

East Hanney Neighbourhood
Development Plan 2031

BASIC CONDITIONS STATEMENT

February 2023

Prepared by:

East Hanney Neighbourhood Plan Steering Committee

On behalf of East Hanney Parish Council

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1. Introduction

- 1.1 This Basic Conditions Statement has been prepared by East Hanney Parish Council to accompany its submission to Vale of the White Horse District Council of the East Hanney Neighbourhood Development Plan (EHNP) to demonstrate how the Plan meets the statutory requirements set out within the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 1.2 The core basic conditions for Neighbourhood Plans are as follows:
- Having regard to national policies and advice contained in the National Planning Practice Guidance.
 - The making of the neighbourhood plan contributes to the achievement of sustainable development.
 - The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
 - The making of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations.
 - Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 1.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.
- 1.4 The remaining sections of this document set out how EHNP complies with the basic conditions:
- Section 2 sets out how the EHNP has regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
 - Section 3 sets out how EHNP contributes to sustainable development.
 - Section 4 sets out how the EHNP is in general conformity with strategic policies of the Local Plan.
 - Section 5 sets out conformity with retained European Union obligations.

Table 1.1 Basic conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)¹

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

| Basic condition | DCLG guidance |
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| a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan. | The National Planning Policy Framework is the main document setting out the Government’s planning policies for England and how these are expected to be applied. |
| d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development. | A qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures). |
| e) the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). | <p>When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</p> <ul style="list-style-type: none"> • whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with • the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy • whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy • the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach <p>Paragraph 20 of the National Planning Policy Framework sets out the strategic matters about which are expected to be addressed through policies in local plans or spatial development strategies. The basic condition addresses strategic policies no matter where they appear in the development plan. Paragraph 21 sets an expectation that plans should make explicit which policies are strategic policies.</p> |
| f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations. | <p>A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:</p> <ul style="list-style-type: none"> • Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive; |

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

Table 1.1 Basic conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)¹

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

| Basic condition | DCLG guidance |
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| | <ul style="list-style-type: none"> • Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive. (Only relevant to Orders); • Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively; • Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order. |
| <p>g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p> | <p>Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribe 2 basic conditions in addition to those set out in the primary legislation. These are:</p> <ul style="list-style-type: none"> • the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites. (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.) • having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is Environmental Impact Assessment development. |

2. National policies and guidance

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

| Table 2.1 East Hanney NDP Policies having regard to the July 2021 National Planning Policy Framework (NPPF) | | | |
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| EHNP Policy Number | EHNP Policy Title | NPPF Reference (paragraph) | Commentary |
| EHNP1 | VILLAGE CHARACTER, SUSTAINABLE DEVELOPMENT AND DESIGN | 8, 9, 28, 125, 127, 130, 190, 194, 195, 197, 199, 201, 203, 204, 208 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>125 - Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>127 - Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design</p> |

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| | | | <p>policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.</p> <p>195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).</p> <p>197 - In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p> |
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| | | | <p>199 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.</p> <p>200 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>201 - Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent.</p> <p>203 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.</p> <p>204 - Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p> <p>208 - Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</p> |
| EHNP2 | SETTLEMENT BOUNDARY | 8, 9, 28, 130, 174 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing</p> |

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| | | | <p>design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p> |
| EHNP3 | INFILL | 9, 28, 124, 130 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>124- Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.</p> |

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| | | | <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> |
| EHNP4 | COALESCENCE | 8, 9, 28, 130, 174, 190 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.... This strategy should take into account... b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d)</p> |

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| | | | opportunities to draw on the contribution made by the historic environment to the character of a place |
| EHNPS | HISTORIC ENVIRONMENT | 8, 130, 153, 174, 175, 179, 180 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> |

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| | | | <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p> |
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| EHNP6 | RETENTION OF TREES AND HEDGEROWS | 8, 130, 153, 174, 175, 179, 180 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks</p> |
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| | | | <p>of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p> |
| EHNP7 | LETCOMBE BROOK | 8, 130, 153, 174, 175, 179, 180 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using</p> |

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| | | | <p>natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the</p> |
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| | | | <p>hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p> |
| EHNP8 | LOCAL GREEN SPACES | 101, 102, 103, 149, 150 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>101 - The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p> <p>102 - The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local</p> |

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| | | | <p>community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p> <p>103 - policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>149 - a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry; b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development; or– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.</p> <p>150 - Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location; d) the re-use of buildings provided that the buildings are of permanent and substantial construction; e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.</p> |
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| EHNP9 | NATURE RECOVERY NETWORK AND BIODIVERSITY | 8, 130, 153, 174, 175, 179, 180 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks</p> |
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| | | | <p>of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p> |
| EHNP10 | HOUSING DENSITY | 9, 28, 124, 130 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> |

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| | | | <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>124- Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> |
| EHNP11 | HOUSING MIX | 9, 28, 124, 130 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> |

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| | | | <p>124- Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> |
| EHNP12 | HOUSING FOR AN AGEING POPULATION | 9, 28, 124, 130 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>124- Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and</p> |

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| | | | <p>e) the importance of securing well-designed, attractive and healthy places.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> |
| EHNP13 | COMMUNITY FACILITIES AND INFRASTRUCTURE | 28, 84, 92, 93, 130, 187 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>84 - Planning policies and decisions should enable... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that</p> |

