

Settlement Boundary Appraisal Report

East Hanney Neighbourhood Plan

Appendix C



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Introduction

This Appendix is provided to support policy **EHNP 2 Settlement Boundary**.

It is a policy of the Neighbourhood Plan that development during the period of the Plan will be permitted within the boundary subject to compliance with any other relevant Neighbourhood Plan policies, and those of the District Council, and the NPPF.

The purpose of the Settlement boundary is to provide a definitive position for determination of where settlement in the Parish of East Hanney may be considered. Proposals for development that fall outside of the Boundary will be seen as being outside of the area of permitted development and therefore not supported. Only in certain specified exceptional circumstances will development be considered outside of the defined boundary. The boundary is set for the lifetime of this Plan.

The policy sets out the specific provisions.

The rationale for the policy and the need for a settlement boundary for the village is given below with further detail set out within the Policy EHNP2. The provision of a settlement boundary complies with the National Planning Policy.

The provision of a settlement boundary in East Hanney is essential for ensuring that future development will be in those areas where development is intended and planned for in accordance with District and Neighbourhood planning strategies, being either within the existing settlement or within strategic sites should these be allocated by the District Council under a Local Plan.

The policy together with other policies will therefore provide for development to be of a type appropriate for the village, in keeping, and located in the right place.

To develop this policy and to establish a settlement boundary compliant with planning policy and community wishes, an independent planning advisor was engaged and a technical assessment of the village and sites undertaken. Professional planning opinion received has been acted on and a boundary formulated that is supported by the community and professional opinion.

In addition, a strategic meeting was held with the Vale of White Horse District Senior Strategic Planning Officer accompanied by the District Councillor, with members of the Neighbourhood Plan team, at which the principle of the settlement boundary was agreed. Draft wording of the policy was subsequently provided by the District planning team.

A nearby Parish Neighbourhood Plan in South Oxfordshire has recently (2020) been made and provides within its policies for a settlement boundary, confirming precedent in the area. That village also has a rural background and is of a historic nature where there is a similar need for a boundary.¹

The shape and position of the East Hanney settlement boundary has been determined, based on planning grounds and is supported by independent advice from a planning advisor.

Consultation has been undertaken with residents including a specific community consultation meeting held in open forum which also helped inform the policy, and the final shape of the boundary.

¹ The Brightwell- Cum-Sotwell NP includes for the provision of a settlement boundary. The plan has been made by South Oxfordshire DC. This supports the principle of a settlement Boundary and provides precedent locally for provision of a settlement boundary within a Parish NP. Similarly, to East Hanney, Brightwell-cum-Sotwell is an historic rural village set within a green surround.

This document sets out:

- The case and evidence as to the need for the settlement boundary
- The methodology undertaken in arriving at the boundary, this includes considerations such as physical and policy constraints, and recent planning decisions made by the Planning Inspectorate
- Considerations undertaken in the assessment of sites

Professional advice and support

EHPC and the Neighbourhood Plan Steering Group has been assisted in the Neighbourhood Plan process by Community First Oxfordshire, who are specialist planning advisors, based locally in Oxfordshire. They provided general guidance with the process and assistance with the drafting of policies and the substance of the NP including this policy, support being provided by qualified staff, including a Chartered Planner.

Specific specialist planning advice for the settlement boundary and assessment has been provided by Mark Doodes Planning 'MDP', who are based in Faringdon and are known to the District Council. A report from Mark Doodes Planning Ltd is provided within this document (below). It includes an opinion as to the case for a settlement boundary in East Hanney and an assessment with opinion of areas for inclusion within the boundary or for determination outside of the settlement boundary.

As mentioned above, members of the steering committee have also engaged with the District Planning team and, specifically in connection with this policy, the Head of strategic planning, and members of the Neighbourhood planning team.

Rationale

East Hanney has been categorised by the District to be a 'Larger Village' and has been allocated 2 strategic sites though the Local Plan Part 2, despite the comparably small size of the village and limited capacity to accommodate growth.

The inclusion within the Local Plan as a strategic site location has had the consequence of East Hanney being subjected to a multitude and near continuous flow of development proposals. Such proposals being of both a planned (in relation to strategic sites) and a speculative nature.

As a rural village which is comparably small, and smaller than all other larger villages, East Hanney simply does not have either the capacity for development of the scale and extent witnessed from the level of application flows received.

The strategic sites under Local Plan Part 2 allocated 130 dwellings in total, against a village of just 345 dwellings as at the 2010 census. Although the strategic sites represent a potential of 130 dwellings, the village has received applications for some 790 homes (at December 2020).

Consequently, many of the applications experienced have because of the nature and limited space of the existing settlement been either at the edge of the village or outside of the existing settlement. This has had the consequential impact of loss of surrounding green environment and had impact on the character and nature of the village. Whilst the DC policies (Policy DC4) seeks to prevent such loss, it is

our experience that in the case of East Hanney, because of its rural location and because of its status as a 'larger village', developers have sought to push the edge of the village envelope, which has resulted in the village experiencing development extending out into the green surround.

The extent of urban creep that has been experienced gives clear evidence of the need for a Settlement boundary policy. The policy is to both complement and support the intent of the DC policy through the provision of a clearly defined Settlement boundary.

Examples of developments and expansion beyond the pre-existing settlement edge include the major housing development of Martin Grant Homes, which was approved following the previously approved Lagan Homes development (Whitfield Gardens), both of which are extensions of the village that cumulatively extended development out into the previously green and rural surround. These developments were presented by the developers independently as phases; both are subsequently located extensively away from the centre of the village.

There are also other examples such as the Silk Mill development (known locally as Dews Meadow) which extends the village south beyond the previous village edge and has impact on the approach to the village and the village vista.

A number of developments have also been refused.

As part of the findings of 2 different Housing Inspectors when assessing the appeals of 2 of the major applications previously refused, commented on the lack of a boundary, and consequently needed to undertake their own assessment. Thus, highlighting the need for a boundary in order to provide a definitive position for the edge of the settlement, within which development could be considered.

An important principle and purpose of making a plan is to ensure that development be of the right form and in the right place. Within the Parish, there are a number of natural constraints including flooding, making large areas of land unsuitable for development; certain areas are also affected by planning constraints. The village is sited in a rural area, where there are environmental and natural landscape concerns, as well as protected features such as the chalk stream and its associated wildlife habitat. Provision of the settlement boundary as a core policy within the EHNP provides policy requirement to ensure that future development for the life of the plan will be in areas appropriate for development as set out by the boundary, also meeting with community wishes for a settlement boundary as evidenced by the community survey.

Why a settlement boundary?

The Neighbourhood plan provides for a Settlement boundary because:

- Development may then be allowed relevant to the context of the existing village.
- Currently there is no boundary, and the policy provisions of the previous District Plan that were specific to East Hanney (Ref H11 and H12), which made specific reference to and provision for rural villages and the requirements of East Hanney, were not retained within the Local Plan. Those policies effectively ensured that development was within the existing village, and helped ensure the character of the village and its setting.
- The settlement boundary provides a specific definition of the area in which development may be permitted.

- The provision of a boundary supports the DC policy and avoids interpretation of what may or may not be within the existing settlement from a policy and application perspective. It is definitive.
- Provision of the boundary through policy addresses the absence of a Settlement boundary as identified by Housing inspectors.
- The policy meets with the communities wishes for development within the planning period.
- The policy is supported by an over whelming majority of residents as evidenced by the survey.

Through the community survey, it is highly evident that there is a demand from the community for a settlement boundary:

244 responses were received to this question, of which 85.7% were in over whelming support of the boundary.

Further detail is provided below.

