

East Hanney Neighbourhood Plan - publicity period

Response 1

Respondent Details

Information
<div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Good morning, I'm commenting regarding 2 aspects here. I'll start with the quicker of the 2.</p> <p>The village school - I went for a viewing in 2021 and was told by the head teacher how despite the addition of the new classrooms the school desperately needs expanding so that food can be made and children can all use the hall. From what I can see this hasn't happened and I can't see anything about it in the plans (I've actually read that expansion is unlikely due to space). Please could you let us know what's going on here? I'll be going for a show round and asking questions then too of course.</p> <p>Now for my main concern, the village shop. So I use the butcher, sometimes use the post office but very rarely use the shop. Purely because the shop isn't actually open when I usually need it, ie if I've forgotten something for dinner / want to run out to grab things for unexpected plans. I've also had a couple of instances when I've gone into the shop to find they don't have the product I'm after (due to such limited availability) or have sold out of it (due to such limited storage).</p> <p>The info in these plans clearly supports the idea of a shop with more availability, but nowhere does it question the opening hours or mention actually providing a "proper shop". I understand that the village shop is community ran and very important to the village, but with such growth to the village many a person who works 9-5 simply can't ever even access said shop! It would be great to have a shop with a decent range of products and opening times outside of working hours (this would also provide jobs) a little co op / Tesco etc would be ideal!</p> <p>Would the addition of a shop and turning the current shop into a much wanted coffee space be a possibility? Volunteers could then be kept for the coffee shop if they wanted to stay and there would still be the community aspect, as well as a proper shop.</p>

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

from Community Survey

"The high level of response to questions identify what residents would like to be provided. However, the size of the shop and its capacity is very limited and insufficient to provide for certain of these needs. certain

could be provided in a separate facility, such as an area for coffee, but provision of most of the identified needs are limited by the very small area of space which the shop has."

Development of the shop - either allowing a chain to set up a store (coop are often community led but also ideal in this situation) or extending the current shop and also extending opening hours. It's very well noticing the things residents would like to be provided, but in order for the village to continue to develop these points need to be worked on too.

The current village shop could become a little cafe selling drinks, cakes and even ice creams (I'm sure families using the park in summer would love this!)

Q5. You can upload supporting evidence here.

- File: 0FC78706-A8B3-4154-8101-50DD4FF6FB5C.png - [REDACTED]

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the East Hanney Neighbourhood Plan:

Yes, I request a public examination




Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

It would be ideal to have the comments of everyone heard. Chance would be given to discuss each point and ideals stated.

Your details and future contact preferences

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

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Organisation representing (if relevant)	-
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Postcode	
Telephone number	-
Email address	

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



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



7 of 25



Figure 2- Village Community Shop – volunteer run

The shop is located/attached to the village hall. Other than this volunteer run facility there is only a farm shop in the village. The village shop is essential to the community, especially for the old or those who are unable to access provisions from outside the village. The shop also accommodates a post office. The periods of lock down highlighted the importance of the shop to the community.

The shop has very little space and is therefore limited in what it can stock and sell.

4.4 How often does your household use the community shop?

251 respondents

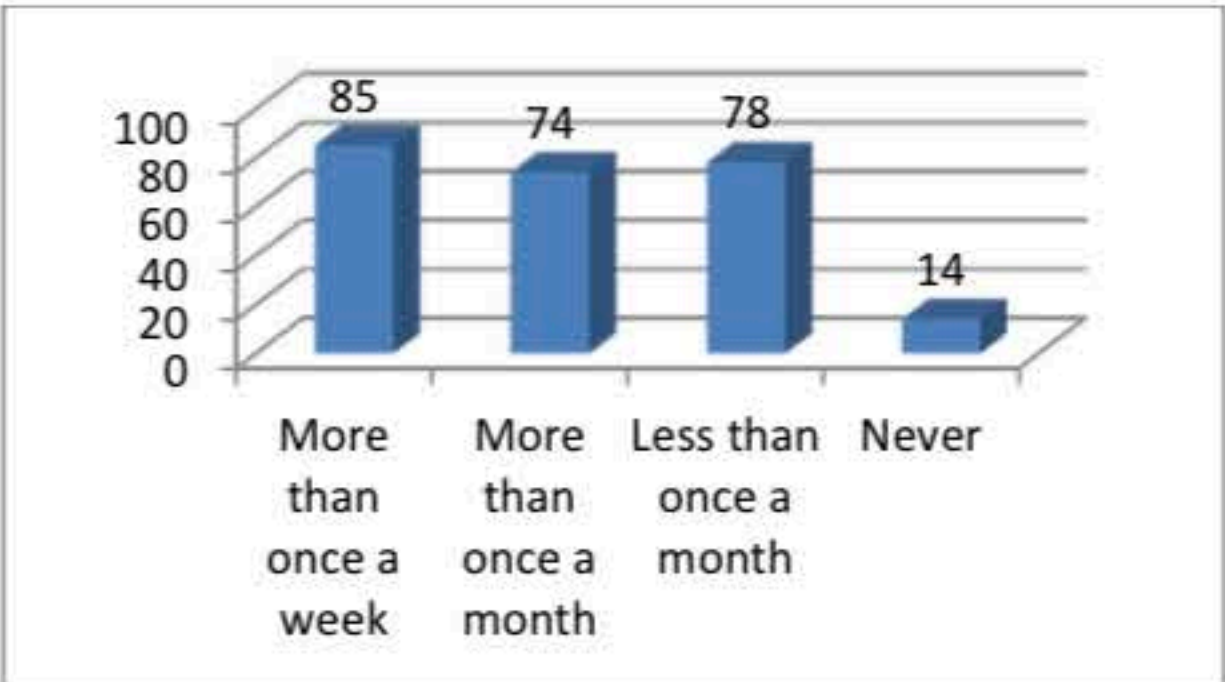


Chart 4- Extract of results from Community Survey

4.5 What changes to the community shop would encourage you to visit the shop more often?

204 respondents – 495 total choices

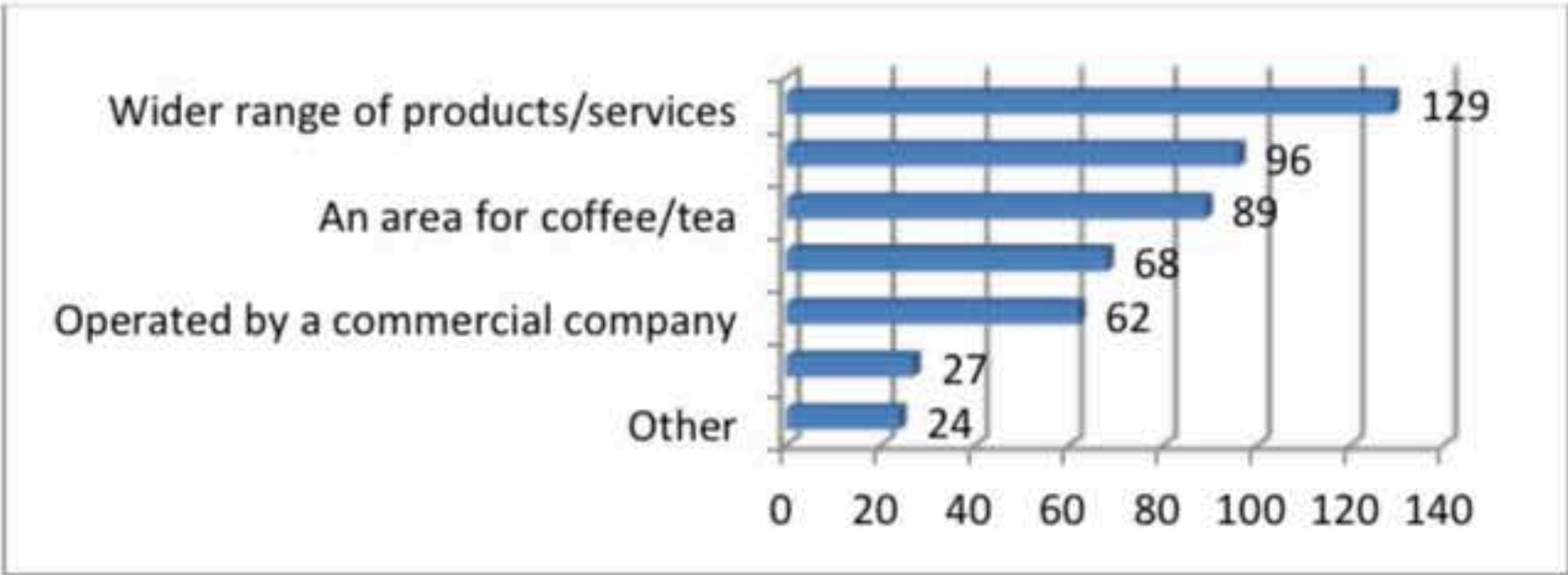


Chart 5- Extract of results from Community Survey

The high level of response to questions identify what residents would like to be provided. However, the size of the shop and its capacity is very limited and insufficient to provide for certain of these needs. Certain could be provided in a separate facility, such as an area for coffee, but provision of most of the identified needs are limited by the very small area of space which the shop has.