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| | | | <p>established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community... .</p> <p>130 - Planning policies and decisions should ensure that developments... optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.</p> <p>187 - Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).</p> |
| EHNP14 | GREEN SPACES FOR PLAY | 92, 93, 130 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community... .</p> <p>130 - Planning policies and decisions should ensure that developments... e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create</p> |

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| | | | places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users... |
| EHNP15 | DARK SKIES AND LIGHT POLLUTION | 92, 130, 153 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> |
| EHNP16 | FLOOD MITIGATION IN NEW HOUSING SCHEMES AND CLIMATE CHANGE | 8, 130, 153, 174, 175, 179, 180 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> |

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| | | | <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be</p> |
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| | | | <p>avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p> |
| EHNP17 | SUSTAINABLE DEVELOPMENT AND ENVIRONMENTAL IMPACT | 8, 130, 153, 174, 175, 179, 180 | <p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or</p> |

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| | | | <p>identified quality in the development plan);) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed</p> |
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| | | | clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. |
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Table 2.2 East Hanney Neighbourhood Development Plan: conformity with legal requirements to fulfil the Basic Conditions

| Requirements | Basis in law/regs | How the requirements are met in the NP | Reference |
|--|---|---|---|
| The policies relate to the development and use of land for a designated neighbourhood area | Section 38A of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990 | The EHNP policies relate to the development and use of land within the designated Neighbourhood Plan area. | EHNP policies 1-17 |
| The Plan specifies the period to which it has effect | Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990 | The Plan specifies the period to 2031, which aligns with the Vale of the White Horse District Council Local Plan 2031 (parts 1 and 2) . | EHNP Title and introduction |
| The Plan does not include excluded development | Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990 | The Plan does not relate to minerals and waste related development, to any major development that requires an Environmental Impact Assessment, or to any nationally significant infrastructure project. | Basic Conditions Statement Section 2 All EHNP policies |
| The Plan does not relate to more than one neighbourhood area | Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990 | The Plan relates to only one neighbourhood area. | EHNP section 2.2 |
| The Plan has been prepared for an area that has been designated | Section 61G of the Localism Act, Para 8(1) of Schedule 4B TCPA 1990 | The area designation was approved by Vale of the White Horse District Council on 15.7.2015. | Basic Conditions Statement Appendix 1 |
| The Plan has been developed and submitted for examination by a qualifying body | Para 8(1) of Schedule 4B TCPA 1990 | The Plan has been developed and submitted by East Hanney Parish Council. | EHNP section 1 |

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

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

3. Sustainable development

- 3.1 Paragraphs 7 and 10 of the 2021 NPPF set out: 1- that the purpose of the planning system is to contribute to the achievement of sustainable development; and 2- that at the heart of the Framework is a presumption in favour of sustainable development.
- 3.2 Sustainable development has been integral to the East Hanney Neighbourhood Plan process, including positively supporting development while seeking protection and enhancement of the landscape setting, local character, community facilities etc. (where appropriate). The elements of sustainable development specified in the NPPF are listed in Table 3.1 below, with an explanation of how EHNP contributes to each element

| Table 3.1 How the Plan contributes to sustainable development | |
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| Sustainable development definition: 2021 NPPF, para 8 | How the East Hanney NDP Plan contributes to this element of sustainable development |
| Economic: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. | Policies EHNP 1, 13, 14, 16: support development which is in keeping with local character, design, and needs; mitigates flood impact (which have economic, social and environmental costs); and seek opportunities to retain and improve infrastructure and facilities. |
| Social: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. | Policies EHNP 1, 2, 3, 10, 11, 12: support housing development which is in keeping with local character and design; and meet local housing needs/ mix. Policies EHNP 13, 14: support development which retain and where possible extend local recreational activities and facilities; and which promotes health and wellbeing. |
| Environmental: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. | Policies EHNP 1, 2, 4, 5, 15: support development which maintains or enhances the character of the village; promotes environmentally sensitive design; protects important views; seeks to prevent coalescence with West Hanney; and seeks to maintain the dark skies of the parish. Policies EHNP 6, 9, 17: seek to retain and enhance biodiversity; promote environmental improvements and nature recovery; minimise environmental impact from development; and help mitigate climate change |

| Table 3.1 How the Plan contributes to sustainable development | |
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| Sustainable development definition: 2021 NPPF, para 8 | How the East Hanney NDP Plan contributes to this element of sustainable development |
| | <p>Policy EHNP 7: seeks protection of an environmentally and historically important watercourse (Letcombe Brook)</p> <p>Policy EHNP 8: protects the natural environment by designating areas as Local Green Spaces.</p> |

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

- positively supporting development to help meet current and future needs while mitigating the impact of climate change.
- protecting and enhancing the built and historic environment by encouraging development that responds to the distinctive local character and landscape setting.
- protecting and enhancing the natural assets of the parish, biodiversity, green spaces, and watercourses.
- protecting and enhancing community facilities, services and infrastructure to help meet the needs of residents and foster a well-designed public realm that contributes to community health and well-being.

