood area? (For example, are there issues of flooding, contaminated land, sewage treatment or pollution?) How might the neighbourhood plan affect these?

**There is a lack of sewage capacity and low clean water supply pressure throughout the village.**

**The quantity of vehicles passing along the A338 and through the village is expected to greatly increase leading to higher noise and pollution levels.**

**The village suffers from frequent and severe flooding**

**As far as we know there are no areas of contaminated land within our designated area.**

**There are also no designated waste sites within our parish area.**

**The Neighbourhood plan aims to address these issue by policies**

10. What are the key social issues? Is school / commuter traffic a key issue, or perhaps the shortage of affordable housing? How is the plan likely to address these issues?

**The primary school is expanding with plans for new classrooms to meet the increased population. Traffic passing through the village is a problem in terms of volumes and speeds, this is a particular issue outside the primary school.**

**There is a shortage of housing suitable for older people who wish to downsize and yet remain within the village. The Neighbourhood Plan aims to encourage construction of home suitable for older people and schemes to reduce traffic speed though the village.**

11. What are the key economic issues? How might the neighbourhood plan affect these?

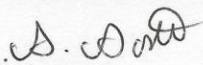
**East Hanney is a rural village with very little commercial employment. The centres of economic growth are within commuting distance and include Milton Park, Didcot, Harwell Science Centre, Abingdon and Oxford. There is a very low level of unemployment and there are no economic issues which need to be addressed by the Neighbourhood Plan**

12. Are there likely to be significant changes to the information included in this questionnaire? (We recognise that your plan may be at quite an early stage. Please let us know if there are significant changes to your plan to find out if your plan requires re-screening).

**The plan is at an advanced stage and we do not expect any significant changes.**

### **Declaration**

This information is correct to the best of our knowledge. If there are any significant changes to the information provided we will inform the district council.

Signed.....

S Scott (Deputy Chairman East Hanney Parish Council and Chairman Neighbourhood Plan committee)

**On behalf of East Hanney Parish Council**

**Date 6<sup>th</sup> August 2017**



# **Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the East Hanney Neighbourhood Development Plan**

**13 JANUARY 2023**

## **SUMMARY**

Following consultation with the statutory bodies, Vale of White Horse District Council (the 'Council') determines that the East Hanney Neighbourhood Development Plan (NDP) does not require a Strategic Environmental Assessment (SEA).

## **INTRODUCTION**

1. An initial screening opinion was used to determine whether or not the contents of the emerging East Hanney Neighbourhood Development Plan (NDP) require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
2. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.
3. The initial screening opinion was subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process are detailed in this Screening Statement.

## **THE SCREENING PROCESS**

4. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.
5. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.
6. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the East Hanney NDP against each criterion to ascertain whether a SEA is required.

7. Also part of the screening process is the Habitats Regulations Assessment Screening, which can be found in Appendix 2, and the assessment of likely significance effects on the environment, which can be found in Appendix 3.
8. These two assessments feed into Table 1 and the SEA screening opinion.

## **EAST HANNEY NEIGHBOURHOOD DEVELOPMENT PLAN**

9. The East Hanney NDP will contain the following vision, themes, objectives and policies:

**Vision:** 'Our vision is to ensure that East Hanney remains as an attractive Lowland Vale parish where any new development reflects and enhances the sense of place.

We want the strong sense of community to be maintained and thus expect community facilities to be improved, expanded, or provided anew to match the growing population.

The effects of climate change are likely to increase the probability of flooding, which is already a major concern, so our vision is for reduced risk of flooding through a variety of means including improved drainage systems.

Our population is predominantly in an older age range, the village also attracting families and people of all ages, so our vision is to provide housing, infrastructure and facilities that meet the needs of the wide range of ages and abilities, including those who are less able.

Our long history is continually being discovered as new archaeological finds are being uncovered, this includes roman coins, civil war lead shot and First World War cap badges found in 2017. Our vision is that opportunities for discovering more about our past village are encouraged and not prevented by future development.'

### **Themes and Objectives:**

#### **Theme 1 - Village Character:**

**Objective 1** – 'To ensure all new development conserves and enhances the rural, historic and character of the village'.