At the present time the provision of a social space for community coffee mornings or a place for the older population to meet is facilitated by the village hall which hosts regular weekly coffee mornings.

The survey indicates that the provision of such a facility or an expansion of the shop area to allow seating and serving of coffee in a more pleasant environment could be of benefit to many residents and may also help meet cross generational needs, such as a space for youth. The need and demand for community space and places to socialise and participate in the community experiences can be expected to increase as the population expands.

Response 2

Respondent Details

Information	
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<p>We feel that the East Hanney neighborhood plan is a useful and well constructed document. One omission that we should like to see addressed more fully is the future of the Community Shop. Whilst this serves the current population excellently we feel that with the current and anticipated expansion of the population locally then the shop ought to provide a more comprehensive facility. Later opening hours would be useful and a wide range of products would also go down well. A shop based on the Cooperative model would be very acceptable but would require a bigger building. With willingness then this could be accommodated within the boundary of the current playing field facilities.</p> <p>Otherwise we fully support the Plan as is.</p> <p>Tim and Mary Hoyle, ██████████.</p>

Public examination

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Don't know

Your details and future contact preferences

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Email address	██

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

████████████████████

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

██████████

Response 3

Respondent Details

Information
<div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Individual

Your comments

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<p>I fully support the EH Neighbourhood Plan and look forward to its implementation so that the unreasonable levels of development without supporting infrastructure can cease.</p> <p>In particular I fully support the establishment of a 20+metre development exclusion zone along both banks of the Letcombe Brook and all measures that will help establish a wildlife corridor along this cherished waterway.</p> <p>I fully support all measures to ensure this village remains a dark skies environment.</p> <p>There has been far too much building on the Vale of the White Horse flood plain. Recent rainfall in April demonstrates that all along the Brook run off from Wantage and Grove developments caused significant issues of flooding in East Hanney. There was an extraordinary volume of water reaching Hanney on 1st March where water levels rose very rapidly. [REDACTED] the Letcombe Brook Project Manager has drafted some notes which point out that large volumes of water flowed into the Brook from "developments" in Wantage and Grove particularly from the airfield and around [REDACTED] site. As he put it Hanney copped it. See Flooding Notes March 1st attached.</p>
Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Note on flooding Fri 31st March 2023.docx - [REDACTED]

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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

Title	Mr
Name	Clive Manvell
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Email address	

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Notes on flooding Fri 31st March 2023

Letcombe Bassett

Lots of surface water pouring down Gramps Hill onto Holborn and into brook at Arabellas Cottage via road drain. Lake absolutely filthy and large flood in the road above it. Grips and ditch not working as water just running past. Very dirty run off from horse field on left which is absolutely poached and has been for some weeks.

Lake at Delamere also filthy with road run off from Holborn Hill via big road drain. More rain flowing down road and in at Cressbeds but not particularly dirty.

River level Ok at this point.

River Level Gauge shows levels slowly increasing slightly but lower on Friday 31st March than on 18th-21st Jan 2023 when no flooding occurred in downstream stretches.

Letcombe Regis

Water coming down Warborough Rd but some grips working and much less going into road drain at bottom of hill by allotments – much better than previous.

Lots surface water on main rd between Mill Paddock and Mill House – probably going into brook via road drain near Mill House.

Rest of village OK, river not particularly high and Millennium Green not flooded

Wantage

River level gauge in Wantage shows big increase between 3 and 4pm with peak of 0.73 at 4pm – but didn't pass "flooding likely" level of 0.8. This gauge impacted by trash screens at Old Mill, (drops quickly when they have been cleaned).

Drain at corner of road to Letcombe/Ickleton Rd spewing out like mini geyser and running down Ickleton Rd and into brook at bottom.

Sewer popped drain at Locks Lane and going into brook, unsure of timings

Checked Old Mill Saturday morning at 08.00 and no problem with no water on footpath or up towards sluice. Doesn't appear to have topped over here (awaiting for confirmation) and level in Mill Pool not as high as past few years. Mill bypass channel all fine with apparently no extra water in it, no problem by Lamb Inn car park or on down bypass channel.

Sluice at Old Mill, Wantage was raised slightly (2 notches) at some point (time unknown) due to concerns of occupants – water entering garage via floor and close to bank height. Water level was reported to drop after this adjustment.

River level gauge just upstream of Old Mill indicates sharp increase in flow between 3 and 4pm before levelling off and then slightly decreasing. NB This gauge heavily impacted by any alterations of sluice or trash screens at Old Mill, Wantage.

Willow Walk flooded in places but due to tree in channel backing up flow. Don't think it would have flooded at all otherwise.

Flooding at bottom of Harcourt Rd – road drains blocked, or just surface water coming down hill?

Flooding at Charlton Rd on corner north of school – unsure of reason, don't think this usually floods?

Water burst out of A338 bank (east side) between allotments and Mably Way - run off from Crab Hill? Not been a problem in past. Was happening by 2pm and flooded car park at McDermid, then presumably into brook. Surface water solutions not yet finished for this estate, still looking for connection into Letcombe Brook. Was this contributing factor?

Surely taking surface water from Kingsgrove Development down into Letcombe Brook will increase peak flows and make it more flashy in high rainfall events like this?

Grove

No problem at Mably Way – didn't get to check how much surface water going in here on Friday but would guess it was a lot. Building works at roundabout from Kingsgrove all flooded and probably source of flooding into A338 opposite McDermid mentioned in above section.

Gardens flooded between Wolage drive development and Grove Bridge – Caldecote very deep – occupant claims more than in 2007. Culvert in cricket bat field just usual flow – must be part blockage or choke in this bypass channel.

Culvert at Grove Bridge part blocked with logs and litter – maybe why so bad at Caldecote.

Control of sluice gate at Grove Mill unknown at this time – was it altered?

Cane Lane badly flooded Friday evening with surface water flowing across the sports field and down Cane Lane to brook where flooded road just west of bridge over brook. Water also pouring out of drain cover on Cane Lane adding to surface flow. Rugby club still pumping water down to Cane Lane Saturday morning as their fields badly flooded but flood in road cleared.

Plane roundabout completely flooded late Friday afternoon (video from [REDACTED] on Facebook 6.30-7pm)– surface water from airfield development, Suds flooded over top and out into road. Still lots water on road Saturday morning but passable. This is second time this winter the new roundabout has flooded.

No flooding reported in Sharland Road where went out of bank in 2007 (bank raised following that incident?)

Kingfishers – almost up to bridge on Friday evening, would have impounded flows quite badly.

Grove Green – just about reached capacity at 6.45pm on Friday (video on Facebook, [REDACTED]) river went out of bank at Grove Green but Denchworth Road not flooded this time.

Checked Persimmon Suds on Saturday early afternoon – very little water in them, nearest one to Crown almost dry – are these functioning properly?

Catch ponds/Suds at Aerodrome development overspilled into the new road causing flooding.