The provision of a boundary helps to ensure continued protection of the character of the village in accordance with the intent of the District Councils policies and enables considerations specific to East Hanney to be addressed through Neighbourhood plan policy.

Responses from the Community Survey – Summary

The following result from the survey evidences the communities wish for a settlement boundary

- 255 survey forms collected and analysed by Community First Oxfordshire
- 405 listed addresses
- 63% response

Q 2.3 of the survey asked if developments should be contained to the area within the proposed village boundary. This determined support for the inclusion of a settlement boundary. The following shows the response which was that the significant majority of residents supported the boundary on this basis.

244 responses were received to this question, of which 85.7% were in over whelming support of the boundary.

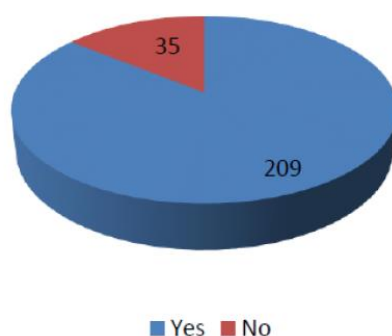


Figure 1 – support for a village boundary – Extract from EHNP Survey Report

The above illustrates that a considerable majority of resident responses received supported the boundary.

The survey then asked a further question about supporting the boundary as proposed. The response was as follows: 122 responses of which 65.6% supported and accepted the boundary as proposed, this is illustrated below.

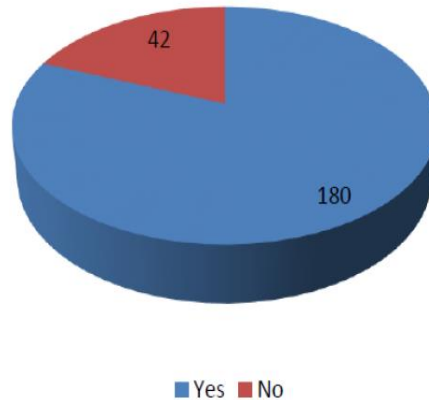


Figure 2 – support for proposed boundary – Extract from EHNP Survey Report

Methodology

The process for determination of the boundary involved the development of a proposed initial settlement boundary that took into consideration a number of factors, such as the existing built area, known natural physical constraints, planning considerations and constraints, and potential available sites.

The initial settlement boundary derived from this process was then made available for consultation and representations were invited. Consultation was undertaken through the community survey, through the Parish web site and through presentation open to the public.

A date for receipt of representations was given and all representations including anonymous comments received from the resident survey responses were further considered and formed part of the boundary assessment.

The settlement boundary has been subject of professional independent planning assessment.

Representations received relating to specific sites or sections of the boundary were reviewed, evaluated and assessed. Some minor changes to the initial boundary were made following receipt of the representations and the independent professional planning assessment.

As part of the process, the independent planning advisor has visited the sites and undertaken an assessment, based on planning criteria including future planning considerations and potential amenity opportunity.

The Boundary and the policy drafting also reflects recommendation and advice from the District Neighbourhood Planning team, in response the Boundary within the Policy map as shown in figure 3, including the inclusion of the strategic sites allocated under the District Development Plan Part 2 which were allocated during the period of the development of this EHNP. Other minor amendment has arisen in response to recommendations received through the Regulation 14 Consultation process.

Assessment Criteria

The assessment included assessment of specific sites including those subjects of representations. The assessment considered the following criteria:

- Physical constraints
- Village morphology
- Heritage constraints
- Amenity potential
- Landscape impact
- Rural character

The planning advisor also considered recent planning decisions made by Planning inspectors relevant to sites in East Hanney.

The Planning advisor in his summation considered whether there would be benefit to the village of a settlement boundary and found positively in favour of this and the boundary as detailed.

The findings of the assessment and the recommendations of the Planning advisor are given in the document 'Assessment of Neighbourhood Plan (NP)' which is from Mark Doodes Planning, provided in this appendix, below. Recommendations set out within the document have been adopted into the settlement boundary.

Considerations for the EHNP settlement boundary policy

In establishing a policy, consideration has also been given to:

- Community requirements relating to a Settlement boundary as determined from consultation events and the Community survey
- Housing needs as determined from the survey and from the 'village plan'
- The location of the Strategic sites and the number of dwellings allocated under the District Council Development Plan Part 2 (the boundary as originally proposed, being amended to include these sites).
- The location and number of dwellings approved with recent planning consent, many of which are on new sites.
- Countryside location and the related policies of the District Development Plan.
- The community's response to the consultation for Part 2 following open meetings and presentation by the then leader of the District Council
- Representations received in response to the Settlement boundary arising from the NP consultation process
- Interlinkage with other NP policies submitted.
- Guidance from the District's Neighbourhood Planning team (including the recommended drafting of the policy wording), and from the Regulation 14 Consultation.

For clarity: The settlement boundary as proposed within the policy takes into account the 2 strategic sites allocated within East Hanney under the District Council Development Plan Part 2, which are within the Settlement Boundary.

The general response from the community in both the Community survey and in respect of the Local Plan Part 2 consultation determined through community events was that:

- East Hanney had already exceeded its allocation of housing for the period of the plan,
- the village has as a consequence of the developments approved become exposed to infrastructure and sustainability issues,
- therefore further extensive growth could not be accommodated without harm to the village character, environment and limited services, particularly in the context relevant to a small rural historical village.
- there is overwhelming support for a Settlement Boundary.

The inspector for the Local Plan Part 1 also found against inclusion of East Hanney in that Plan and East Hanney was removed from the Local Plan Part 1 as a strategic site.

Representations

Where representations were received for a change in the boundary, due consideration of each of the representations received, has been given and an assessment undertaken to consider if there should be a change in the boundary based on planning grounds and on the boundary as a whole.

The net outcome is some small changes to the boundary as originally proposed. The village boundary that is to be adopted within the policy is as set out in figure 3 below. Figure 4 showing the boundary as initially proposed.

Village settlement boundary

The proposed settlement boundary is shown in figure 3 below Policy Map -EHNP2.

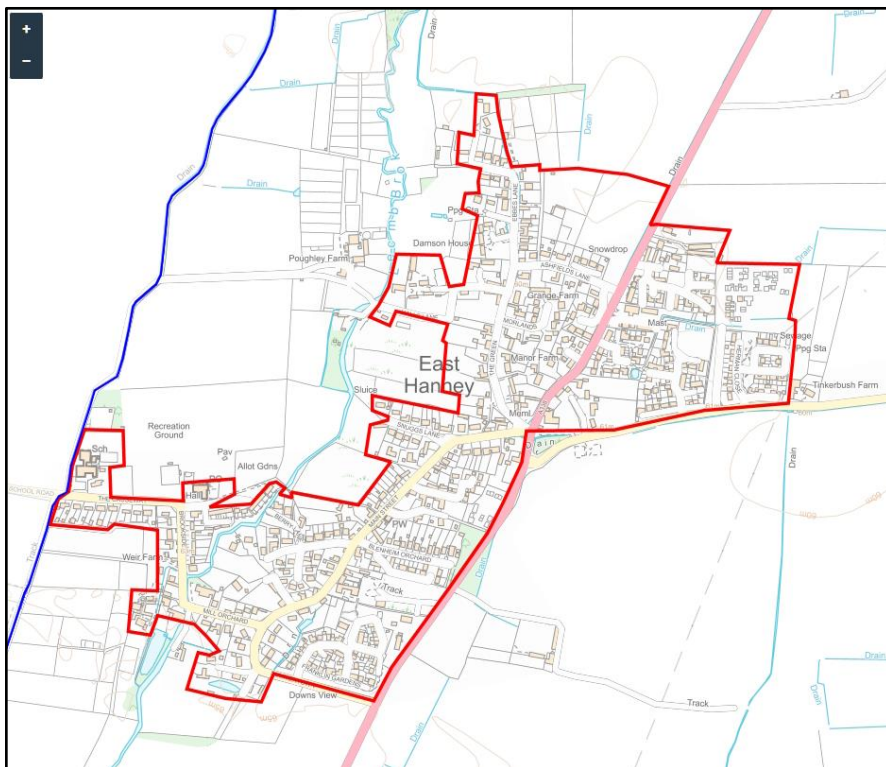


Figure 3 – Settlement Boundary- Policy Map – Policy EHNP 2

Figure 4 below illustrates the boundary that was initially proposed and on which consultation was undertaken; it is provided for reference purposes.