#### **Theme 2 - Green Space and the Environment:**

**Objective 2** – 'To maintain and improve the natural environment including biodiversity, landscape, green infrastructure and waterways'.

#### **Theme 3 - Housing:**

**Objective 3** – 'To provide existing and future residents with the opportunity to live in a high-quality home and providing a mix of housing to better meet local needs including smaller homes and homes for the elderly'.

## **Theme 4 - Infrastructure and Facilities**

**Objective 4** – ‘To cater for the needs of existing and future residents. And to seek to improve the quality of life of residents through policies intended to reduce pollution, risk of flooding, noise, and the effects of traffic’.

### **Policies:**

Policy EHNP 1 – Village Character, Sustainable Development and Design

Policy EHNP 2 – Settlement Boundary

Policy EHNP 3 – Village Infill

Policy EHNP 4 – Coalescence

Policy EHNP 5 – Historic Environment

Policy EHNP 6 – Retention of Trees and Hedgerows **Error! Bookmark not defined.**

Policy EHNP 7 – Letcombe Brook

Policy EHNP 8 – Local Green Spaces

Policy EHNP 9 – Housing Density

Policy EHNP 10 – Housing Mix

Policy EHNP 11 – Housing for an Ageing Population

Policy EHNP 12 – Community Facilities and Infrastructure

Policy EHNP 13 – Green Infrastructure and Spaces for Play

Policy EHNP 14 – Dark Skies and Light Pollution

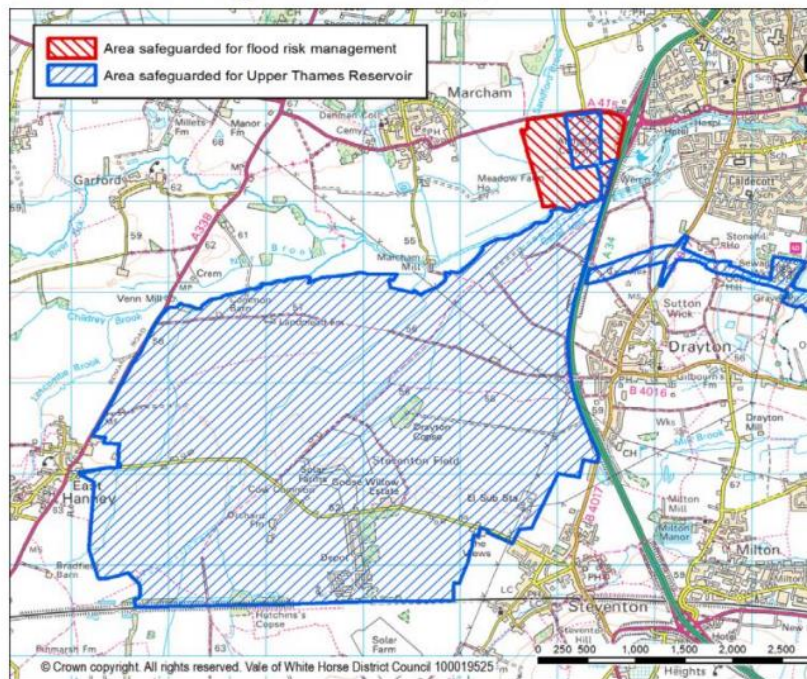
Policy EHNP 15 – Flood Mitigation in New Housing Schemes and Climate change