Sud at Letcombe Fields only had very shallow bit of water in it on Monday morning, draining out towards brook from westerly pipe -is this functioning correctly?

Extract from EA Floods Review July 2007, [REDACTED] Feb 2008.

Developers have been discussing proposals to construct approximately 2000 houses on the west side of Grove on the former airfield site. The site does not lie within a statutory fluvial floodplain, however, the site is prone to surface water flooding after rainfall. We have requested a Flood Risk Assessment (FRA) to accompany any planning application. The FRA must focus on surface water drainage issues and will provide a Sustainable Urban Drainage System (SUDs) to ensure that as a minimum, surface water discharges do not exceed the present situation. Planning Policy Statement 25 (PPS25) advocates flood risk reduction through the planning process, this ensures that the current surface water drainage problems can be improved via the re-development of this site. We have raised these issues with the developer and advised that this element of flood risk reduction will be a requirement of the planning application. Specifically, this must focus on addressing the surface water runoff flowing into Grove from the south in the vicinity of Cane Lane and the Caravan Parks.

This incident seems to indicate that the above intended improvement has not been achieved and has perhaps been made worse?

Hanney

Went out of bank at Weir Farm upstream of Mill Bypass at 3 locations. Furrows still with water in on Monday morning. Bypass channel flooded as couldn't fit under road culvert causing it to flood Brookside and flow down to Village Hall where flood barriers were deployed by HFG. Part of this due to water going out of bank at Weir Farm re-enters this bypass channel.

Stayed in channel at Iron Bridge but sandbags were deployed by HFG – river appears to have been up about 30cm at this point.

River couldn't fit under new bridge at Lower Mill/Poughley Farm and caused it to go out of bank and flood Halls Lane.

Lower Mill Bypass channel flooded out at footbridge and flooded garden, house almost flooded, HFG deployed sandbags.

West Hanney-Denchworth Rd badly flooded – from the Childrey Brook?

Winter Lane stayed clear.

Add additional info

Summary

Very near miss for Grove and East Hanney.

Concerns over surface water flows from Crab Hill and from Grove airfield

Levels in brook seemed Ok **until** between Wantage and Grove. Some flood storage at Grove Bridge as usually happens in high flows, maybe increased due to semi blockage of culvert at Grove Bridge.

Was water coming down from Kingsgrove an additional problem – appears to have been?

Surface water travelling across from aerodrome estate seemed to be worse than normal and supplemented by water pouring out of drain manhole and caused problems at Cane Lane with lots extra water into brook at this point.

As usual Hanney pays the price for anything going wrong upstream.

Response 4

Respondent Details

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Individual

Your comments

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<p>I have lived in East Hanney for over 40 years so have witnessed a slow increase in residential properties and consequential increase in population in keeping with a thriving village community. However, in more recent times larger scale developments have been permitted such that parts of the village are becoming more urban in character. I feel it is very important that future development is permitted but with suitable restrictions to prevent the built area extending to the extent that East Hanney simply becomes a satellite of Grove or Steventon.</p> <p>I have been involved with and commented on the developing plan at all stages since its conception. I strongly support the hard work that has gone into the plan and agree with the general objectives and policies.</p> <p>I agree that future development should be limited and constrained within the existing built area of East Hanney, with due regard for flood risk to both new and established properties in this low-lying village. New build should also be of a style and form in keeping with a village of mixed properties as laid out in the Design Guidance and Form section.</p> <p>I firmly support the policy to maintain open green spaces, a network of pedestrian paths and in particular it is crucial to keep a wildlife corridor along the Letcombe Brook clear from encroachment.</p> <div></div>

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Telephone number	██████████
Email address	████████████████████

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

████████████████████

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

██████████

Response 5

Respondent Details

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Organisation

Your comments

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<p>Vale of White Horse District Council has worked to support East Hanney Parish Council in the preparation of their neighbourhood plan and compliments them on a thoughtful and comprehensive plan.</p> <p>In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging East Hanney Neighbourhood Development Plan (NDP) during the pre-submission consultation.</p> <p>We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that require further consideration. To communicate these in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.</p> <p>Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft plan meets the basic conditions.</p> <p>Yours faithfully <div></div></p>

Q3. You can upload supporting evidence here.

- File: 2023-06-07 East Hanney Reg 16 DC Comments.pdf - [REDACTED]

Your details and future contact preferences

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Title	-
Name	[REDACTED]
Job title (if relevant)	Senior Planning Policy Officer
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Organisation representing (if relevant)	-
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Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

[REDACTED]

Policy and Programmes

HEAD OF SERVICE: [REDACTED]



Contact officer: [REDACTED]

[REDACTED]@southandvale.gov.uk

Tel: 01235 422600

7 June 2023

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

Vale of White Horse District Council has worked to support East Hanney Parish Council in the preparation of their neighbourhood plan and compliments them on a thoughtful and comprehensive plan.

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging East Hanney Neighbourhood Development Plan (NDP) during the pre-submission consultation.

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

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Yours faithfully

[REDACTED]

[REDACTED]

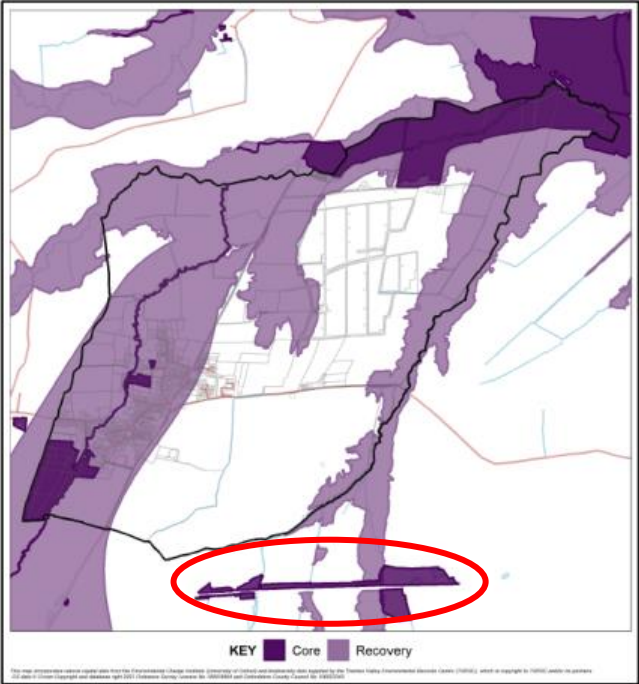
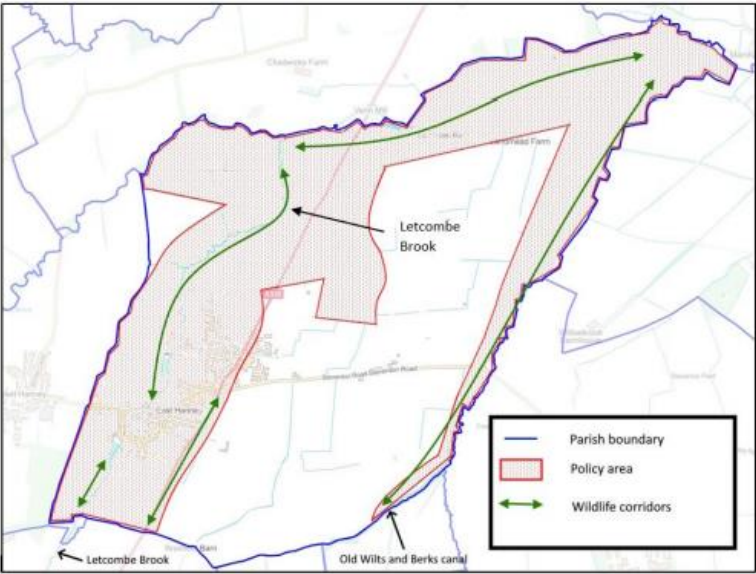
Senior Planning Policy Officer (Neighbourhood Planning)