4. Strategic policies of the Local Plan

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

Table 4.1 – General Conformity with the Vale of the White Horse Development Plan

| EHNP Policy Number | EHNP Policy | Vale of White Horse District Council Local Plan 2031 - Part 1 | Vale of White Horse District Council Local Plan 2031 - Part 2 |
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| EHNP1 | <p>VILLAGE CHARACTER, SUSTAINABLE DEVELOPMENT AND DESIGN</p> <p>New development should be designed to a high standard, in keeping with the character of the area, and demonstrate how regard has been given to the local Character Assessment and Design Code. In particular, all development proposals should ensure that:</p> <ul style="list-style-type: none"> i) The design of new developments should be in accordance with and complementary to the immediate surroundings and; ii) should demonstrate that they have considered the scale, form, materials, details and density of the Character Area in which they are located. iii) where development is located on the boundary between two Character Areas, they have taken account of the characteristics of both areas and iv) they have taken account of the impact on the two conservation areas where appropriate: v) they preserve or where practical enhance, the openness of East Hanney including key views in and out of the village. vi) Where appropriate provide in all new developments of 10 or more units accessible | <p>This policy is in general conformity with the following:</p> <p>Core Policy 1: Presumption in Favour of Sustainable Development</p> <p>Planning applications that accord with this Local Plan 2031 (and where relevant, with any subsequent Development Plan Documents or Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Core Policy 3: Settlement Hierarchy</p> <p>Larger Villages [East Hanney]: Larger Villages are defined as settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities.</p> <p>Core Policy 4: Meeting our Housing Needs</p> <p>[Sets out the District strategy for meeting district housing needs].</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 23: Impact of Development on Amenity</p> <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to</p> |

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| <p>greenspace with an appropriate stewardship funding mechanism including capital spend on amenities. Innovation and sustainability are to be encouraged as long as the design approach is sympathetic to the Character of the surrounding area.</p> <p>vii) In seeking to achieve sustainable development, proposals should, where appropriate, demonstrate how they:</p> <p>a) contribute to the vitality and viability of East Hanney Parish;</p> <p>b) complement the local vernacular and character of the village and its rural setting by use of appropriate design;</p> <p>c) maintain, restore or enhance the local landscape character, and long-distance views, including south towards the ridgeway, and views into and out of the village</p> <p>d) conserve and enhance the historic environment;</p> <p>e) maintain, restore or enhance the local landscape to achieve a net biodiversity gain and habitat connectivity, paying special attention to biodiversity designations, priority habitats and protected species;</p> <p>f) ensure development is easily accessible by sustainable modes of transport to local facilities;</p> <p>g) provide the necessary infrastructure to enable communications services including high speed broadband; and</p> <p>h) minimize energy use and its overall carbon impact.</p> | <p>Development at Market Towns, Local Service Centres and Larger Villages [such as East Hanney] There is a presumption in favour of sustainable development within the existing built area of Market Towns, Local Service Centres and Larger Villages in accordance with Core Policy 1.</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> | <p>adverse effects from existing or neighbouring uses.</p> <p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its surroundings and hazardous substances nearby iv. loss of privacy, daylight or sunlight v. dominance or visual intrusion, or vi. external lighting.</p> <p>Development Policy 37: Conservation Areas</p> <p>Proposals for development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest, character, setting and appearance.</p> |
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| | | <p>Core Policy 39 - The Historic Environment</p> <p>The Council will work with landowners, developers, the community, Historic England and other stakeholders to: i. ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation</p> <p>Core Policy 40: Sustainable Design and Construction</p> <p>The Council encourages developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development... .</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect</p> | |
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| | | <p>against intrusion from light pollution, noise, and motion.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided</p> | |
| EHNP2 | <p>SETTLEMENT BOUNDARY</p> <p>The Neighbourhood Plan defines the Settlement Boundary as shown on the Policy Map (figure 8).</p> <p>Development proposals within the Settlement Boundary for sustainable development will be</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 3: Settlement Hierarchy</p> <p>Larger Villages [East Hanney]: Larger Villages are defined as settlements with a more limited</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 23: Impact of Development on Amenity</p> |

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| | <p>supported provided they are in accordance with policies of the development plan.</p> <p>Outside of the Settlement Boundary development proposals will be supported on allocated sites or where the development is appropriate for a countryside location and they are in accordance with policies of the development plan and comply with policies in the Neighbourhood Plan.</p> | <p>range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities</p> <p>Core Policy 4: Meeting our Housing Needs</p> <p>[Sets out the District strategy for meeting district housing needs].</p> <p>Development at Market Towns, Local Service Centres and Larger Villages [such as East Hanney] There is a presumption in favour of sustainable development within the existing built area of Market Towns, Local Service Centres and Larger Villages in accordance with Core Policy 1.</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale,</p> | <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.</p> <p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its surroundings and hazardous substances nearby iv. loss of privacy, daylight or</p> |
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| | | <p>height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> | <p>sunlight v. dominance or visual intrusion, or vi. external lighting.</p> |
| <p>EHNP3</p> | <p>INFILL</p> <p>Proposals for infill development must have regard and reflect the guidance set in the East Hanney Neighbourhood Plan Design Guide and the Local Character Assessment.</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 23: Impact of Development on Amenity</p> |