Areas shown in yellow are development approvals at the date when the draft boundary was proposed for consultation. Minor changes to the boundary as determined arising from the consultation as well as the strategic sites allocated through the District Development Plan Part 2 are included within the final draft of the boundary shown in the proposed Settlement Boundary Policy Map, figure 3 above.

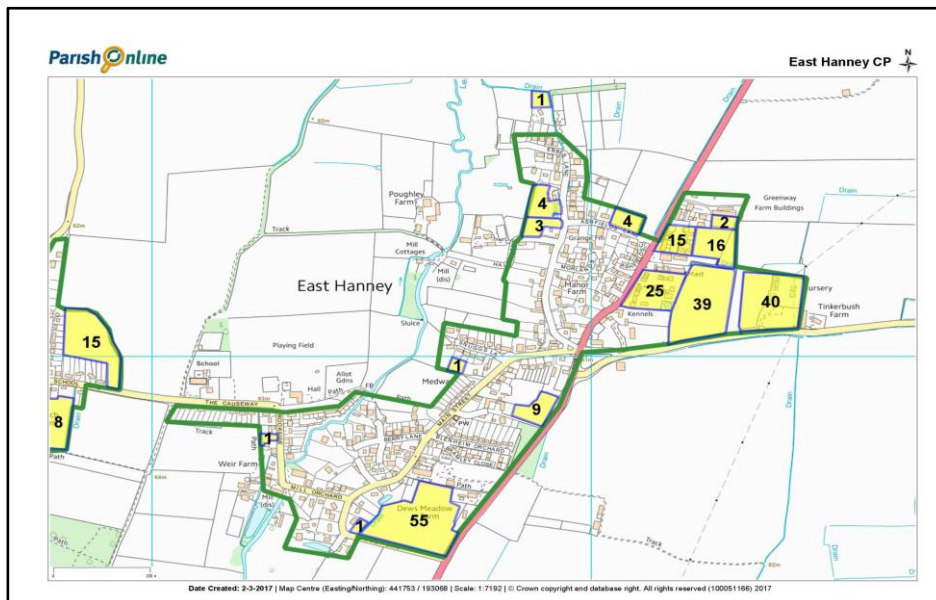


Figure 4 – initial proposed settlement boundary

Determination of the outline of the settlement boundary

As described above, an initial boundary was developed upon which detailed assessment and consultation was undertaken, enabling determination of a settlement boundary supported by the community.

In the first instance, consideration of the influencing factors was undertaken at a local level to enable a basis for a settlement boundary to be formulated. The outline for the most part is self-determined in the case of East Hanney by physical and planning constraints, as well as the general shape of the existing settlement. Examples of physical constraints include those areas that are unsuitable for development for example from flooding, rivers, protected areas, and land that may be landlocked without physical access.

Other examples of planning constraints include planning policies relating to certain of the physical constraints such as flooding, those relating to heritage sites such as the conservation area, those relating to character, and areas which have been subject to recent planning decisions including those made by the planning inspector.

Specific consideration of recent planning decisions where relevant to certain of the sites have formed part of the assessment, as has the East Hanney Strategic Flood Assessment undertaken in September 2016.

then allocated 2 strategic sites under Local Plan Part 2, the purpose for which was to 'Help Meet Oxford's' unmet need.

Thus, in summary, any development arising for the future of this plan should be within the Settlement boundary, save for strategic sites allocated by the District under a future Local Plan which is provided for within the policy wording, subject to compliance with the policies of the Development Plan and those of the Neighbourhood Plan.

It should also be noted that, within appeal applications APP/V3120/W/16/3163560 (Land south of the causeway) and APP/V3120/W/17/3169694, the planning inspector for each both gave comment to the absence of a Settlement boundary and were consequently required to 'assume' a boundary. Stating in appeal 3163560 that 'East Hanney does not have a settlement boundary and because the term 'existing built areas' is not defined by the policy, was required to make his own assumptions in order to determine whether a development would be within the existing built-up area or not. The same issue arose in appeal 3169694.

This highlights in the case of East Hanney the significance and importance of need for a definitive boundary. The provision of boundary would thus help with any future decision process and address the omission, as noted by the inspectors.

Other major constraints

The extent of other major constraints is shown within the maps below, these are:

- Flooding – see figure 6 and Policy EHNP16 (Flood mitigation in New Housing Schemes and Climate Change) which incorporates recent flood maps
- Land reserved under the Local Plan for a reservoir – see figure 7 below
- Conservation areas – see figure 8 below.
- The further constraints of public open space (such as the sports fields) and the County wildlife site, both of which are annotated within figure 5 above.
- Provision and existence of Local Green Spaces or spaces of such nature, which provide green amenity to the village, as provided for and set out in this NP.
- There is also the ecological constraint of the Letcombe Brook and the ecological space that runs alongside, including that recognised as being NRN (Nature Recovery Network) as identified in Policy 9 of this Plan (EHNP9 Nature Recovery and Biodiversity). This is an area which runs through the village and the surrounding fields within the Parish, which is essential for wildlife protection and preservation of the Brook (a rare chalk stream) and its surrounding green environment. The Brook is a recognised wildlife corridor and home to a number of protected species.

The following maps show areas of flooding as identified by the District SFRA, the land reserved for the potential strategic reservoir, and the conservation area, there being 2 separate conservation areas within the village.

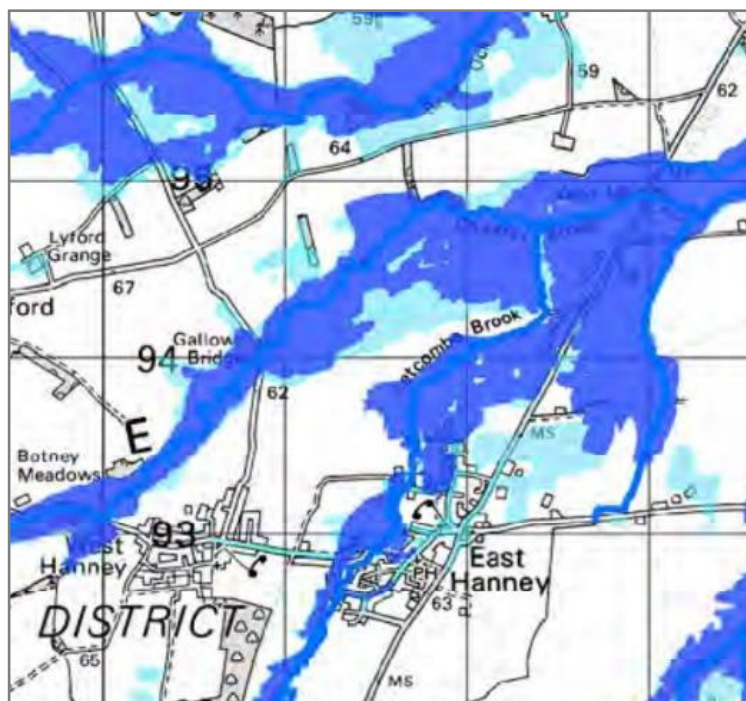


Figure 6a - VWHDC Strategic Flood Risk Assessment 2013 Map 2.2 Flood Zone.