Ref	Section/Policy	Comment/Recommendation
1.	General Comment	There are a number of references to the 'Vale of White Horse Design Guide' throughout the NDP. We recommend these are updated to the 'Joint Design Guide (2022)' for precision, as Vale of White Horse and South Oxfordshire District Councils adopted a Joint Design Guide in 2022.
2.	Page 26 Policy EHNP 1 – Village Character, Sustainable Development and Design.	<p>To provide the clarity required by national guidance, we recommend the following addition, so the reader understands what the key views are:</p> <p style="padding-left: 40px;">v) They preserve or where practical enhance, the openness of East Hanney including key views in and out of the village (as set out in Appendix I).</p> <p>As highlighted in our Regulation 14 comments, we recommend that criterion vi is set out as follows, to provide the clarity required in national guidance, specifically in relation to Paragraph 57 of the NPPF and the relevant tests seeking contributions from developers (Regulation 122 of the Community Infrastructure Levy (CIL) Regulations):</p> <p style="padding-left: 40px;">vi) Where appropriate provide in all new developments of 10 or more units accessible greenspace in all new developments with an appropriate stewardship funding mechanism including capital spend on amenities.</p>
3.	Page 33 - Policy EHNP 3 - Infill	<p>As highlighted in our Regulation 14 comments, Neighbourhood Plans in villages of comparable size have used the following definition of infill development:</p> <p style="padding-left: 40px;"><i>The filling of a small gap in an otherwise continuous built-up frontage or on other sites within the settlement where the site is closely surrounded by buildings.</i></p> <p>We continue to recommend this wording is used, for clarity and precision, as infill does not necessarily and solely relate to housing development.</p> <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.</p>

Ref	Section/Policy	Comment/Recommendation
4.	Page 39 Policy EHNP4 - Coalescence	<p>As we highlighted in our Regulation 14 comments, NPPF paragraph 16 states that ‘plans should serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area’. As the first sentence of this policy largely repeats Development Policy 29: Settlement Character and Gaps of Local Plan 2031 Part 2, we recommend it is deleted and the policy amended as follows, for clarity:</p> <ul style="list-style-type: none"> 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, nNew development should maintain the physical and visual separation between the following settlements within the neighbourhood area: <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);
5.	Page 36 – reference to West Hanney NDP	<p>As highlighted in our Regulation 14 comments, we recommend figure 9 is amended to accurately reflect the gap designated within the West Hanney NDP, for clarity (perhaps using a hatched outline as utilised in the adopted West Hanney NDP, page 18).</p>
6.	Page 45 - Policy EHNP6 – Retention of trees and hedgerows	<p>We recommend the following amendments, to ensure the clarity required by national guidance, as not all applications will require arboricultural assessments, for example:</p> <p>ii) Development proposals (where appropriate) 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 accompanied by a robust argument as to why the scheme design/layout concept cannot accommodate such features.</p> <p>iii) In addition, development proposals (where appropriate) must mitigate loss of features by undertaking a review as follows:</p>
7.	Page 46 – Figure 10	<p>As highlighted in our Regulation 14 comments, the labelling of Figure 10 is unclear. To ensure precision, we recommend including a key to clearly set out the purpose</p>

Ref	Section/Policy	Comment/Recommendation
		of the red, blue and light green sections, not just the dark green.
8.	Page 51-2 Policy EHNP 7 – Letcombe Brook	<p>This policy, in terms of buffer, goes well above and beyond Policy 30: Watercourses in Local Plan Part 2 and the 20m blanket buffer, conflicting with this policy, is not backed by sufficient technical evidence to support it. Many of the requirements of the policy would not be appropriate/required for a variety of development proposals (for example, a flood risk assessment is only required for certain development proposals, as confirmed in the Validation Checklist). Therefore, to ensure general conformity with the strategic policies contained in the development plan, we recommend that this element is removed and additionally recommend the following amendments:</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 10m 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>IV. Include flood risk assessment and (where appropriate) flood mitigation proposals which may include the provision of new habitat features, such as ponds.</p> <p>VII. New development proposals adjacent to or encompassing 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 10 meter buffer zone, favourable to the enhancement of biodiversity, along both sides of the water course.

Ref	Section/Policy	Comment/Recommendation
		VIII. For the future, the whole length of the Letcombe Brook as it passes through the Parish is encouraged 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 should be maintained using natural materials. The qualities of tranquillity, openness, and green natural landscape which the Brook provides to should be protected and where possible enhanced.
9.	Page 57 Policy EHNP 8 – Local Green Spaces	As highlighted in our Regulation 14 comments, our landscape team queried whether many of the spaces listed could qualify as Local Green Spaces, relating to how many had no public access, including footpaths, through the areas - and also had little visibility to the village or were large areas of farmland. We recognise that the NDP's proposed Local Green Spaces have been revised since; however we would continue to question whether LGS F (specifically its non-wooded areas) could be considered 'demonstrably special to a local community and holds a particular local significance' as set out in NPPF paragraph 102.
10.	Page 59 to 61	We recommend that the 'Technical Note' is moved to Appendix D, for clarity and to ensure the NDP is concise, as highlighted in national guidance. It would be better placed in an Appendix, for reference.
11.	Page 63 to 66 Policy EHNP9 – Nature Recovery Network and Biodiversity	<p>As this is a newly-inserted policy since the pre-submission consultation, we commend the research and thought behind it. We do recommend a number of amendments to the policy and supporting text/maps as follows:</p> <p>We recommend that Figure 17's Policy Map 'policy area' in grey and red is corrected to reflect Figure 16's draft Nature Recovery Network area, for precision and also for clarity, because it is not clear how the grey area currently highlighted in Figure 17 has been arrived at, in its extension of the draft NRN core and recovery areas. We also recommend, for precision, that the area circled in red is re-drawn, as our Ecology Officer highlighted that there appears to be an error in the core area markings here when compared to the original maps (also shown in East Hanney's Appendix A, page 33).</p>

Ref	Section/Policy	Comment/Recommendation
		<div data-bbox="549 277 1190 958">  <p>KEY Core Recovery</p> </div> <p data-bbox="549 981 1149 1032"><i>Figure 16- Extent of the Draft Nature Recovery Network within the Parish Source Oxfordshire Treescaping Project Report for East Hanney May 2022.</i></p> <div data-bbox="549 1050 1308 1621">  </div> <p data-bbox="644 1653 1102 1680"><i>Figure 17 ; Policy Map - Designated area Policy EHNP9</i></p> <p data-bbox="539 1727 1356 1800">On Page 63, for clarity, we recommend the addition of an asterisk or footnote, to confirm the following detail:</p> <p data-bbox="635 1839 1362 1980">Large parts of the Parish have been recognised for Nature Recovery and lay within the Draft Oxfordshire Nature Recovery Network ‘NRN’*, thus identified as Recovery Zone.</p>

Ref	Section/Policy	Comment/Recommendation
		<p>*The draft NRN was created as part of the evidence base for the Oxfordshire Plan 2050 which has now ended. NRNs are a major commitment in the government's 25 Year Environment Plan and are enacted by the Environment Act 2021.</p> <p>We recommend the following policy changes, to clarify that the draft NRN is not a constraint to development. We recommend part of criterion iii is removed, (as it does not provide a distinct local approach and largely refers to the NPPF) and that the remainder of iii and iv are combined, for clarity and consistency of application, regarding biodiversity aims.</p> <p>This policy will require:</p> <p>i Development proposals that lie within or adjoining the Network to should 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.</p> <p>ii Development proposals that will lead to extension of the Network, including tThe delivery of allotments and orchards and enhancing hedgerows for the use of the village are encouraged; and schemes seeking to enhance the biodiversity of the parish will be supported. , will be supported provided they 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 development proposals within the parish are required to deliver 10% biodiversity net gain, as per national legislation; and proposals within the identified Nature Recovery Network outside of the settlement within the countryside to the north of the village, are encouraged to should achieve a 20% net gain in biodiversity.</p>
12.	Page 71 Policy EHNP 10 – Housing	We recommend amalgamation of the first and second paragraphs, so they are drafted with sufficient clarity for consistent application.