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| <p>Infill development is defined as the filling of a small gap by way of construction of dwellings in an otherwise built-up frontage or on other sites within the settlement where the site is closely surrounded by buildings, including on and within the gardens of established properties, or on areas of back-land. Proposals for infill development should in particular have regard to the following principles:</p> <ul style="list-style-type: none"> i) That the width of the development site is close or similar to the widths of existing adjoining plots as measured along the row of dwellings and other substantial buildings, ii) that the curtilage for each dwelling is of a size and shape comparable to existing adjoining plots; iii) and the siting, scale and appearance of each dwelling is compatible with the character of existing dwellings in the vicinity of the development site and, where included within its boundary, should enhance the Conservation Area <p>Where the plot is bounded by listed buildings or non-designated heritage assets, the setting of the adjacent buildings will also need to be considered.</p> | <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> | <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.</p> <p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its surroundings and hazardous substances nearby iv. loss of privacy, daylight or</p> |
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| | | | <p>sunlight v. dominance or visual intrusion, or vi. external lighting.</p> <p>Development Policy 37: Conservation Areas</p> <p>Proposals for development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest, character, setting and appearance.</p> |
| EHNP4 | <p>COALESCENCE</p> <p>Development proposals in the neighbourhood area should demonstrate that the character of any particular settlement is retained, and that a physical and visual separation is maintained between its different settlements. In particular, new development should maintain the separation between following settlements within the neighbourhood area:</p> <ul style="list-style-type: none"> • between East Hanney and West Hanney (insofar as this affects the neighbourhood area); • between East Hanney and Grove (insofar as this affects the neighbourhood area); | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 23: Impact of Development on Amenity</p> <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> |

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| | <p>Development proposals will be considered in the context of Core Policy 4 in the Local Plan 2031: Part 1, and in addition, will only be supported where:</p> <ul style="list-style-type: none"> • the physical and visual separation between two separate settlements is not unacceptably diminished; • cumulatively, with other existing or proposed development, it does not compromise the physical and visual separation between settlements, and • it does not lead to a loss of environmental or historical assets that individually or collectively contribute towards their local identity, including loss of or detrimental impact on the siting of East Hanney on the rural landscape of the lowland vale. | <p>of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> | <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.</p> <p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its surroundings and hazardous substances nearby iv. loss of privacy, daylight or sunlight v. dominance or visual intrusion, or vi. external lighting.</p> <p>Development Policy 29 - Settlement Character and Gaps</p> <p>Development proposals will need to demonstrate that the settlement's character is retained, and physical and visual separation is maintained between settlements.</p> |
| EHNPS | HISTORIC ENVIRONMENT | This policy is in general conformity with the following: | This policy is in general conformity with the following: |

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| | <p>The parish’s designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p>Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework.</p> | <p>Core Policy 39 - The Historic Environment</p> <p>The Council will work with landowners, developers, the community, Historic England and other stakeholders to: i. ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation</p> | <p>Development Policy 23: Impact of Development on Amenity</p> <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> <p>Development Policy 36: Heritage Assets</p> <p>Proposals for new development that may affect heritage assets (designated and non-designated) must demonstrate that they conserve and enhance the special interest or significance of the heritage asset and its setting in accordance with Core Policy 39 (Local Plan 2031: Part 1),</p> <p>Development Policy 37: Conservation Areas</p> <p>Proposals for development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest,</p> |
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| | | | character, setting and appearance. |
| EHNPG6 | <p>RETENTION OF TREES AND HEDGEROWS</p> <p>Applications within the parish of East Hanney must recognise the important role provided by native trees, hedgerows, copses and other vegetation in contributing to and protecting landscape and historic character, biodiversity, as well as their carbon sink role.</p> <p>Applicants should demonstrate all such matters have been considered and will ensure that:</p> <p>i) Developments should respect their relationship to the surrounding environment and reflect the intrinsic character of the village by safeguarding existing hedgerows, trees and other natural habitats. Where possible enhanced planting should be provided, such as the provision of additional appropriate vegetation not just replaced on a like for like basis, with tree species appropriate to the site’s growing conditions.</p> <p>ii) Development proposals must include Arboricultural Impact Assessments and Arboricultural Method statements seeking to retain mature or otherwise important trees, groups of trees, woodland and hedgerows on site. Where loss of any such features are proposed these must be</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> | |

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| | <p>iii) accompanied by a robust argument as to why the scheme design/layout concept cannot accommodate such features. In addition, development proposals must mitigate loss of features by undertaking a review as follows:</p> <ul style="list-style-type: none"> a) seeking to provide for feature preservation based on advice from a qualified arboriculturist that specifically states that the feature is either dangerous or diseased to the extent it must be removed in its entirety for safety purposes; b) seeking to minimise the extent of any removal particularly in the case of a hedgerow through appropriate measures such as layout design changes; c) setting out a clear plan and provision for suitable healthy replacement with tree species appropriate to the sites growing conditions undertaken by arboreal specialists as part of the planning application process; d) ensuring replacements will be appropriate to the location to complement the character of the immediate area and the wider settlement/parish, ensuring sufficient space for their mature dimensions; e) Ancient or Veteran Trees should be identified and must not be removed, afforded protection during works, and provided sufficient space for them to | <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation</p> | |
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| | <p>continue to thrive should there be required design changes.</p> <p>iv) Where sites were historically orchards, old varieties of fruit trees should be preserved and enhanced, including propagation and replanting to within the site and wider village;</p> <p>v) Ornamental shrubs are to be avoided as they are not in keeping with the traditional rural landscape of the area.</p> | <p>Target Areas. A net loss of biodiversity will be avoided</p> | |
| EHNP7 | <p>LETCOMBE BROOK</p> <p>Proposals for development should ensure that regard is given to the highly sensitive nature of the Brook through East Hanney both ecologically and in respect of flood risk, and the need for its conservation by not allowing any new operational development within 20 meters of the Letcombe Brook. As appropriate to their nature and scale, development proposals should be at least 20m from the bank of the Letcombe Brook, unless exceptional circumstances can be fully demonstrated in which case a minimum of 10m must apply, and all proposals should:</p> <p>i. Protect the important and historic waterway system through the village including man made water courses, existing ponds and drainage ditches from adverse impacts.</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 30: Watercourses</p> <p>Development of land that contains or is adjacent to a watercourse will only be permitted where it would not have a detrimental impact on the function or setting of the watercourse or its biodiversity, or the detrimental impact can be appropriately mitigated.</p> |