Policy EHNP 16 – Sustainable Development and Environmental Impact

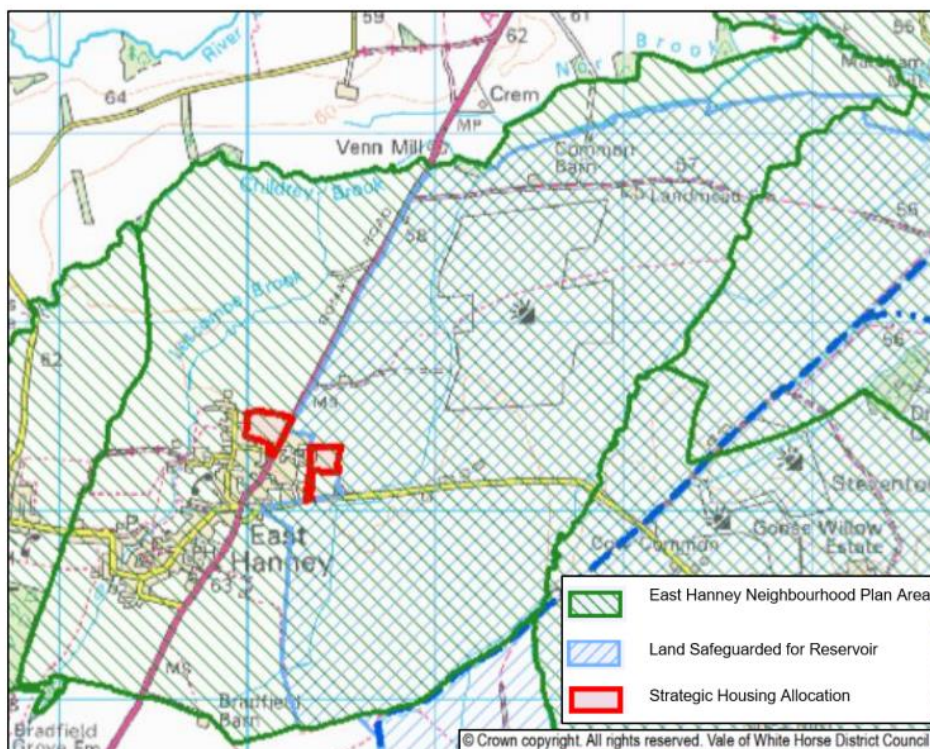
10. East Hanney is defined as a larger village in the Vale of White Horse Local Plan. The Local Plan Part 2 allocated the sites North of East Hanney, for 80 homes, and North-East of East Hanney, for 50 homes, with the sites within the Neighbourhood Plan area.

11. Additionally, Local Plan Part 1's Core Policy 14 safeguarded land for a 'reservoir and ancillary works between the settlements of Drayton, East Hanney and Steventon, and to the north of Longworth'. The area safeguarded was updated in Local Plan Part 2 (LPP2) in Core Policy 14a and part of the safeguarded land (at Longworth) has since been removed; however, part of the remaining safeguarded reservoir land is within the East Hanney Neighbourhood Plan area. A new map corresponding to Core Policy 14a superseded Core Policy 14: Upper Thames Strategic Storage Reservoir's map though Core Policy 14's policy wording is still relevant. The maps overleaf respectively depict the full area of safeguarded land, and also the Neighbourhood Area within the safeguarded land.

## Appendix C: Land Safeguarded for Upper Thames Reservoir



12. The map below depicts the Neighbourhood Plan area, the safeguarded reservoir land and the two allocated sites in LPP2.



13. The East Hanney Neighbourhood Plan is not allocating any development; i.e., it does not specify sites for development. Instead, the Plan policies will be designed to ensure that any future development is of appropriate size, reflecting the existing character of the village and meeting the specific housing needs and aspirations of current and future residents. The policies also seek to protect as much as possible of the existing green infrastructure during the development process and to ensure that further green infrastructure is added. Policies will be formulated to meet all the above objectives, arrived at through consultation with residents.
14. Overall, we note that the plan does not allocate any sites for development and places great emphasis on conserving the character and appearance of the area.
15. It is therefore concluded that the implementation of the East Hanney NDP would not result in likely significant effects on the environment.

### **CONSULTATION RESPONSES**

16. The screening opinion was sent to Natural England, The Environment Agency and Historic England on 24 November 2022 for a four-week consultation period. The responses in full are presented in Appendix 4.
17. The Environment Agency did not provide comments on this SEA Screening.
18. Historic England confirmed their agreement, that the East Hanney NDP does not need a SEA.
19. Natural England did not provide comments on this SEA Screening.