Ref	Section/Policy	Comment/Recommendation
	Density and open space	<p>The third paragraph of this policy is not related to density - but rather the provision of open space. We also therefore recommend adding 'and open space' to the policy title, for clarity.</p> <p>Appendix K of Local Plan 2031 Part 2 sets out the leisure and open space standards. The adopted standards require the equivalent of 15% of the residential area to be provided as public open space. We therefore recommend removal of the sentence relating to this, as it largely repeats the policy; and recommend amendment of the requirements of the last line – as the 25% requirement goes well above and beyond Local Plan Appendix K's requirements.</p> <p>The density of any new development should be in keeping and in accordance with reflective of the character of the local surrounding area: It must, respecting 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 location7. 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 This plan encourages 25% of the development sites to be made available for public open space where development is proposed at an edge of village location.</p>
13.	Page 74 - Policy EHNP 11 – Housing Mix	<p>As highlighted in our Regulation 14 comments, we recommended that point i) should be revised to make reference to the essentiality of meeting district wide need. Unless the housing development is a rural exception site (which 'seek to address the needs of the local community by accommodating households who are either current</p>

Ref	Section/Policy	Comment/Recommendation
		<p>residents or have an existing family or employment connection' (NPPF 2021, page 71)), any development with an affordable housing requirement will meet the needs of anyone in the district. We therefore recommend the removal of 'having regard to the prevailing local community requirements':</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>Regarding iii), we also highlighted in our Regulation 14 comments that developments on any site in the Vale of White Horse should meet the need of the whole district, unless the site is a rural exception site where consideration will be given to a specific housing need. We continue to recommend that this section is revised.</p> <p>iii) Proposals should deliver housing types which meet the needs of the district neighbourhood area and are encouraged and should to reflect the prevailing local needs of the neighbourhood area. community requirements and the provisions set out in this NP such as the need for bungalows.</p>
14.	Page 77 - Policy EHNP 12 - Housing for an Ageing Population	<p>We recommend the following typographical amendments to this policy, for precision:</p> <p>i. Development which provides a material portion of suitable accommodation for the elderly population and opportunities for downsizing will be supported, provided that the proposal complies with DC and EHNP policies.</p> <p>ii. Developments will be encouraged that provide at least 15% of market housing that is suitable for an ageing population. These developments should have features that take into account the likely needs of ageing residents, such as being on a single level and provision to of an accessible garden area.</p>
15.	Page 87 – Link to report	<p>We recommend adding an up-to-date link to the 'Fields in Trust' report (the current one is broken), to ensure precision and so that appropriate evidence is easily accessible.</p>

Ref	Section/Policy	Comment/Recommendation
16.	Page 89 - Policy EHNP15 – Dark Night Skies and Light Pollution	<p>Because it is the Local Planning Authority that ultimately gives planning permission, we recommend the following amendment to this policy, for precision:</p> <p>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 supported, provided...</p>
17.	Page 94 - Policy EHNP 16 – Flood mitigation in New Housing schemes and climate change	<p>As highlighted in our Regulation 14 Response, we recommend clarifying the inclusion of flood zones 2 and 3 in this policy. All applications should have to demonstrate that they do not increase the risk of flooding from increased surface water runoff, regardless of the relationship with flood zones (as surface water flooding can occur anywhere).</p>
18.	Page 99 - Policy EHNP 17 – Sustainable Development and Environmental impact	<p>The first bullet point seeks to replicate the requirements of Development Policy 25 Noise-Sensitive Development of the Local Plan part 2 in a less comprehensive manner. Development Policy 25, requires noise-sensitive development in locations likely to be affected by existing sources of noise to provide an appropriate scheme of mitigation to ensure appropriate standards of amenity are achieved for future occupiers of the proposed development. Development Policy 25 also requires proposals for noise-sensitive development to be accompanied by an assessment of environmental noise and an appropriate scheme of mitigation measures. If mitigation cannot be provided to an appropriate standard with an acceptable design, the development proposal will not be permitted. We therefore recommend that bullet points 1 to 4 of policy EHNP 17 are deleted.</p> <p>We also recommend that the section of the policy dealing with biodiversity is amended and merged with policy EHNP9 to avoid unnecessary duplication and conflict – for example setting different requirements for biodiversity net gain within the neighbourhood plan.</p>
19.	Design Code	<p>The Design Guidance and Codes document has been usefully informed by the Character Assessment. We do however have some concerns relating to this document.</p> <p>The document often strays beyond design guidance and sometimes outside the scope of neighbourhood plans setting additional policy requirements instead of guiding how good design and beauty should be achieved having regard to the local context. This issue is particularly</p>

Ref	Section/Policy	Comment/Recommendation
		<p>noticeable in the general codes but also present (to a much lesser extent) in the area specific codes.</p> <p><i>Design codes should be simple, concise and specific and; rely on visual and numerical information rather than detailed policy wording.” We believe the East Hanney Design Guidance and Codes will require modifications to achieve this. The council would be happy to provide detailed comments on this matter should the examiner consider appropriate.</i></p>

Response 6

Respondent Details

Information
<div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Organisation


Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
Response received via email
Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: SEE 20-4.pdf - <div></div>

Your details and future contact preferences

<p>Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.</p>	
Title	-
Name	<div></div>
Job title (if relevant)	Network Connections Planning Engineer

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

Organisation (if relevant)	Scottish and Southern Electricity
Organisation representing (if relevant)	-
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Address line 2	Yarnton
Address line 3	Kidlington
Postal town	Oxford
Postcode	OX5 1NY
Telephone number	01865 845888
Email address	 @sse.com

[REDACTED]

From: [REDACTED]
Sent: 20 April 2023 15:53
To: Planning Policy S&V
Subject: Your comments are invited on the East Hanney Neighbourhood Plan

****EXTERNAL****

[REDACTED],

Thank you for your message below, together with the link to the NP web-site, regarding the above topic / location.

I can confirm that, at this present time, I have no comments to make.

Regards,

[REDACTED]

[REDACTED]

Network Connections Planning Engineer

Scottish and Southern Electricity Networks

1 Woodstock Road
Yarnton
Kidlington OX5 1NY

T: External: + 44 (0) 1865 845888

[REDACTED]



Scottish & Southern
Electricity Networks

Response 7

Respondent Details

Information
<div><div></div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for your notification of 19 April 2023 regarding the East Hanney Neighbourhood Plan.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Vale of White Horse District Council lies outside the coalfield, the Planning team at the Coal Authority has no specific comments to make.</p> <p>Kind regards</p> <p>The Coal Authority Planning Team</p>

Your details and future contact preferences

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

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

Job title (if relevant)	-
Organisation (if relevant)	The Coal Authority
Organisation representing (if relevant)	-
Address line 1	-
Address line 2	-
Address line 3	-
Postal town	-
Postcode	-
Telephone number	-
Email address	TheCoalAuthority-Planning@coal.gov.uk

Response 8

Respondent Details

Information
[REDACTED]
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[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Dear Sir/Madam,</p> <p>East Hanney Neighbourhood Development Plan - Reg. 16 consultation</p> <p>Please find attached herewith submissions to the above listed consultation, on behalf of Landan Homes.</p> <p>If you need any more information or have any questions about the attached, please do contact me.</p> <p>Otherwise, please may I request confirmation of the safe receipt of these submissions, and to be kept informed of any progress or updates to the plan's examination.</p> <p>Kind regards</p> <p>[REDACTED]</p> <p>Classification L2 - Business Data</p> <p>[REDACTED]</p> <p>Partner</p> <p>Carter Jonas</p> <p>T: 01865 819637 [REDACTED]</p> <p>M: [REDACTED]</p> <p>carterjonas.co.uk</p> <p>Mayfield House, 256 Banbury Road, Summertown</p> <p>Oxford</p>

Q3. You can upload supporting evidence here.