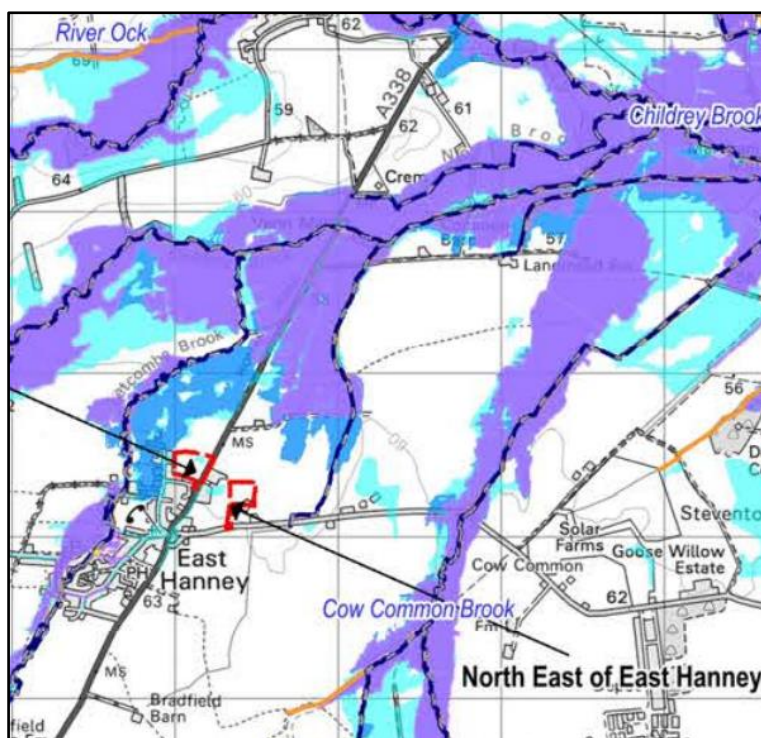


Figure 6b - VWHDC Level 1 Strategic Flood Risk Assessment – Updated 2017.

N.B Areas in purple are flood zone 3, those in blue flood zone 2 (Key is shown within the maps at EHNP16).

APPENDIX F TO SCHEDULE OF MAIN MODIFICATIONS: MAP CHANGES

Appendix F1: Land for safeguarding for proposed reservoir **BETWEEN THE VILLAGES OF DRAYTON, EAST HANNEY, STEVENTON AND MARCHAM**

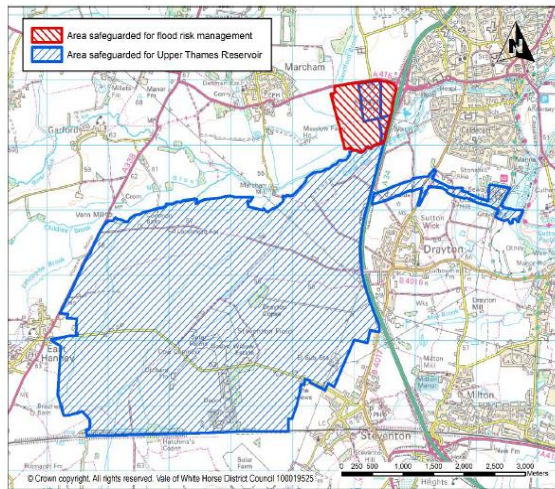


Figure B16: proposed amendments to map showing safeguarded area for proposed reservoir and flood risk management between the villages of East Hanney, Steventon and Marcham
Main Modification Number: MM76

Vale of White Horse Local Plan 2031 Part 1: Schedule of Main Modifications
July 2016

75

Figure 7 - extract from the Local Plan showing the area which has been reserved for a reservoir.

The figure below is of the East Hanney conservation area, there being 2 areas within the village. There are also some 32 listed buildings within the village, of which 28 are dwellings spread throughout the settlement as identified within the Character Assessment, and a number of non-designated heritage assets of importance as also identified within the Character Assessment.

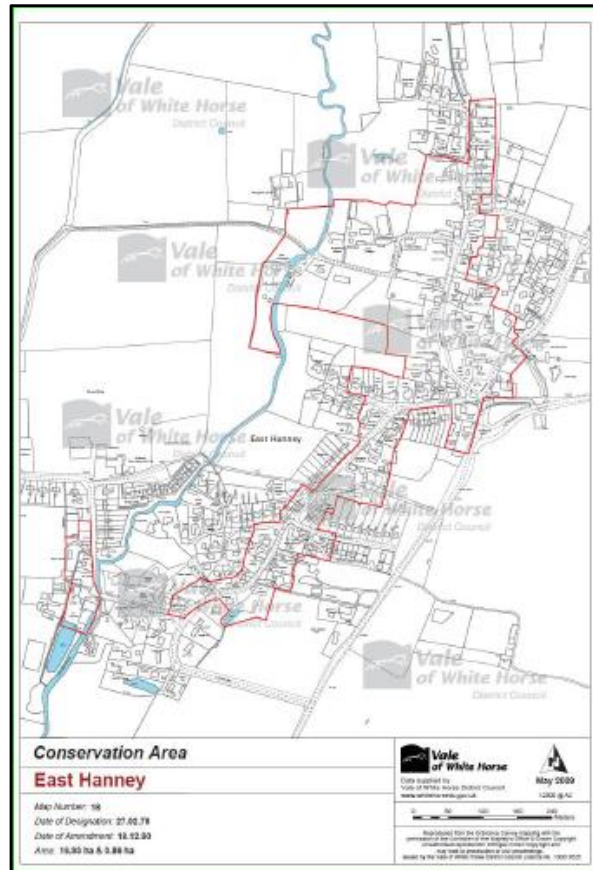


Figure 8 – East Hanney Conservation Area

Summary of representations regarding potential changes to the settlement boundary

Representations received from the Consultation on the proposed settlement boundary have been taken into consideration and the boundary amended where recommended by the independent advisor following his assessment.

Responses received from the survey and/or separate representations received identified a possible seven sites outside of the initial settlement boundary proposed for consultation. Assessment has been undertaken by the independent planning advisor in respect of each of these sites to consider the representation statements received, and feasibility on planning grounds as to whether there is a planning case for expansion of the boundary at each of the relevant sites. The case regarding each is set out within the report received from Mark Doodes Planning, below.

There were also 3 representations for excluding areas from development by reducing the boundary. For one area, statements were received for both an increase and a decrease in the boundary.

In addition, some erroneous suggestions were received from the survey, such as for development on areas that are already developed; these were accordingly discounted, it being recognised that planning permission for development had already been approved, and the sites therefore already included within the village boundary.

In respect of specific representations, 4 in total were submitted by named individuals.

Two of these were for the provision of a wildlife reserve outside of the village boundary, planning advice has been received on this and it is proposed that this site be included within the Local Green space policy.

2 specific representations received relate to development, both of these are addressed within the independent assessment. All other comments were provided anonymously through the response to the survey. Although anonymous each has been given equal consideration in the assessment.

In addition, there are other statements made within the survey response which do not appear to have substance for reasons that are obvious, and therefore have not been included in the assessment. Examples include requests for sites where there is already development approved, and references to the whole village/area of the Parish.

There was also a representation received for the inclusion of an expansion of the conservation area. This is not being taken forward following planning advice.

Assessment by independent Planning Advisor

The following document is the main body of the Planning Advisors report, findings, and conclusion.