### **CONCLUSION**

20. As a result of the screening undertaken by the Council, the following determination has been reached:
21. The East Hanney NDP is unlikely to have significant effects on Natura 2000 sites; therefore, an Appropriate Assessment for the East Hanney Neighbourhood Development Plan is not required.
22. Based on the assessment presented in Appendices 1 & 3, the East Hanney NDP is unlikely to have a significant effect on the environment.
23. The East Hanney NDP does not require a Strategic Environment Assessment.

**Authorised by:** Adriana Partridge, Deputy Chief Executive – Transformation and Operations

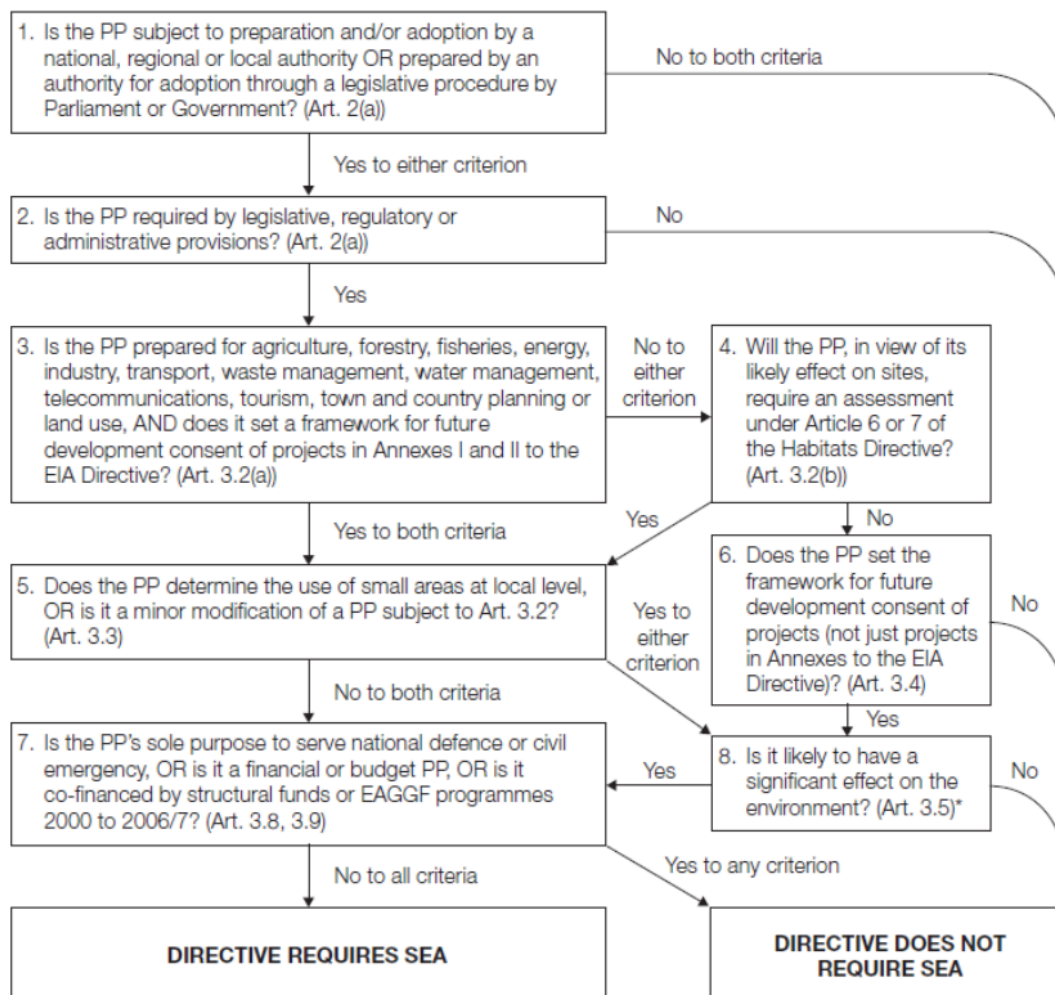
**Signed:** 

**Date:** 11 January 2023

## Appendix 1 – Extract from ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (DCLG) (2005)

**Figure 2 – Application of the SEA Directive to plans and programmes**

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

**Table 1: Application of SEA Directive as shown in Appendix 1**

*[Note to author – most of these boxes contain standard text –greyed out. Those where specific details need to be included are Qs 3,4,5 & 8]*

Stage	Y/N	Explanation
1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the East Hanney Parish Council (as the "relevant body") and will be "made" by Vale of White Horse District Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations: <ul style="list-style-type: none"> <li>• The Neighbourhood Planning (General) Regulations 2012</li> <li>• The Neighbourhood Planning (referendums) Regulations 2012</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2015</li> <li>• The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2016</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2017</li> </ul>
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if "made", form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.