- File: Landan Homes - EHNP - Reg. 16.pdf - [REDACTED]

Your details and future contact preferences

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

Title	-
Name	[REDACTED]
Job title (if relevant)	Partner
Organisation (if relevant)	Carter Jonas
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Email address	[REDACTED]@carterjonas.co.uk

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

[REDACTED]

**EAST HANNEY NEIGHBOURHOOD DEVELOPMENT PLAN 2021 TO 2031
SUBMISSION (REGULATION 16) CONSULTATION**

RESPONSE ON BEHALF OF LANDAN HOMES

MAY 2023



Carter Jonas

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ANNEX A: SITE LOCATION PLAN

1.0 INTRODUCTION

- 1.1 These submissions are duly made in reference to Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and the Localism Act 2011.
- 1.2 Carter Jonas LLP acts on behalf of Landan Homes, which controls Land to the West of Bath House, Snugs Lane & Land West of East Hanney (which can be seen at Annex A to these submissions).
- 1.3 Landan Homes is promoting the potential for residential development of Land to the West of Bath House, Snugs Lane & Land West of East Hanney. The Site is part of the land identified in the submission East Hanney Neighbourhood Development Plan ("EHNP") as "Site B: Letcombe Brook Green corridor, land to East bank of the Brook."
- 1.4 We welcome the opportunity to comment on the EHNP but are not convinced that it meets the basic conditions.
- 1.5 The premise of the EHNP is wrongly conceived because there is a shortfall in housing delivery when one considers the expectations, commitments and allocations of the Local Plan. The housing requirement for East Hanney does not appear to have been agreed with the parent Local Planning Authority: The Vale of White Horse.
- 1.6 Given this shortfall in housing – and indeed the continued need for new homes – Landan Homes suggests that its Land to the West of Bath House, Snugs Lane & Land West of East Hanney should be allocated for development.
- 1.7 Benefits of development in this location would include:
- Improvements to the footpaths and stiles to allow better access for more of the community.
 - Flood mitigation to reduce the potential of flooding to the surrounding areas.
 - Increases in biodiversity and habitat creation.
 - Improvement to visual amenity and permeability for the whole village and its visitors.
 - Delivery of high-quality homes specifically designed for older and less physically able local residents in close proximity to both amenities and services.
- 1.8 Turning to policies of the EHNP, there appears to be significant amounts of repetition between Vale of White Horse Local Plan policy and proposed EHNP policy. Whilst this is not contrary to the basic conditions, it does not make for efficient decision making. Moreover, there are matters like housing nomination rights which are not planning policies and should be moved to supporting text.
- 1.9 We do not believe that settlement boundaries are a positive approach to managing development and fail to meet the basic conditions, and the proposed Local Green Spaces of the EHNP also fail to meet the basic conditions.
- 1.10 Neither Landan Homes, nor the landowner, support the designation of their land as Local Green Space in proposed policy EHNP8. Furthermore, it is considered that the designation of the land as Local Green Space lacks the necessary evidence and

justification for its identification. The site fails to meet the important criteria to become a Local Green Space, and there is an overlap between the identified qualities of the site, and existing national and local policies, therefore there is no need for the site to be identified as a Local Green Space for the ENDP to meet its objectives.

- 1.11 We request that “Site B: Letcombe Brook Green corridor, land to East bank of the Brook” is removed from proposed policy EHNP8, and the approach to the policy is reviewed.
- 1.12 As a matter of general presentation, it would also have been helpful for reference, in consultations and later planning application considerations, for the ENDP to include paragraph numbers.

2.0 THE BASIC CONDITIONS AND NATIONAL POLICY

- 2.1 For a Neighbourhood Plan to be considered acceptable for adoption by a Local Planning Authority – for it to be ‘made’ and become part of the Development Plan – it should conform to the basic conditions.
- 2.2 The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) and applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are (conditions b & c not referenced as they relate only the neighbourhood development orders):
- 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.*
 - d. *the making of the neighbourhood plan contributes to the achievement of sustainable development.*
 - e. *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 (or any part of that area).*
 - f. *the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.*
 - 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).*

National Planning Policy Framework (NPPF)

- 2.3 When they are being drawn up, Neighbourhood Plans are required to have regard to national planning policies and guidance.
- 2.4 Paragraph 13 of the NPPF is clear that:
- Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.*
- 2.5 More specifically, paragraph 29 of the NPPF states (with our emphasis) that:
- Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*
- 2.6 Turning to housing needs and requirements, the NPPF states (with our emphasis) that:

66. *Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³². Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.*
67. *Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.*

2.7 The paragraphs of the NPPF that are relevant to Local Green Spaces are:

100. *Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*
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. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*
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 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.*
103. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

Planning Practice Guidance (PPG)

2.8 Supporting the NPPF is a range of guidance, and the two most relevant sections of this guidance in the case of the proposed Local Green Space designation are:

Paragraph: 007 Reference ID: 37-007-20140306: *Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.*

Paragraph: 015 Reference ID: 37-015-20140306: *There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.*

Paragraph: 018 Reference ID: 37-018-20140306: *Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.*

3.0 VALE OF WHITE HORSE LOCAL PLAN (HOUSING) CONTEXT

- 3.1 It is concerning to read the general tone of the EHNP which is one of negativity and one which views new development as an identified “threat” (see Appendix A: page 55). On the face of it, this approach is contrary to the NPPF at paragraph 29, because it is not supporting the delivery of sustainable development.
- 3.2 The reason for the negativity is suggested to be the lack of infrastructure and services to support development. This is despite East Hanney being identified as a Larger Village in the Local Plan, and a sustainable location for development. Moreover, the ‘deficiencies’ in infrastructure noted in *Appendix A* of the EHNP are such that they could be delivered as part of well planned (and plan led) development, including new sports facilities, and children’s / young person’s recreational space. Also, *Appendix A* appears to present ‘sewerage capacity’ as a constraint, and then demonstrates that there is a solution to this matter.
- 3.3 We note that the Vale of White Horse Local Plan Part I states in Core Policy 3 Settlement Hierarchy:
- ...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*
- 3.4 Whilst recognised as having a more limited range of employment, services and facilities than Market Towns and Local Service Centres, Larger Villages are the amongst the most sustainable locations and focus for new facilities, homes and jobs.

- 3.5 We further note that Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area does not contain a housing requirement for individual locations such as East Hanney, but it does explain that:

“...962 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans.”

- 3.6 Turning then, to the Vale of White Horse Local Plan Part II we read with interest that East Hanney is described as follows:

2.48. “The larger villages of East Hanney and Marcham offer a good range of services and facilities and are relatively unconstrained, and in relation to the sites proposed for development are not located within the Oxford Green Belt, or areas of floodplain, which are both particularly extensive in [the Abingdon-on-Thames and Oxford Fringe] Sub-Area”

- 3.7 The lack of constraints and level of facilities is seen as a strength of the village, not the weakness, or challenge as portrayed in the EHNP.

- 3.8 Housing development is allocated to East Hanney in Core Policy 8a Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area as follows:

*“North of East Hanney – 80 dwellings
North-East of East Hanney – 50 dwellings.”*

- 3.9 The same policy goes on to state:

“... Additional dwellings (for example, windfalls) will be delivered through Neighbourhood Development Plans or through the Development Management Process.”

- 3.10 It is important to note at this stage that Policy 8a contains no housing requirement, or indicative housing requirement for East Hanney, and certainly has no ‘cap’ to development for the village. Moreover, the above two listed site allocations are made in the full knowledge of “*Committed housing schemes March 2019*” (see VoWH Local Plan Pt. II Appendices pages 22 and 25).

- 3.11 This highlights that the majority (if not all, because the table at 6.1 only includes 4 dwellings that were not likely to be ‘committed’ in March 2019) of development set out in *Appendix A* of the EHNP is expected to be delivered in East Hanney, and there is the strategic capacity for this scale of growth. In fact, the level of growth envisaged by the Local Plan has not yet been met, because the above listed two allocations are not going to deliver the number of dwellings expected:

- North of East Hanney – 80: P21/V0376/FUL: 45 dwellings
- North-East of East Hanney – 50: P19/V0910/FUL: 46 dwellings.

- 3.12 This suggests that there is a shortfall of some 39 dwellings in East Hanney.