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| | <ul style="list-style-type: none"> ii. Demonstrate within the proposals that specific consideration has been given to preserve the ecological environment, the character of the chalk stream and the character of the village. All major proposals should include a construction ecological management plan iii. Make specific provision for ensuring the existing high ecological value of this area including preserving wildlife pathways and natural habitat iv. Include flood risk assessment and appropriate flood mitigation proposals which may include the provision of new habitat features such as ponds. v. Conserve and enhance the biodiversity, landscape and recreational value of the Letcombe Brook. vi. Conserve the geological and ecological significance of the area and the natural flow and water course Taking account of the global rarity, natural characteristics and ecological significance of the Brook as a rare chalk stream. vii. New development proposals adjacent to or encompassing | <p>surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> | |
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| | <p>Letcombe Brook outside of the 20-meter buffer are encouraged as appropriate to their nature and scale, to:</p> <ul style="list-style-type: none"> ▪ Create new habitat features such as ponds, and scrapes in the Letcombe Brook corridor. ▪ Include a long -term landscape and ecological management plan for their proposals and a minimum 20 meter buffer zone, favourable to the enhancement of biodiversity, along both sides of the water course. <p>viii. For the future, the whole length of the Letcombe Brook as it passes through the Parish is to be considered, recognised and treated as a sensitive ecological area and natural habitat. The footpaths along its bank and through associated Local Green Spaces are to be maintained using natural materials. The qualities of tranquillity, openness, and green natural landscape which the Brook provides to be protected and enhanced.</p> | <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided</p> | |
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| <p>EHNP8</p> | <p>LOCAL GREEN SPACES</p> <p>The Neighbourhood Plan designates the following locations as Local Green Space, as shown in Figure 15:</p> <ul style="list-style-type: none"> - The area referred locally as the Ancient Orchard and approach, located south of Summertown alongside Letcombe Brook, adjacent to the county wildlife site 'Cowslip Meadows'. Area A. - The land forming part of the Letcombe Brook Green corridor which runs alongside the Brook close to the spine of the older part of the village commencing on the right bank of the Brook northwards from the Iron bridge. Area B. - Letcombe Brook Green corridor, land to the west bank of the Brook, from the iron bridge extending northwards toward Ploughly Farm. Area C. - Chapel Site, at Ploughly Farm, alongside Letcombe Brook. Area D. - Land north of Philberds alongside the East Bank of Letcombe Brook. Area E. - The green corridor East of the A338 running south of the junction with Steventon Road. Area F. - Kingsleases, the area of land north of the sports fields which links through to land along the Letcombe Brook Green corridor. Area G. - Parcel of land adjacent to the right bank of Letcombe Brook to the rear of the British | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful</p> | |
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| | <p>Legion., known as Garstane Paddocks. Area H.</p> <p>New development will not be supported on land designated as Local Green Space except in very special circumstances</p> | <p>development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided</p> | |
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| <p>EHNP9</p> | <p>NATURE RECOVERY NETWORK AND BIODIVERSITY</p> <p>The Parish contains a variety of green and blue infrastructure that provides an environmental support system for both the community and wildlife. The Neighbourhood Plan designates this as a Network as shown on the Policies Map, for the purpose of promoting nature recovery and enhancement of biodiversity.</p> <p>The Network comprises of the Letcombe Brook green corridor, the watercourses in the north of the Parish, the area associated with the route of the old Wilts and Berks canal along the eastern boundary, woodland, trees, hedgerows and other land of biodiversity value. Opportunities to connect this network to areas of biodiversity value in adjacent parishes will be supported.</p> <p>This policy will require:</p> <ul style="list-style-type: none"> i) Development proposals that lie within or adjoining the Network to have full regard to maintaining and improving the functionality of the Network in the design of their layouts and landscaping schemes. Proposals that will harm the functionality or connectivity of the Network will not be supported. ii) Development proposals that will lead to extension of the Network, including the delivery of allotments and orchards and enhancing hedgerows for the use of the village, will be supported provided they | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful</p> | |
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| | <p>are consistent with all other relevant policies of the development plan.</p> <p>iii) All proposals should seek to achieve a minimum of 10% net gain in biodiversity, having regard to the requirements of section 15 of the National Planning Policy Framework to be implemented within the site, or where this is evidenced as not possible, implement local delivery of this biodiversity compensation.</p> <p>iv) Any proposals outside of the settlement within the countryside to the north of the village, are encouraged to achieve a 20% net gain in biodiversity.</p> | <p>development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided</p> | |
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| <p>EHNP10</p> | <p>HOUSING DENSITY</p> <p>The density of any new development should be in keeping and in accordance with the character of the local surrounding area. It must respect the rural nature of the parish and be designed to give an impression of spaciousness with uniform houses and plots being avoided.</p> <p>To respect the character of the village, developments which reflect the rural setting and low density of the village, will be acceptable.</p> <p>Where development is proposed at an edge of village location these must be at a lower density than in the core of the settlement reflecting the rural nature of an edge of village location, such proposed development should also be at a density which is lower than that of the immediate surrounding area, enabling provision of a lower density of housing at the village edge.</p> <p>Developments should include as a minimum 15% public open space plus an area for play and allotments where applicable, save that there should be no less than 25% of the development site available for public open space where development is proposed at an edge of village location.</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 23: Housing Density On all new housing developments a minimum density of 30 dwellings per hectare (net) will be required unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours. Higher densities will be encouraged in locations where it will result in the optimum use of land, where there is good access to services and public transport routes, and where it would contribute to enhancing the character and legibility of a place.</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.</p> <p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its surroundings and hazardous substances nearby iv. loss of privacy, daylight or sunlight v. dominance or visual intrusion, or vi. external lighting.</p> |
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| | | <p>surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> | | | | | | | | |
| <p>EHNP11</p> | <p>HOUSING MIX</p> <p>i) Proposals of ten or more dwellings should deliver 35% affordable housing provision with an appropriate mix of housing types and sizes, having regard to the prevailing local community requirements when meeting the district wide need.</p> <p>ii) Taking into account the requirements for affordable housing set out in the Development Plan, and that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</p> <table border="1" data-bbox="436 1118 929 1305"> <tr> <td>Tenure</td> <td>Vale of White Horse</td> </tr> <tr> <td><i>First Homes</i></td> <td>25%</td> </tr> <tr> <td><i>Social Rent</i></td> <td rowspan="2">56%</td> </tr> <tr> <td><i>Affordable Rent</i></td> </tr> </table> | Tenure | Vale of White Horse | <i>First Homes</i> | 25% | <i>Social Rent</i> | 56% | <i>Affordable Rent</i> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 3: Settlement Hierarchy</p> <p>Larger Villages [East Hanney]: Larger Villages are defined as settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities.</p> <p>Core Policy 4: Meeting our Housing Needs</p> <p>[Sets out the District strategy for meeting district housing needs].</p> <p>Development at Market Towns, Local Service Centres and Larger Villages [such as East Hanney] There is a presumption in favour of sustainable development within the existing built area of Market Towns, Local Service</p> | |
| Tenure | Vale of White Horse | | | | | | | | | |
| <i>First Homes</i> | 25% | | | | | | | | | |
| <i>Social Rent</i> | 56% | | | | | | | | | |
| <i>Affordable Rent</i> | | | | | | | | | | |