3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	The East Hanney NDP is prepared for town and country planning and land use and will not set out a framework for future development of projects that would require an EIA.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development consent under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The East Hanney NDP is unlikely to have significant effects on Natura 2000 sites. See Habitat Regulations Assessment (HRA) Screening Opinion for the East Hanney NDP in Appendix 2.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The East Hanney NDP will determine the use of sites/small areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When made, the East Hanney NDP will include a series of policies to guide development within the village. This will inform the determination of planning applications providing a framework for future development consent of projects.
7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A

8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The plan is not likely to have significant effects on the environment. See assessment of the likely significance of effects on the environment in Appendix 3.
---	---	---

## Appendix 2 - Habitat Regulations Assessment (HRA) Screening Opinion for the East Hanney Neighbourhood Development Plan

### INTRODUCTION

1. The Local Authority is the “competent authority” under the Conservation of Habitats and Species Regulations 2017 and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance<sup>1</sup>, also referred to as Natura 2000.
2. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan<sup>2</sup> (the higher-level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment of Vale of White Horse District Council’s Local Plan 2031 Part 2 (LPP2)<sup>3</sup> as its basis for assessment. From this, the Local Authority will determine whether the East Hanney Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

### LEGISLATIVE BASIS

3. Article 6(3) of the EU Habitats Directive provides that:  
*“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*
4. Regulations 105-106 of the Conservation of Habitats and Species Regulations 2017 state:  
*“105.—(1) Where a land use plan—*

<sup>1</sup> Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

<sup>2</sup> Vale of White Horse Local Plan 2031 Part 1 (December 2016) and Vale of White Horse Local Plan 2031 Part 2 (October 2019).

<sup>3</sup> Vale of White Horse LPP2 Habitats Regulations Assessment (February 2018 Update)

- (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
  - (b) is not directly connected with or necessary to the management of the site, the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.
- (2) The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.
- (3) The plan-making authority must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate.
- (4) In the light of the conclusions of the assessment, and subject to regulation 107, the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).
- (5) A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge by the appropriate authority of its obligations under this Chapter.
- (6) This regulation does not apply in relation to a site which is—
- (a) a European site by reason of regulation 8(1)(c), or
  - (b) a European offshore marine site by reason of regulation 18(c) of the Offshore Marine Conservation Regulations (site protected in accordance with Article 5(4) of the Habitats Directive).
- 106.—(1) A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.
- (2) In this regulation, “qualifying body” means a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area as a result of section 61F of the TCPA 1990 (authorisation to act in relation to neighbourhood areas) (159), as

applied by section 38C of the 2004 Planning Act (supplementary provisions) (160).

(3) Where the competent authority decides to revoke or modify a neighbourhood development plan after it has been made, it must for that purpose make an appropriate assessment of the implications for any European site likely to be significantly affected in view of that site's conservation objectives; and regulation 105 and paragraph (1) apply with the appropriate modifications in relation to such a revocation or modification.

(4) This regulation applies in relation to England only."

## ASSESSMENT

5. There are two European sites within Vale of White Horse District – Cothill Fen SAC and Hackpen Hill SAC. European sites also lie in adjoining districts and those with potential for longer range and indirect effects include Oxford Meadows SAC (Oxford City), Little Wittenham SAC (South Oxfordshire) and River Lambourn SAC (West Berkshire). East Hanney NDP has the following relationships with these areas:

- Cothill Fen SAC (Approx. 4km)
- Hackpen Hill SAC (Approx. 8km)
- Little Wittenham SAC (Approx. 11km)
- Oxford Meadows SAC (Approx. 13km)
- River Lambourn SAC (Approx 16km)

### Cothill Fen SAC (Approx. 4km)

6. Cothill Fen is designated as a SAC for its calcium-rich, spring fed fens and alder woodlands on floodplains.
7. The main pressures and threats to this site include the impact of water pollution and hydrological changes, as well as air pollution and the impact of atmospheric nitrogen deposition upon the calcium-rich water-fed fens.