- 3.13 We have not been able to find any evidence that East Hanney Parish Council has written to the District Council to request an indicative housing requirement figure. In the face of the uncertainty that we have set out in the preceding paragraphs here,

and the assumed position of the EHNP it is surprising that the following statement on page 11 of the EHNP does not have some kind of formal agreement with the Vale of White Horse Council:

“The East Hanney NP Steering Committee decided against identifying or allocating potential sites for future development in the EHNP for the following reasons:

- *East Hanney has been allocated two sites under the Local Plan Part 2*
- *there is no expectation or requirement in the adopted Local Plan 2031 to allocate additional housing other than that already allocated through Local Plan Part 2.*
- *there has been and is likely to continue to be adequate development within the village through limited infill to meet local needs.*
- *There is insufficient capacity within the infrastructure of the village to accommodate any further additional development”*

- 3.14 The second bullet point is not fully accurate given the passage from Core Policy 8a which we quote at our paragraph 3.9, above, and neither is the third bullet point because the two allocations are not going to meet the indicative numbers suggested in the Local Plan.
- 3.15 Moreover, on the point of housing needs, it is stated in *Appendix A* of the EHNP, on page 46, that there remains housing needs for older people, people with disabilities and for Affordable Housing (albeit not 2 bed homes).
- 3.16 The premise of the EHNP therefore fails to meet basic conditions a. and e. because it is not in conformity with the NPPF at paragraphs 29, 66 and 67 and the Vale of White Horse Policy 8a.

4.0 PROPOSED POLICY EHNP2: SETTLEMENT BOUNDARIES

- 4.1 Our opinion is that settlement boundaries are an arbitrary and blunt instrument, which do not have regard to the contribution that some open spaces within settlements make to the character and appearance of those settlements. In terms of impact on amenity and the local landscape it might be preferable to locate new homes in edge of village locations which technically, might sit outside the arbitrary boundaries.
- 4.2 Settlement boundaries put at risk open spaces within a settlement, because these become legitimate infill where they might not, when ‘existing built-up areas’ are a recognised and accepted judgement exercise in planning practice.
- 4.3 It is therefore suggested that the philosophy and operation of settlement boundaries is negative and not necessarily generally fit for purpose. We submit that the use, and operation, of settlement boundaries does comply with the Planning Practice Guidance as follows:

“The nature of rural housing needs can be reflected in the spatial strategy set out in relevant policies, including in the housing requirement figures for any designated rural areas. A wide range of settlements can play a role in

delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.”

Paragraph: 009 Reference ID: 67-009-20190722

- 4.4 Therefore, we submit that Policy EHNP2 does not meet basic condition (a) and should be deleted.

5.0 SITE B: LETCOMBE BROOK GREEN CORRIDOR, LAND TO EAST BANK OF THE BROOK

- 5.1 First, we have considered the evidence which is presented to support the proposed Local Green Space designations.
- 5.2 We note that the supporting text for proposed policy EHNP8 cites the criteria of paragraph 102 of the NPPF and other relevant guidance as referenced on page 58 and 59 of the EHNP. The same is also referenced in *“Appendix D – Local Green Spaces Study”* to assess the sites that it is argued have the potential to be designated as Local Green Space.
- 5.3 It is of acute concern that we have not been able to find in the evidence any accurate measurement of the scale of Local Green Spaces.
- 5.4 Each of the criteria of paragraph 122 of the NPPF is considered in the following paragraphs (along with how they relate to the criteria of the evidence in *Appendix D* of the EHNP). Alongside matters of detail, the policy, and its evidence cites matters which already fall within the remit of planning policies in the Local Plan, or national policy in the NPPF, therefore there is no need for the additional protection of a Local Green Space. This matter of planning policy drafting, and the hierarchy is returned to in section 7.0 of these submissions.

Reasonable proximity to the community (“the green space is in reasonably close proximity to the community it serves”)

- 5.5 We question whether site B “[r]uns through the centre of East Hanney” as it is at the western edge of the bulk of the village, however, it is agreed that site B is adjacent to existing properties and as such is *“...in immediate proximity to the community.”*
- 5.6 The way in which access to site B is characterised is problematic. In Appendix D it is suggested that:

“The network of paths and lanes effectively connect all of the six elements of this proposed LGS and make this a very accessible tranquil area overall for walking...”

...There are also no barriers to accessing this land.”

- 5.7 It should be noted that public rights of way (PROW) are generally at the edges of the paddocks which make up site B (as is shown in *Appendix I – Views of the EHNP* at views x3 and x21), and these are statutorily protected. Moreover, and specifically, on Land to the West of Bath House & Land West of East Hanney the PROW can be

preserved in a landscaped setting which would not preclude other uses – including potential development – on the southernmost field in the future.

- 5.8 It is accepted therefore that site B has PROW on it, however, the site is not unique in the local area, the PROW are experienced in an 'edge of settlement' context as there are properties adjacent to them, or visible from them, and site B is not the only collection of fields on, or adjacent to, the local footpath network. Moreover, as is set out in the PPG (Reference ID: 37-018-20140306) there is no need to designate Local Green Spaces to protect public rights of way.
- 5.9 It should also be noted that Land to the West of Bath House & Land West of East Hanney is privately owned land where access is only permitted on the marked footpaths, therefore there is a general legal impediment to "access."
- 5.10 Turning to the comment that "...[v]iews into the land are very important for example from homes on Main Street." It is difficult to understand how a private view is in the public interest and supports the proposed designation of a Local Green Space, but nonetheless, as mentioned above, local amenity can be managed in this area without precluding future uses of Land to the West of Bath House & Land West of East Hanney.

("...demonstrably special to a local community and holds a particular local significance, for example because of its...") Beauty.

- 5.11 No argument is made in the EHNP text, nor in the supporting evidence, that site B has a demonstrable, and particularly locally significant, beauty.
- 5.12 We accept that the site is a pleasant green space, and as such are working hard to create a vision for its future which is landscape led, and will include proper management of PROW, and local amenity. Any proposals for the future use of Land to the West of Bath House & Land West of East Hanney will need to include specific areas of open space, landscaping and a net gain in biodiversity.

("...demonstrably special to a local community and holds a particular local significance, for example because of its...") Historic significance.

- 5.13 We note that in the evidence at *Appendix D* it is stated that site B is described as:

"An important tract of green and natural space in the heart of the settlement contributing to the character of the village and to the green setting of the Conservation Area

[and it] Includes an area of ancient orchard."

- 5.14 We note that the majority of site B is outside of the East Hanney Conservation Area, and if it were of particular significance to that designation then it could have been included but it is not. Moreover, the setting of a Conservation Area is protected through existing policies in the NPPF and the Local Plan, so there is no need to include a Local Green Space as an additional level of protection. Therefore, it is accepted that the setting of the Conservation Area will need to be protected in any future proposals for Land to the West of Bath House & Land West of East Hanney, and this can be achieved through a landscape led, carefully designed scheme.

- 5.15 Turning to the comment that site B includes an area of ancient orchard; whilst this might have been the case, it is not evidenced, and moreover the landowners confirm that fruit trees have not been present for the last 50 years; in the 1970s the land was rented out for cows to graze, and they ate the bark off the trees, and they all died. Also, in the context of Local Green Spaces the significance of the orchard is not measured and therefore its value to support such a designation is not justified.

(“...demonstrably special to a local community and holds a particular local significance, for example because of its...”) Recreational value.

- 5.16 There is limited reference to the recreation value of site B in the EHNP or in the supporting evidence. The PROW which pass across part of the site, and at its edges, have recreational value, but as explained above, these do not in themselves necessitate a Local Green Space designation.

(“...demonstrably special to a local community and holds a particular local significance, for example because of its...”) Tranquillity.

- 5.17 Neither the EHNP, nor *Appendix D*, define what is identified as demonstrably special or locally significant about the tranquillity of the site, nor how this has been measured.

- 5.18 We note that the site is not officially recognised as a ‘tranquil area.’ However, site B is described in *Appendix D* as:

“...tranquil and provides a green and verdant natural space in the heart of the village.”