The planning advisor considered both the detail of the boundary line, and the case for a settlement boundary in the context of East Hanney and the Neighbourhood plan. He found that a boundary would be beneficial for East Hanney. A recommendation is accordingly stated - the boundary as set out in the report below is supported; amended to include the allocated strategic sites under The Development Plan Part 2, as shown in figure 3 of this appendix.

Summary

Policy EHNP2 Settlement Boundary Policy Map is as shown in figure 3, with policy drafting as recommended by the District Neighbourhood Planning team.

Assessment undertaken by the independent Planning Advisor:



Chartered Town Planning

Local Plan Representations

Planning Applications

Site Appraisals

Appeals

East Hanney Parish Council

East Hanney

Wantage, Oxon

Attn David Kirk Councillor, Stewart Scott Councillor and Guy Langton Clerk to the Council

Assessment of Neighbourhood Plan (NP) boundary in context of six sites and representations

28th October 2017

Dear Council members,

This report covers two areas;

- 1) An assessment of the relative merits of including seven potential areas of land into the Village Boundary as part of the emerging Neighbourhood Plan (NP).
- 2) A review of the cases made for the above by particular individuals or bodies for other reviews.

Firstly, as has been discussed, I consider the inclusion of a Village Boundary within the emerging NP to be a wise one. East Hanney is not located within any over washing national or regional planning designation (such as AONB or Green Belt) and as such attracts more speculative development, as has been witnessed.

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I have also advised that a number of Development Management Policies ought to be produced to ensure that, over time, the special character of the Village is not lost to infill, redevelopment and backland schemes that are within the village boundary.

Finally, a neighbourhood plan is not solely focussed on housing, subject to it meeting the necessary tests and public support the Plan can be a creative document that seeks to deliver community facilities, sports facilities, retail offerings, and the creation or nomination of open green spaces, etc.

Target Housing Figure

It has been established through a somewhat tortuous process that East Hanney is not a suitable location for hundreds of new houses. The Vale have confirmed through the consultation for Part 2 of the Local Plan that EHPC's "target" housing number is [130] units, a figure that the Parish has already exceeded, some [211] new dwellings having been approved by the District Council within the Local Plan Period at the date of this letter. I therefore I see a twofold process as being prudent.

Firstly, the sites that perform favourably against our assessment criteria or already have consent, should be included within the village boundary.

Secondly, since it is difficult to envisage that the Planning regime will be untouched by successive governments up to 2032, reserve sites should be defined that may be either inside or as being *outside* the village boundary, but which may be acceptable provided policy and delivery circumstances are supportive. Should there be any such sites identified outside of the boundary, this would have the advantage of a reserve site(s) not being within the village boundary (and therefore are able to be resisted under normal circumstances) but the provision of reserve sites means the Parish still remains in control of housing locations if there are wider issues, such as a very low housing land supply in the District, or a change in other policy resulting from central government intervention.

The Assessment Criteria

Physical Constraints – Road Noise, Topography, highways, etc. The village also suffers widespread and recurring pluvial and fluvial flooding due to its location in the lower lying clay vale, and its position relative to Letcombe Brook, much of the surrounding land and parts of the village being at a level lower than the brook during storm periods. There is a well-documented and frequent reoccurrence of flood It is noted that a significant new reservoir is planned nearby.

Village Morphology – New residents who live on sites that are closer to the existing facilities of the village are more likely to use these facilities and integrate into village life. Sites closer to the centre will be favoured. Does the land feel part of the village, a natural rounding off or an excursion into

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open countryside? This can be a difficult matter to define but the number of “sides” in contact with existing development is a factor, as is the location and relationship to existing main roads.

Heritage Constraints – The proximity and number of overlapping heritage assets such as Conservation Area and Listed Buildings. Development is compatible with these constraints but this is a factor to consider.

Ecology – There is a County wildlife site in the Parish ‘Cowslip meadows’. There is also a green/ wild life corridor alongside Letcombe Brook with a number of protected species recorded, including otters, trout, voles, bats, owls, and numerous rare birds which have nesting sites in locations throughout East Hanney. Protected species are prevalent throughout the Parish. There are also ancient orchards and areas where rare flora are recorded such as wild orchids.

Landscape Impact – How would development likely impact the way the Village is viewed from the public realm such as roads, footways and rights of way? Would development read within the context of the Village or will it appear incongruous and ajar with its surroundings. The objective is to maintain significant (outward) views over the nearby countryside and any important views back toward the Village.

Amenity Potential – In what way could the site contribute to new open spaces, playgrounds, cycle paths, medical or other provision, bowling greens, etc. This is a product of scale and the willingness of landowners to act benevolently since the minimum requirements are generally very low. This factor is hard to weigh at this stage of the process. By way of example, Wychavon DC have a new policy requirement for 40% of all developments to consist of “Green Infrastructure”, this does not include gardens and roads.

Rural Character – East Hanney is a rural village. Large scale sites with new higher density developments are likely to alter the character of the Village and become an urbanising influence. Recent planning decisions have found against large scale sites due to the impact on the character of the rural village.

Other Factors –

- Light pollution - East Hanney is a Clear Sky village with very few lighting columns.

Local Infrastructure and services. Capacity and capability of the existing services to be able to accommodate additional housing, and limitations on the services and infrastructure to be able to absorb growth. For example, the historic road and footpath system, and the sewage and water infrastructure which is considered as being at capacity.

The Site Assessments

Site 1 – Land South and East of Summertown



Assessment Criteria	Notes
Physical Constraints	Site is flat. Through flow of water under the site. Marshland in part. On-site attenuation problematic. Part of the site is in flood zone.
Village Morphology	The land is exposed and wraps around the Village making development here highly dominant and overbearing of the style. Does not relate well to the existing village, currently there is no direct route to the village centre other than by car. No continuous footpath from the site to the village shop or school.
Heritage Constraints	The Conservation Areas and Listed Mill Buildings are nearby and the significance of the Heritage Asset is likely to be harmed by development of the Site, therefore public benefits will need to be offset against this harm. Existing barns are Non-Designated Heritage Assets.
Landscape Impact	Significant harm to the setting of the Village. Adversely affect the approach to the village through urbanisation.

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Amenity Potential	Good amenity potential due to the scale of the site, however poor linkages are a concern.
Rural Character	The full development of a site of this scale would erode the pattern of development which has evolved in piecemeal over many decades.
Ecology	Includes priority habitat, an ancient orchard, and a wild life corridor. The site is also immediately adjacent to the county wildlife site. A number of protected species and their nesting sites are recorded, as is rare fauna.
Other	<p>Letcombe Brook ecology resource. Ancient Orchards onsite. Noise pollution from nearby A338. Issues with fresh water supply to be explored. Lack of sewage capacity not fully explored.</p> <p>It is noted that this site was withdrawn from Local Plan Part 1 by the Inspector following his assessment for a number of planning reasons. Also, that a planning application for the site was refused by the DC, and refused on appeal by the inspector on a number of planning grounds.</p>

Conclusion – The boundary of the village should preclude this site.

Site 2 – Land to the East of the A338 and South of Steventon Road



Assessment Criteria	Notes
Physical Constraints	Flood Zone Three in part of site.
Village Morphology	The land is exposed, large scale and on the opposite side of the A338. The site does not relate well to the village at all. The site is exposed with very limited containment or features to shelter or break views.
Heritage Constraints	The setting of the Conservation Area will be harmed by development of the site.
Landscape Impact	Significant harm to the setting of the village by virtue of extending the build form significantly into what can only be described as open countryside. Lowland Vale designation for wide and open views.
Amenity Potential	Good amenity potential due to the scale of the site. Improvements possible through the realignment of the Steventon Road, although the underlying "need" for such improvements is unclear.
Rural Character	The full development of a site of this scale would erode the pattern of development which has evolved in piecemeal over many decades.