### Hackpen Hill SAC (Approx. 8km)

8. Hackpen Hill has slopes with a wide variety of aspect and gradient. Most of the grassland is dominated by red fescue *Festuca rubra*, but this is replaced by upright brome *Bromus erectus* on some middle and lower slopes. The herb flora includes horseshoe vetch *Hippocrepis comosa*, common rockrose *Helianthemum nummularium*, dwarf thistle *Cirsium acaule*, autumn gentian *Gentianella amarella*, fragrant orchid *Gymnadenia conopsea* and frog orchid *Coeloglossum viride*. An enclosed, ungrazed strip on Hackpen Down contains hawthorns and

---

elder scrub, interspersed with upright brome grassland and herbs including sainfoin *Onobrychis viciifolia* and basil thyme *Acinos arvensis*.

9. The key environmental conditions that support the features of European interest are appropriate management, minimal air pollution, and absence of direct fertilisation.

### Little Wittenham SAC (Approx. 11km)

10. One of the best studied great crested newt sites in the UK, Little Wittenham comprises two main ponds set in a predominantly woodland context (broadleaved and conifer woodland is present). There are also areas of grassland, with sheep grazing and arable bordering the woodland to the south and west. The River Thames is just to the north of the site, and a hill fort to the south. Large numbers of great crested newts *Triturus cristatus* have been recorded in the two main ponds, and research has revealed that they range several hundred metres into the woodland blocks.
11. The main pressures and threats to this site include the impact of public access and disturbance, and invasive fish species upon great crested newt.

### Oxford Meadow SAC (Approx. 13km)

12. Oxford Meadow is designated as a SAC for its lowland hay meadows and creeping marshworts.
13. The main pressures and threats to this site include the impacts of hydrological changes and the invasive species of *Crassula* upon creeping marshworts.

### River Lambourn SAC (Approx 16km)

14. The River Lambourn SAC is a site of approximately 27 hectares located wholly within West Berkshire and consists of the River Lambourn water body. The Lambourn supports Bullhead (*Cottus gobio*) populations inhabiting chalk streams in central southern England. Good water quality, coarse sediments and extensive beds of submerged plants provide an excellent habitat for the species. The presence of Brook lamprey (*Lampetra planeri*) is also a qualifying feature of the site.
15. As required under Regulation 106 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), the qualifying body (East Hanney Parish Council) provided the required information to enable Vale of White Horse District Council to determine whether the assessment under Regulation 105 is required. Consideration has been given to the potential for the development proposed by the Neighbourhood Plan to result in significant effects associated with:

- Physical loss of/damage to habitat;
- Non-physical disturbance e.g. noise/vibration or light pollution;
- Air pollution;
- Increased recreation pressure; and
- Changes to hydrological regimes.

16. The Plan does not allocate any sites for development or promote additional development beyond what is supported in the adopted Development Plan. None of the SACs are located within the East Hanney NDP area and the closest is approximately 4km from the boundary of the NDP area. Therefore, the East Hanney NDP is unlikely to have significant effects on Natura 2000, either alone or in combination with other plans or projects, taking the above into account.

17. The Council has considered the HRA of the Vale of White Horse Local Plan 2031 Part 2 (October 2019) in respect of the potential in combination effects of the proposals in the East Hanney Neighbourhood Plan. As the East Hanney NDP is not proposing any additional development beyond that already considered in Vale of White Horse Local Plan 2031 Part 1 or Vale of White Horse Local Plan 2031 Part 2, we consider that the East Hanney NDP is not likely to give rise to significant in-combination effects.

18. Appendix 2 of this assessment has considered how the East Hanney Neighbourhood Plan is unlikely to have significant effects on Natura 2000 sites. Given the plan does not propose any allocations and having regard to the conclusions of Appendix 2, it is considered that the development proposed in the East Hanney Neighbourhood Plan is not likely to give rise to significant in combination effects.