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| | <table border="1" data-bbox="439 181 931 293"> <tr> <td data-bbox="439 181 674 293"><i>Other routes to affordable home ownership</i></td> <td data-bbox="674 181 931 293">19%</td> </tr> </table> <p data-bbox="297 357 931 528">iii) Housing types which meet the needs of the neighbourhood area are encouraged and should reflect the prevailing local community requirements and the provisions set out in this NP such as for bungalows.</p> <p data-bbox="297 592 931 943">iv) 20% of all new affordable housing will, on first letting only, be subject to eligible households with strong local connection to the parish – as set out in the Vale of the White Horse Housing Allocations Policy. The requirement is for those who have a strong local connection and whose needs are not met by the open market to be the first to be offered the affordable housing tenure or shared ownership of the home in accordance with the prevailing National or District policies</p> <p data-bbox="297 991 931 1054">v) Pre-application discussions with the Parish Council are strongly encouraged.</p> | <i>Other routes to affordable home ownership</i> | 19% | <p data-bbox="954 181 1536 245">Centres and Larger Villages in accordance with Core Policy 1.</p> <p data-bbox="954 293 1536 325">Core Policy 22: Housing Mix</p> <p data-bbox="954 325 1536 437">A mix of dwelling types and sizes to meet the needs of current and future households will be required on all new residential developments.</p> | |
| <i>Other routes to affordable home ownership</i> | 19% | | | | |
| EHNP12 | <p data-bbox="297 1137 931 1169">HOUSING FOR AN AGEING POPULATION</p> <p data-bbox="342 1233 931 1361">i. Development which provide a material portion of suitable accommodation for the elderly population and opportunities for downsizing will be supported provide</p> | <p data-bbox="954 1137 1536 1201">This policy is in general conformity with the following:</p> <p data-bbox="954 1249 1536 1281">Core Policy 3: Settlement Hierarchy</p> <p data-bbox="954 1313 1536 1377">Larger Villages [East Hanney]: Larger Villages are defined as settlements with a more limited</p> | | | |

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| | <p>ii. that the proposal complies with DC and EHNP policies. Developments will be encouraged that provide at least 15% of market housing that is suitable for an aging population. These developments should have such features that take into account the likely needs of aging residents such as being on a single level and provision to an accessible garden area.</p> | <p>range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities.</p> <p>Core Policy 4: Meeting our Housing Needs [Sets out the District strategy for meeting district housing needs].</p> <p>Development at Market Towns, Local Service Centres and Larger Villages [such as East Hanney] There is a presumption in favour of sustainable development within the existing built area of Market Towns, Local Service Centres and Larger Villages in accordance with Core Policy 1.</p> <p>Core Policy 22: Housing Mix A mix of dwelling types and sizes to meet the needs of current and future households will be required on all new residential developments.</p> <p>Core Policy 26: Accommodating Current and Future Needs of the Ageing Population</p> <p>In order to meet the needs of current and future households in the context of an ageing population [...] requirements will be sought subject to the viability of provision on each site... .</p> | |
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| | | <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> | |
| <p>EHNP13</p> | <p>COMMUNITY FACILITIES AND INFRASTRUCTURE</p> <p>New development must be served and supported by appropriate onsite and off-site infrastructure and services. Development proposals should have regard to the Community Infrastructure Report (appendix B) and deliver improvements to existing community facilities and services necessary to address impacts</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 7 - Providing Supporting Infrastructure and Services</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 33 – Open Space</p> <p>a) Proposals for major residential developments will be required to provide or contribute towards</p> |