Ecology	Noted that there are no major ecological considerations, however, there are water voles recorded at this site.
Other	Road noise, Street lighting, reservoir reservation. Noted that a planning application for the site was refused by the DC, and refused on appeal by the Inspector on a number of planning grounds.

Conclusion – The boundary of the village should preclude this site.

Site 3 – Land behind Main Street and south of Snuggs Lane.(Medway)



Assessment Criteria	Notes
Physical Constraints	Adjacency to Letcombe Brook and risk of flooding. Site and surrounding area shown as in flood zone 2 & 3. Lack of access.
Village Morphology	The site is backland in nature where most of the village is linear, however the land is well related to the Village.
Heritage Constraints	Low to Moderate impact on the Conservation Area due to the site being visually divorced from the CA by existing housing.
Landscape Impact	Due to the contained nature of the Site and the presence of housing on two / three sides, any new housing will likely be seen in the context of the village. However, this is currently an undisturbed part of Letcombe Brook and so development would impact adversely on the Brook, the village character, and the green environment.
Amenity Potential	Fair amenity potential due to the scale of the site. New amenity space could be provided by the river. Currently this cannot be substantiated as there is no evidence of additional local need for new amenity.

	Nor is there any current access.
Ecology	Ecologically sensitive location, alongside Letcombe Brook,
Rural Character	The site could be developed in such a way to mitigate and minimise any impacts. However, there are a number of considerations which currently make this site unsuitable including flooding and access.

Conclusion – The boundary of the village should preclude this site.

Site 4 – Extension along the A338 - Land at Ashfields Lane



Assessment Criteria	Notes
Physical Constraints	Flood Plain. Noise from the nearby main road.
Village Morphology	The site would extend the village envelope in a linear fashion (elongating it) and put development pressure on adjacent land.
Heritage Constraints	Conservation Area nearby.
Landscape Impact	The site is exposed and linear in nature, the A338 is one of the main ways the village is accessed/viewed making this a more sensitive site.
Amenity Potential	Fair amenity potential due to the scale of the site. New amenity space could be provided within the site however this is eroded by the poor relationship of the site to the rest of the village.
Rural Character	Development of the site would not be compatible with the rural character and landscape, since new exposed housing would be erected on a key vista into the village. The urbanisation of this site would adversely effect character.
Ecology	Not assessed.

Other	Light pollution into the wider landscape. It is noted that this land which is to the west of the A338 is part of the Consultation for the Part 2 Local Plan. A number of factors weight against this site including flooding and surface water issues. This site should not be progressed as the sequential test expects alternatives to be explored at the plan making stage.
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Conclusion – The boundary of the village should preclude this site.

Site 5 – Land at Ploughly Farm & South of Halls Lane



Assessment Criteria	Notes
Physical Constraints	Flood Zone is nearby. Surface water will need to be controlled. Access - The small bridge over the Letcombe Brook is presently closed which isolates the Farm and provides a very narrow means of access to the site.
Village Morphology	The site is backland in nature where most of the Village is linear however the land is well related to the Village.
Heritage Constraints	Conservation Area is proximate.
Landscape Impact	Due to the contained nature of the Site and the presence of housing on two / three sides, new housing will likely be seen in the context of the Village. Care must be given to the density and layout of development as well as ensuring massing and scale is not out of keeping with the grain and character of the area.
Amenity Potential	Fair amenity potential due to the scale of the site. New amenity space could be provided within the site which would be of use to the wider population.

Rural Character	Development of the site could be compatible with the rural character, since new housing would be seen in the context of the Village. However, as with all backland sites, judgements must be made as to the degree that the site consolidates loose and sporadic development and the degree to which said undeveloped space contributes to the rural character of the Village. In this instance the site is considered to be unsuitable for development. Conversion of existing stables are covered by existing policies of the Local Plan and more recent Permitted Development changes.
Ecology	Not assessed.
Other	A recent planning application on the site was withdrawn following officer concerns regarding many of the above factors.

Conclusion – The boundary of the village should preclude this site.

N.B Separate representations were received by EHPC regarding consideration of both tightening and also extension of the boundary to the southern part of this area which lies south of halls lane behind the dwellings on The Green. Accordingly, both have been duly considered and following professional assessment the boundary is unchanged.

Site 6 – Land at Weir Farm Causeway



Assessment Criteria	Notes
Physical Constraints	None of note
Village Morphology	The site is backland in nature where most of the Village is linear however the land is well related to the Village, particularly the main facilities
Heritage Constraints	Some Listed Buildings nearby to the west, however it is unlikely that the settings of these buildings will be materially harmed.
Landscape Impact	Due to the backland nature of the site and the presence of housing on two sides new housing could likely be seen in the context of the wider village. Care must be given to the density and layout of development as well as ensuring massing and scale is not out of keeping with the grain and character of the area, particularly heights. Layouts should also preclude accessing land to the south and west. Views over the causeway into the village will be impacted and this will alter the perception of the village as being deeper into the landscape.
Amenity Potential	Little amenity potential due to the smaller scale of the site.

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Rural Character	Development of the site could be compatible with the rural character, since new housing would be seen in the context of the Village. However, as with all backland sites, judgements must be made as to the degree that the site consolidates loose and sporadic development and the degree to which said undeveloped space contributes to the rural character of the Village. In this instance the site is considered to be suitable for development provided that the layout is not ajar with existing density.
Ecology	Limited impact on ecology, although the site is close to the county wild life site and Letcombe Brook.
Other	The conclusions of the recent appeal decision weigh strongly against this site and need not be repeated here.

Conclusion – Based largely on the conclusions of the Inspector, the boundary of the village should preclude this site.

Alterations to the village boundary – three specific representations

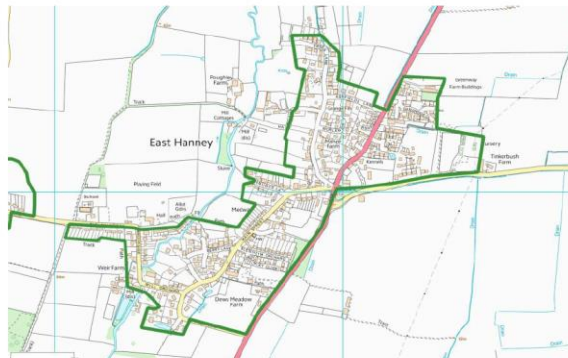
- 1- Snuggs Lane – Noting my conclusions above, I do not accept the findings of an appeal decision notice dated before the Framework (2012). In town planning terms such decisions are likely to have included a far more slavish interpretation of policy, and this appears to be the case upon my reading of the appeal Decision Notice. The boundary should be tightly defined.
- 2- Diagonal boundary across Mill Orchard – I feel that the boundary should be more tightly defined here so as to remove ambiguity which could be used as a tenuous justification for development of the land in question. The boundary should be tightly defined.
- 3- Consideration of the site and boundary at Medway. With the targets now known to EHPC I advise that this site be excluded.

Overall conclusions

East Hanney has received a number of large-scale major applications and many have failed. The headline figure for housing growth has now been identified for the village and the speculative applications appear to have exceeded this amount to date. This fact has had a strong bearing on my conclusions since EHPC are in effect endorsing a plan in retrospect since the applications have been already submitted and approved.

At this stage I consider that the best locations for new housing in the Parish are those that generally *consolidate* the Village rather than *expand* it. In my experience this is because, over time, fields adjacent to new development come under the most pressure, if EHPC were to resist this (generally) it will allow the least scope for undesirable successful speculative infill/backland or consolidating applications.