## **CONCLUSION**

19. The East Hanney NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the East Hanney NDP is not required.

### Appendix 3 - Assessment of the likely significance of effects on the environment

1. Characteristics of the Plan, having regard to:	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The East Hanney NDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework, the strategic policies of the Vale of White Horse Local Plan 2031 Part 1 (December 2016) and the Vale of White Horse Local Plan 2031 Part 2 (October 2019).
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	<p>A Neighbourhood Development Plan must have regard to national policy and be in conformity with the Local Plan for the District. It does not influence other plans.</p> <p>The East Hanney Neighbourhood Plan is unlikely to influence other Plans or Programmes within the Statutory Development Plan.</p>
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	<p>National policy requires a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making, including the East Hanney NDP. A basic condition of the East Hanney NDP is to contribute to the achievement of sustainable development.</p> <p>It is noted that a number of the NDP objectives do relate to the integration of environmental considerations, in particular with a view to promote sustainable development. These include:</p> <ul style="list-style-type: none"> <li>- To ensure all new development conserves and enhances the rural, historic and character of the village.</li> <li>- To maintain and improve the natural environment including biodiversity, landscape, green infrastructure and waterways.</li> <li>- To cater for the needs of existing and future residents; and to seek to improve the quality</li> </ul>

	<p>of life of residents through policies intended to reduce pollution, risk of flooding, noise, and the effects of traffic.</p> <p>In order to meet the basic conditions, the plan will have to integrate environmental considerations in particular with a view to promote sustainable development. The East Hanney NDP is unlikely to have a significant positive or negative effect.</p>
(d) environmental problems relevant to the plan or programme; and	<p>The environmental impact of the proposals within the East Hanney NDP are likely to be minimal as the plan does not allocate any sites for development or support additional development beyond what is supported in the Development Plan. Policies in the East Hanney NDP will aim to support sustainable development in the village that will not adversely impact on the local distinctiveness of the village. Retaining the local character, surrounding landscape and appearance of the village is particularly important.</p> <p>The East Hanney NDP will contain policies to maintain and enhance the environment by protecting and enhancing the Letcombe Brook chalkstream running through the parish and maintaining and improving the natural environment, including biodiversity, landscape, green infrastructure and waterways. This will have positive cumulative benefits for the area. However, given the scale of what is proposed, the positive effect is not likely to be significant.</p> <p>Policies in the East Hanney NDP will aim to support sustainable development in the village by ensuring any growth that does come forward provides appropriate infrastructure. The plan does not allocate any sites for housing.</p> <p>The East Hanney NDP contains the following environmental designations:</p> <ul style="list-style-type: none"> <li>• BAP priority habitats</li> <li>• Flood Zones</li> <li>• Local Wildlife Sites</li> <li>• TPOs</li> </ul>

	<p>There are also 5 Special Areas of Conservation (SACs) within 17km of the Neighbourhood Development Plan:</p> <p>Special Areas of Conservation (SAC)</p> <ul style="list-style-type: none"> <li>• Cothill Fen SAC (approximately 4km)</li> <li>• Hackpen Hill SAC (approximately 8km)</li> <li>• Little Wittenham SAC (approximately 11km)</li> <li>• Oxford Meadows SAC (approximately 13km)</li> <li>• River Lambourn SAC (approximately 16km)</li> </ul> <p>There are also the following Sites of Special Scientific Interest (SSSI) located within the following distances of East Hanney Neighbourhood Development Plan:</p> <ul style="list-style-type: none"> <li>• Frilford Heath, Ponds and Fens SSSI (approximately 2km)</li> <li>• Barrow Farm Fen SSSI (approximately 2km)</li> <li>• Cothill Fen SSSI (approximately 4km)</li> <li>• Dry Sandford Pit SSSI (approximately 4km)</li> <li>• Culham Brake SSSI (approximately 5km)</li> <li>• Lamb and Flag Quarry SSSI (approximately 5km)</li> <li>• Appleton Lower Common SSSI (approximately 5km)</li> </ul> <p>Given the NDP is not allocating sites and the small amount of potential infill sites within the village, and their relationship to the designations within the NDP area, we are of the opinion the Neighbourhood Plan does not propose any development that is likely to harm these designations and therefore there would not be likely significant effects to the environment, as the plan seeks to conserve the village, its character and setting.</p>
--	--