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| | <p>arising from the increased usage by the residents of the new development.</p> <p>Provision of Public open space and/or infrastructure facilities are encouraged and should be provided together with a maintenance or management programme as appropriate through section 106 or equivalent agreements to help ensure long term use for the community, and preservation as a Community infrastructure asset. Discussion of proposed facilities with the Parish Council at an early stage is encouraged, proposed facilities are to be agreed under section 106 or equivalent agreement prior to commencement.</p> <p>Any development proposals that result in the loss of open space will need to demonstrate that the proposal would either provide a community benefit or that alternative provision of equal or better value will be provided within the immediate vicinity to ensure that the residents local to the proposed area do not lose amenity.</p> | <p>Sets out requirements for new development to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.</p> | <p>safe, attractive and accessible open space in accordance with the open space standards... .</p> <p>b) Development of open space will only be permitted provided that:</p> <ul style="list-style-type: none"> iv. when assessed against the Open Spaces Report, it is clearly shown that the open space is surplus to requirements; or v. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of scale, quantity and quality in a suitable and accessible location; or vi. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or vii. the proposed development is ancillary to the main use of the site and strengthens its public open space function. |
| <p>EHNP14</p> | <p>GREEN SPACES FOR PLAY</p> <p>New major residential development will be required to provide or contribute towards new open space in line with the District Councils Development Management Policies. These open spaces should be accessible and/or useable for play, leisure or recreation. Such areas should not include/comprise of areas of shrub, water courses, or attenuation</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that:</p> <ul style="list-style-type: none"> i. responds positively to the site and its surroundings, cultural diversity and history, | <p>This policy is in general conformity with the following:</p> <p>Development Policy 33 – Open Space</p> <p>a) Proposals for major residential developments will be required to provide or contribute towards safe, attractive and accessible open space in accordance with the open space standards... .</p> |

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| | <p>ponds, or walkways, where such features would unacceptably affect the access or use of the site.</p> <p>Developers are encouraged to consider the cumulative needs of the community in which the development is located within their proposals for the provision of public open space and play equipment.</p> <p>Provision for the future long-term maintenance and management of the open space and facilities to be agreed as part of the planning application. Development proposals which include provision for the Public open space provided to be made available to the Parish Council to own and manage in perpetuity, supported by an endowment covering long term maintenance and management of stewardship, are encouraged and will be supported.</p> | <p>conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be</p> | <p>b) Development of open space will only be permitted provided that: iv. when assessed against the Open Spaces Report, it is clearly shown that the open space is surplus to requirements; or v. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of scale, quantity and quality in a suitable and accessible location; or vi. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or vii. the proposed development is ancillary to the main use of the site and strengthens its public open space function.</p> |
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| | | <p>permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided</p> <p>Core Policy 7 - Providing Supporting Infrastructure and Services</p> <p>Sets out requirements for new development to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.</p> | |
| <p>EHNP15</p> | <p>DARK SKIES AND LIGHT POLLUTION</p> <p>1. Development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150 1003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, or any equivalent replacement/updated guidance) for lighting within environmental zones, and have regard to the following hierarchy:</p> <p>I. The installation of lighting is avoided;</p> <p>II. If there is to be lighting, use of street lamps will not be supported and is to be avoided;</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale,</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 21 - External Lighting</p> <p>Development that involves external lighting will be permitted provided that: i. there would not be an adverse effect on the character of the area, the amenity of neighbouring uses or on local biodiversity ii. there would not be a hazard for pedestrians or people using any type of transportation, and iii. the lighting proposed is the minimum necessary to undertake the task for which it is required.</p> |

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| | <p>III. If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided, and;</p> <p>IV. If it is demonstrated that a), b) or c) is not achievable, then adverse impacts are appropriately mitigated.</p> <p>2. To be appropriate, lighting for development proposals should ensure that:</p> <p>I. The measured and observed sky quality in the surrounding area is not reduced;</p> <p>II. Lighting from such development is not visible in nearby designated and key habitats, including the conservation zones, The Letcombe Brook corridor, and the Local Green Space;</p> <p>III. The visibility of lighting from the surrounding landscape is avoided, and;</p> <p>IV. Building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.</p> | <p>height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> | <p>Development Policy 23: Impact of Development on Amenity</p> <p>Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors: i. loss of privacy, daylight or sunlight ii. dominance or visual intrusion iii. noise or vibration iv. dust, heat, odour, gases or other emissions v. pollution, contamination or the use of / or storage of hazardous substances; and vi. external lighting.</p> <p>Development Policy 24 - Effect of Neighbouring or Previous Uses on New Developments</p> <p>Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.</p> <p>Development will not be permitted if it is likely to be adversely affected by existing or potential sources of: i. noise or vibration ii. dust, heat, odour, gases and other emissions iii. pollution, contamination of the site or its</p> |
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| | | | surroundings and hazardous substances nearby iv. loss of privacy, daylight or sunlight v. dominance or visual intrusion, or vi. external lighting. |
| EHNP16 | <p>FLOOD MITIGATION IN NEW HOUSING SCHEMES AND CLIMATE CHANGE</p> <p>Applications need to demonstrate that they do not increase the risk of flooding from increased surface water run off within flood zones 2 and 3 and must take account of the predicted impact of climate change during the lifetime of the development, including the impact on the existing settlement, and impact on the village drainage and watercourse network. Fully developed drainage solutions to form part of the development proposals at an early stage.</p> <p>Other flood mitigation measures to be used relative to development in East Hanney to include use of integrated drainage control systems within developments, and the provision of water storage/retention features such as balancing ponds.</p> <p>The creation of balancing ponds and provision of water features designed to positively contribute to biodiversity and complement the green village environment will be encouraged.</p> | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> | <p>This policy is in general conformity with the following:</p> |