The following diagram reflects the revised boundary recommended following this assessment.



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EHPC Development Management Policies

If a village boundary is to be defined new policies will be required to shape and inform development that takes places inside the boundary itself. Policies should be drafted to shape all development within the village (boundary) to avoid comprehensive redevelopment of homes on larger plots which may adversely impact on the character of the village.

DRAFT Policy Option 1

This policy seeks to limit backland development and “shoehorned subdivision”.

“Inside the village boundary, in existing rows of dwellings and other substantial buildings the Council will accept limited “infilling”, where “infilling” is defined as follows: The construction of one or two dwelling(s) in a gap in an otherwise established row of dwellings and other substantial buildings, which form a frontage to an adopted road, and

i) the width of the development site is closely similar to the widths of existing adjoining sites as measured along the row of dwellings and other substantial buildings;

and

(ii) the curtilage for each dwelling is of a size and shape comparable to existing adjoining development;

and

(iii) the siting, scale and appearance of each dwelling is compatible with the character of existing dwellings in the vicinity of the development site.

Policies in the Local Plan and Design Guide should also be complied with.”

Appendix 1 – general note

Note that in at least one place, there are statements for both an extension, and a reduction in the border as proposed (ref B3, and A5).

Appendix 2 - relevant information provided

The following relevant information was provided to the independent planning advisor for consideration within the assessment.

- East Hanney Strategic Flood Risk Assessment. Sept 2016, Dr H Rodda
- Summary of East Hanney residents' comments from the community survey.
- Refusal and exclusion from the Local Plan Part 1 by the planning inspector of a strategic site of 200 houses within East Hanney. His comments were as follows "The plan as submitted includes the allocation for around 200 dwellings of a site at East Hanney. Since submission of the plan the Council has refused planning permission for a housing scheme on the site for slightly less than 200 dwellings citing, amongst other things, concerns about the development's density. Whilst at the hearing's confidence was expressed that the allocation could still be appropriately developed, since then the housing scheme has been dismissed at appeal. In view of the current level of doubt concerning the deliverability of a housing development of the order of 200 dwellings on this site, I concur with the Council that the allocation is not, at this stage, soundly- based. **MM5, M12** and **MM41** (and consequent change to the policies map) are thus necessary to delete reference to this allocation from policy CP8 and the plan appendices. I consider the implications of this for housing supply in the district in Issue 8 below"
- Refusal of **P15/V1846/O**- Outline application for the development of up to 200 homes including associated infrastructure works and demolition of existing structures, provision of vehicular access to the site with realignment of the A338 and Steventon Road, and including landscaping and provision of new public open spaces (as amplified by additional development access layout plan)
- Refusal of **P15/V1616/FUL** - Demolition of redundant agricultural buildings. Erection of 79 affordable dwellings and 118 open market dwellings, with associated access roads, landscaping and public open space (as amended by drawings received 24 September 2015 and as amended by plans received 19 October 2015).
- Refusal at appeal of **P15/V1616/FUL** - Appeal Ref: APP/V3120/W/16/3142562.
- Refusal of **P16/V0364/O** - Outline application for the construction of up to 24 dwellings with all matters reserved except access (35% affordable) (note that this is currently at appeal)
- Planning application **P17/V0308/FUL**- Change of use from agricultural land to amenity land including playing field and sports pitch.
- Refusal of **P16/V2653/O**- Outline application for the erection of four detached dwellings
- Refusal of **P72/V5046** - Phased residential development. Approx.11acres. Adjacent to Cross Tree Cottage to S.W. Snuggs Lane. Appeal dismissed 07/04/1975

- Refusal of Planning Permission on 28th March 1991- **P91/V1604/O (91/01604/OUT)**- Erection of a dwelling house (site area approx 0.3 hectares) Land at the junction of A338/Cow Common Road, East Hanney.
- Refusal of **P13/V1960/O**- Residential development comprising the erection of up to 3 dwellings, associated amenity space and access.
- **P16/V2834/PA**R- Conversion of barn to form one 3 bed and one 4 bed dwelling. Withdrawn prior to determination on 16th December 2016
- **P16/V1494/O**- Demolish store shed and erect 8 houses and create new access- Withdrawn prior to determination on 14th September 2016
- Direct representations by 4 residents (see below)

Appendix 3 - Reference Documents

- Decision Notice - P15/V1846/O
- Decision Notice - P15/V1616/FUL
- Decision Notice - P16/V0364/O
- East Hanney Strategic Flood Risk Assessment - September 2016, Dr H Rodda
- Review of the Flood Risk Assessment and Development Drainage Strategy produced by MJA Consulting for Linden Homes. Oct 2015, Dr H Rodda
- Map – Land south of Summertown
- Appeal APP/V1320/A/05/1192482
- Appeal Decision P15/V1616/FUL
- Summary of comments from the community survey.
- Direct Representation by WYG
- Hydrology report from WRA

Documents/Maps provided within this appendix

- Representation for an extension of the conservation area.
- Representation for exclusion of an area within Summertown/Mill Orchard [B2]
- Representation for exclusion of an area at the end of Snuggs lane [B1]
- Map showing proposed Local Wildlife Site
- VWHDC Strategic Flood Risk Assessment 2013
- Map showing land reserved for reservoir

Appendix 4 – resident representations

Representation by J ****

I wish to make a direct response for the East Hanney Neighbourhood Plan.

I would like the conservation area to be extended to cover the area detail on the attached Parish map (Land south of Summertown) together with the property of Orchard Cottage to the north of this area.

Reasons

The area has been identified by the Ecological Consultant for EHPC as a Priority Habitat, it is a registered site with BBONT, number OXON0694, it is also recognised as a priority habitat by the wildlife charity The People's Trust for Endangered Species. It is home to up to 20 protected species e.g., water voles, otters, bats, herons starlings, field fares and owls

The land borders the rare chalk stream of Letcombe Brook and the protected Wildflower Meadow of Weir Farm. The Old Mill House is listed as is Orchard Cottage so it will combine the two areas and then extend to the Community woodland of West Hanney.

Is Orchard Cottage the only listed building that is not in the village conservation zone? If so I think the NP is the best place for this to be addressed together with the surrounding habitat.

Best Regards

J ****

Representation by S ****

I am not available for the meeting on the 17th March so I would be grateful if you would ensure that my representations, below, on the draft plan are appropriately registered.

The proposed boundary of the village 'tightly' encloses the existing and committed development of the village except in one place to the south of Mill Orchard as illustrated below:

If the presumption is that development outside the village boundary is unacceptable, then the inclusion of this undeveloped land (hatched in red) within the boundary suggests that its development is acceptable. This cannot be correct or fair: The proposed development of houses to the south of Summertown/Mill Orchard was rejected in the Local Plan, rejected at planning application and dismissed again at appeal. Even the promoters of the development in this area accepted that the area between the Letcombe Brook and the existing developments on Mill Orchard and Summertown was not appropriate for development given its ecology and the proximity to the brook. This area is clearly undeveloped, bifurcated by a tributary of the brook, liable to flooding and has no suitable access.

I did make this point in response to the Neighbourhood Plan questionnaire but it appears not to have been picked up.

I respectfully request that the boundary is amended to exclude this area.