(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The proposed development in the East Hanney NDP has been judged not to have an impact on Community legislation.
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>	
(a) the probability, duration, frequency and reversibility of the effects;	<p>The Neighbourhood Plan is generally likely to influence development for a period of 10 years from its adoption, which is in line with national guidance. The East Hanney NDP is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible as they relate to development. However, they will be of a local scale through limited infill sites within the village.</p> <p>The plan proposes to protect local green spaces, important views and existing facilities, whilst looking to achieve a biodiversity net gain from development. This will have positive cumulative benefits for the area. However, given the scale of what is proposed, the positive effect is not likely to be significant.</p> <p>The plan is also likely to have positive social effects through the support of development that fits with the design and character of the local area and is supported by the appropriate infrastructure.</p>
(b) the cumulative nature of the effects;	It is intended that the positive social effects of supporting sustainable development will have positive cumulative benefits for the area.
(c) the transboundary nature of the effects;	The effects of the Plan are unlikely to have transboundary <sup>3</sup> impacts.
(d) the risks to human health or the environment (for example, due to accidents);	The policies in the plan are unlikely to present risks to human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size)	The East Hanney NDP relates to the parish of East Hanney. The NDP is not allocating any sites for development and therefore as it

<sup>3</sup> Transboundary effects are understood to be in other Member States.

of the population likely to be affected);	will not promote any development that is above and beyond what is already supported in the Development Plan, the potential for environmental effects is also likely to be small and localised.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	<p>The East Hanney NDP area contains the following special natural characteristics and cultural elements:</p> <ul style="list-style-type: none"> <li>• Archaeological Constraints</li> <li>• Conservation Area</li> <li>• Great Crested Newt Distribution</li> <li>• Listed Buildings</li> <li>• Protected Species Buffer</li> <li>• TPOs</li> </ul> <p>The East Hanney NDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered.</p> <p>The main vulnerability of the parish is the impact of householder and small scale developments within the village boundaries on the character and appearance of the Conservation Area, listed buildings and archaeological sites. However, given the limited amount of potential infill sites and their relationship to the designated areas, and that the plan aims to ensure development conserves and enhances the Conservation Area through detailed design policies, it is considered there would not be likely significant effects to the environment.</p>
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	There are no areas or landscapes with recognised national, Community or international protection status affected by the neighbourhood plan.

## Appendix 4 – Statutory Consultee Responses

### HISTORIC ENGLAND

By email only to: [planning.policy@southandvale.gov.uk](mailto:planning.policy@southandvale.gov.uk)

Our ref: PL00791756

Your ref: East Hanney Neighbourhood Plan SEA

Main: 020 7973 3700

[e-seast@historicengland.org.uk](mailto:e-seast@historicengland.org.uk)

[louise.dandy@historicengland.org.uk](mailto:louise.dandy@historicengland.org.uk)

Date: 13/01/2023

Dear Sir or Madam

East Hanney Neighbourhood Plan SEA Screening Opinion

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the East Hanney Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied.

The information supplied indicates that the plan will not have any significant effects on the historic environment. We also note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we

---

consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, via email if you have any queries.

Yours sincerely  
Louise

**Louise Dandy**  
Historic Places Adviser

---

### NATURAL ENGLAND

Application ref: Draft SEA and HRA Screening Opinion for the East Hanney Neighbourhood Development Plan.

Our ref: 413760

Thank you for consulting Natural England on the draft SEA and HRA Screening Opinion for the East Hanney Neighbourhood Development Plan. We have no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain

specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Laura Elphick- Sustainable Development Lead Adviser  
Thames Solent Team  
Natural England

Red Kite House  
Howbery Park  
Crowmarsh Gifford  
Wallingford  
Oxfordshire  
OX10 8BD