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| | | <p>Core Policy 40: Sustainable Design and Construction</p> <p>The Council encourages developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development... .</p> <p>Core Policy 42: Flood Risk</p> <p>The risk and impact of flooding will be minimised through: i. directing new development to areas with the lowest probability of flooding ii. ensuring that all new development addresses the effective management of all sources of flood risk iii. ensuring that development does not increase the risk of flooding elsewhere, and iv. ensuring wider environmental benefits of development in relation to flood risk.</p> | |
| EHNP17 | <p>SUSTAINABLE DEVELOPMENT AND ENVIRONMENTAL IMPACT</p> <ul style="list-style-type: none"> • Applications for new residential development in those areas shown on the Defra noise map figure 23 as being affected by excess noise levels to be required to provide with the development applications the assessments and design requirements set out in Local Plan Development Policy 25. | <p>This policy is in general conformity with the following:</p> <p>Core Policy 37 - Design and Local Distinctiveness</p> <p>All proposals for new development will be required to be of high quality design that: i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and</p> | <p>This policy is in general conformity with the following:</p> <p>Development Policy 25: Noise Pollution</p> <p>Noise-generating development that would have an impact on environmental amenity or biodiversity will be expected to provide an appropriate scheme of mitigation that should take account of:</p> |

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| | <ul style="list-style-type: none"> • Areas of existing screening should not be redeveloped without alternative procedures in place. • Measures may include setting dwellings further away from the source with an intervening vegetated buffer zone which will also address particulates and other air quality issues impacting homes and gardens. • Contractor proposals to include details of proposed work periods and take into consideration mitigations to limit the extent of disruption that may arise during the period of construction. • All major developments to be permeable to enable active travel cycling and walking through the settlement using easiest routes and thereby deterring car use (e.g no gated cul de sacs) • a location for a communal visitor bicycle parking (Sheffield type, etc) provision to allow for 1 bicycle per home <p>Biodiversity enhancements are encouraged on all developments of 4 dwellings or more as part of the developers' proposals, including:</p> <ul style="list-style-type: none"> • provision of swift bricks into the design and build of homes, with a preference for at least one every 4 dwellings, • provision of routes for wildlife pathways through developments by way of | <p>reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context... v. incorporates and/or links to high quality Green Infrastructure and landscaping to enhance biodiversity and meet recreational needs, including Public Rights of Way... viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area... xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks.</p> <p>Core Policy 40: Sustainable Design and Construction</p> <p>The Council encourages developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development... .</p> <p>Core Policy 44 - Landscape</p> <p>The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. features such as trees, hedgerows,</p> | <ul style="list-style-type: none"> i. the location, design and layout of the proposed development ii. existing levels of background noise iii. measures to reduce or contain generated noise, and iv. hours of operation and servicing. <p>Development will not be permitted if mitigation cannot be provided within an appropriate design or standard.</p> |
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| | <p>preservation and introduction of hedge rows and verges as wildlife corridors</p> <ul style="list-style-type: none"> • provision of bird boxes and owl boxes, together with insect hotel style features within the landscape plans. • Use of insect/bee attracted grasses and vegetation at selected points throughout a development including in the public open space • Proposals which result in a net biodiversity loss but can provide biodiversity compensation elsewhere within, and for the benefit of the Parish of East Hanney, will be supported. If there are no reasonable local solutions, other biodiversity compensation projects will be considered. <p>Developers are encouraged to discuss with the Parish Council at an early-stage opportunities for enhancing biodiversity within the village.</p> | <p>woodland, field boundaries, watercourses and water bodies ii. important landscape settings of settlements iii. topographical features iv. areas or features of cultural and historic value v. important views and visually sensitive skylines, and vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</p> <p>Core Policy 45 - Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Core Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided</p> | |
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5. EU obligations

- 5.1 A screening report prepared for Vale of the White Horse District Council (13 January 2023) concluded that a Strategic Environmental Assessment (SEA) is **not required** for the East Hanney Neighbourhood Development Plan.
- 5.2 The EHNP does not influence the development of other Plans. It is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework.
- 5.3 The 13 January 2023 screening report also concluded that: '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.'
- 5.4 The Plan is fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known. The EHNP does not breach and is compatible with European obligations; and it is not likely to have a significant effect on a European site.

Appendix 1: Area designation letter

Planning Services

HEAD OF SERVICE: Adrian Duffield



By email

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15 July 2015

Dear Guy,

Approval of Area Designation for the East Hanney Neighbourhood Plan

I am pleased to inform you that the East Hanney area designation, as submitted 15th January 2015, was approved by the Vale of White Horse District Council Cabinet Member on 17 June 2015. There was a call-in period, but the decision was not called in and therefore came in to effect on this date. The consultation for area designation received twelve representations in total. I have attached a summary of these.

Yours sincerely

David Potter
Neighbourhood Planning Officer