Thanks

S ****

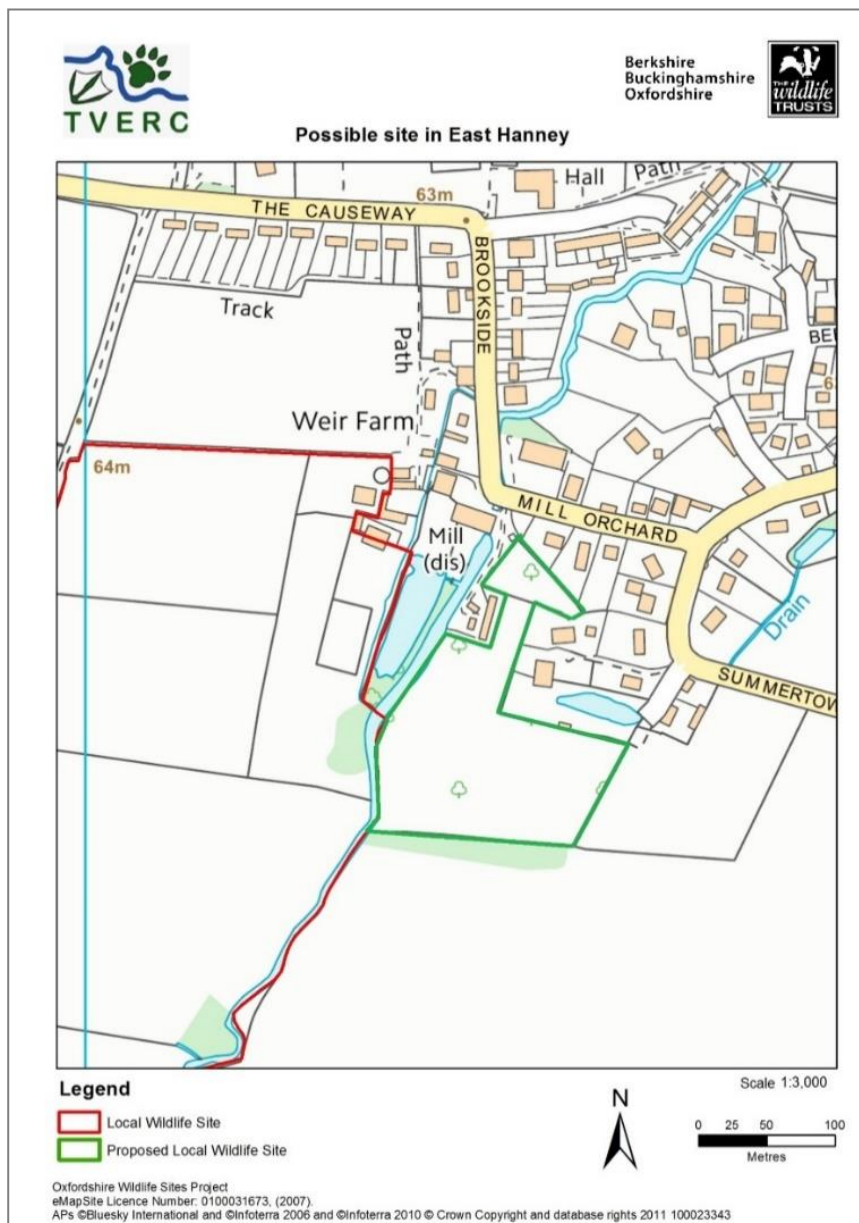
Representation by R ****

I have suggested and marked on the plan an alteration to the proposed settlement boundary to exclude the area just off the end of Snuggs Lane. Of course I have sound NIMBY reasons for doing so, but the Parish Council has more substantial grounds to remove that land for the more universal reasons set out in the planning history of the site. The application for a dwelling in 2005 was dismissed by appeal on 2nd March 2006 and I attach the decision. The earlier application in 2003 was similarly dismissed at appeal.

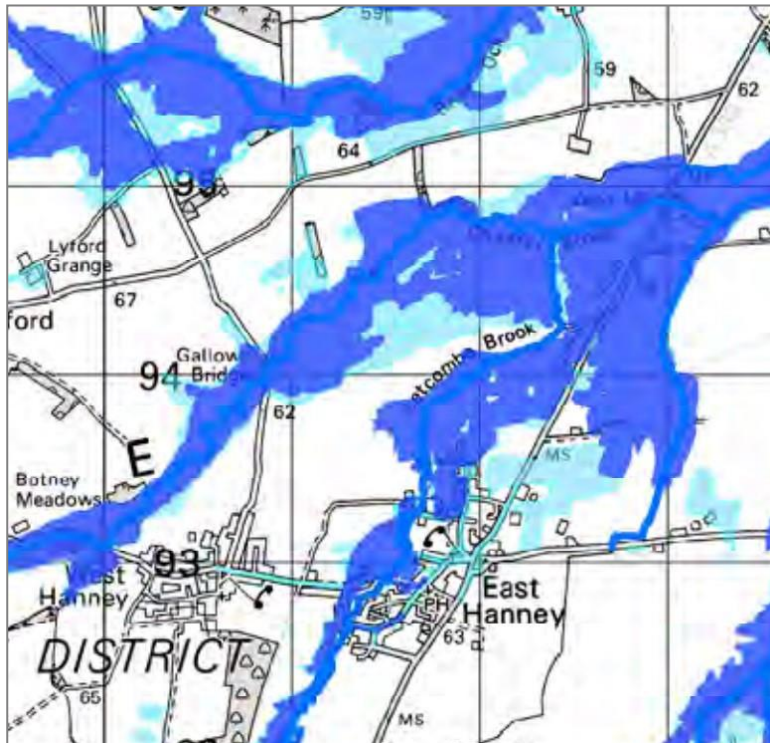
Both inspectors agreed that it was inappropriate development in open countryside and of course, unlike the houses on either side of the lane, that site is directly on the floodplain and was completely submerged in 2007 (after that appeal decision). I draw your attention to paragraphs 6, 7 and 11. The Parish Council made representations against the application and appeal and of course the catastrophic flooding which extended to that site since the decision is well known. It really cannot be included now as being within the settlement area, which would simply encourage another round of applications and appeals for development of an inappropriate site.

I understand there is a NP meeting in the committee rooms at 8pm on 23rd January and if it is an open meeting, I'd like to attend please, but only to make representations on this singular issue, so perhaps you could let me know if this is welcomed.

Appendix 5 – Local Wildlife site and proposed local wildlife site (Thames Valley Environmental Records Centre)



Appendix 6- VWHDC Strategic Flood Risk Assessment 2013 Map 2.2 Flood Zone



Appendix 7 – Land reserved for Reservoir

APPENDIX F TO SCHEDULE OF MAIN MODIFICATIONS: MAP CHANGES

Appendix F1: Land for safeguarding for proposed reservoir **BETWEEN THE VILLAGES OF DRAYTON, EAST HANNEY, STEVENTON AND MARCHAM**

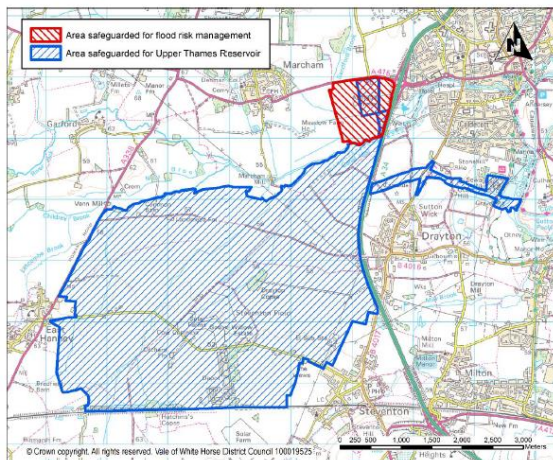


Figure B16: proposed amendments to map showing safeguarded area for proposed reservoir and flood risk management between the villages of East Hanney, Steventon and Marcham
Main Modification Number: MM76

Vale of White Horse Local Plan 2031 Part 1: Schedule of Main Modifications
July 2016

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