- 5.19 Similarly to the way that beauty and amenity value has been identified for the site; whilst it is acknowledged that the site is pleasant, and at the edge of residential areas, it must be considered in the context of its neighbours to the east, and even if areas of quietness, or tranquillity, can be found it is by no means unique in this in the local area, and therefore not demonstrably special or significant.

(“...demonstrably special to a local community and holds a particular local significance, for example because of its...”) Richness of wildlife.

- 5.20 This appears the criterion upon which most weight is placed to support the proposed Local Green Space designation for site B. In the evidence at *Appendix D* is listed:

- *“...the core of the East Hanney green corridor...”*
- *An essential part of the green core of the village...*
- *Borders the Letcombe Brook, a rare chalk stream...*
- *An important tract of green and natural space...*
- *a wildlife pathway – richness of biodiversity. Refuge for wildlife including rare and protected species...”*

- 5.21 All of these elements of biodiversity are protected by national and local plan policies (specifically VoWH Development Policy 30) and need not precipitate the designation of a Local Green Space. Moreover, the work that Landan Homes has undertaken to date demonstrates that future uses of Land to the West of Bath House & Land West of

East Hanney can be achieved whilst protecting the most sensitive ecology and achieving a net gain in biodiversity.

- 5.22 Furthermore, we note with some concern, the unevidenced comment in *Appendix D* that biodiversity richness is:

“...notably in plot 5 and along the route of the brook which runs across the parcels.”

- 5.23 Nowhere in the EHNP evidence is ‘plot 5’ of site B specifically surveyed and measured for its biodiversity. There is some general surveying in *Appendix A* of the EHNP (see pages 36-38) but nothing to suggest that a specific part of a proposed Local Green Space should be specifically referenced.

- 5.24 It is accepted that the Letcombe Brook is of particular biodiversity value, but this to can be protected and managed alongside potential development as is required by national and local planning policies. Moreover, Landan Homes emerging vision for Land to the West of Bath House & Land West of East Hanney would avoid development close to the Brook – at least the area covered by ‘plot 6’ of site B.

“...demonstrably special to a local community and holds a particular local significance, for...” any other reason.

- 5.25 Throughout the above paragraphs we have demonstrated how the significance of the site does not necessitate a Local Green Space designation to protect it, and neither does any of the evidence shown in *Appendix D* of the EHNP.

“Local in character and is not an extensive tract of land.”

- 5.26 There is a notable lack of record regarding the site sizes for the proposed Local Green Spaces, this we return to below. However, what is mentioned in *Appendix D* is:

“The recent appeal decision rejecting housing proposals highlighted that this site is important to maintaining the distinctive character of this part of East Hanney. In particular, local views are important here. It helps form part of the green and open backdrop to the village.”

- 5.27 First, this comment is unrelated to the scale of the proposed Local Green Space, site B. Second, and unfortunately, the appeal decision referred to, is not cited so it is difficult to respond to here, however, it is assumed that it could be APP/V3120/W/20/3257228: Westbrook House, The Green, East Hanney, Wantage OX12 0HQ. We note that this appeal, however, was for land that is inside the East Hanney Conservation Area, and as such has a different context to much of site B, and certainly to Land to the West of Bath House & Land West of East Hanney.

- 5.28 We have discussed the “green backdrop” of East Hanney and the significance of site B to this, in the preceding paragraphs, and our conclusion is that it does not preclude the future use and/or sensitive development of Land to the West of Bath House & Land West of East Hanney.

- 5.29 The assessment of the scale of site B, in *Appendix D* continues:

“As an ancient fruit orchard, it is highly reflective of the rural historic character of the village. There are also other heritage assets i.e. old barns immediate to the site which have typical rural Oxfordshire features.”

5.30 This, again, has no relevance to scale and we have already responded to the matter of character suggesting that this can be managed and does not necessitate a Local Green Space designation. Turning to heritage matters; the northern part of site B could well be more sensitive to change given its proximity to the Conservation Area, but the southern end is screened from the Conservation Area by development along Main Street. This demonstrates that site B might in fact be too large to designate as a Local Green Space if it has different characters within its boundaries, but regardless of scale, the setting of heritage assets is already protected through national and local planning policies therefore an additional Local Green Space protection is not required.

5.31 Moreover the landowners confirm that fruit trees have not been present for the last 50 years at the southern end of the site; in the 1970s the land was rented out for cows to graze, and they ate the bark off the trees and they all died.

5.32 Next, the assessment of scale, in *Appendix D*, suggests the following:

“Sited alongside the Brook the site is highly influenced by the Brook which is a major feature of the character of the village.”

5.33 The value and importance of the Letcombe Brook is agreed, and accepted, but this does not preclude future uses and potentially development of site B, and specifically Land to the West of Bath House & Land West of East Hanney.

5.34 Finally, the assessment of scale in *Appendix D* concludes that:

It is not an extensive tract of land. The smaller field pattern is reflective of the paddocks and other small green spaces in the village.

5.35 There is a non sequitur between the first and second sentences here, as the ‘character’ of the field pattern is not related to the size of the proposed Local Green Space (especially as the proposal includes several field parcels). We do not agree that the field pattern is necessarily significant, and it does not require a Local Green Space designation.

5.36 Turning to whether or not site B is an extensive tract of land; the precise boundaries of site B are not clear from the map at Figure 15 Local Green Spaces, in the EHNP, and neither have we been able to find a list of area measurements for the proposed Local Green Spaces. However, from an estimate of the boundaries using the various maps in the EHNP and its appendices we suggest that site B is approximately 4.8 hectares in size.

5.37 We note that the Vale of White Horse Council reviewed the proposed Local Green Spaces at the Regulation 14 stage of the consultation on the EHNP, and suggested that:

Further consideration should be given to the extent of the majority of the proposed Local Green Space Designations. From looking at figure 12 the proposed green spaces collectively are quite extensive in the context of the village.

- 5.38 It appears that this advice has not been closely followed. A site which is nearly 5ha is large, and although it has been – very slightly – reduced since the previous (Reg. 14) version of the EHNP we suggest that in the context of East Hanney, site B does constitute an “extensive tract of land.” Moreover, as outlined in section 4.0 below, the cumulative nature of all the Local Green Spaces proposed, also raises concerns about attempts at a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name (as specifically warned against in the PPG Reference ID: 37-015-20140306).

Not with an extant planning permission within which the Local Green Space could not be accommodated.

- 5.39 It is agreed that there are no planning consents on site B.

Not allocated for development in the relevant Neighbourhood Plan or the local Plan

- 5.40 It is agreed that site B is not allocated for development, but it is material that Land to the West of Bath House & Land West of East Hanney has been submitted to South Oxfordshire & Vale of White Horse District Councils for consideration through the emerging joint Local Plan. Also, given correspondence to the previous (Reg. 14) version of the EHNP from Landan Homes to the Parish Council, the latter is aware of the promotion of Land to the West of Bath House & Land West of East Hanney, for potential development.

Other qualitative references in the EHNP

- 5.41 Finally on qualitative matters, we note that site B is singled out for specific mention in the EHNP on pages 60/61. We note the following are cited:

*“...a network of paths making it highly accessible for walkers
...the largest remaining ancient paddock area on the eastern side of the Letcombe Brook
...these are conjoined with significant biodiversity.
...providing a habitat hot spot.”*

- 5.42 As we have discussed footpaths in these submissions and highlighted that these need not precipitate a Local Green Space designation, and moreover these can be retained through development proposals. The significance of the paddocks is not assessed or considered in the EHNP or its evidence, and the setting of the Conservation Area is already protected through national and local policy.
- 5.43 Turning to biodiversity; whilst its significance in and adjacent to Letcombe Brook is agreed, the level of significance across the whole of ‘site B’ is not. This has not been robustly demonstrated in the EHNP or its evidence, and moreover, it can be managed and a net gain provided through development proposals. “Habitat hotspots” do not

appear to have been defined in the EHNP or its evidence and their relevance to a Local Green Space is not clear.

- 5.44 The commentary for site B, on page 61, then continues to further matters of development management, where the following excerpts can be read:

*“These paddocks also effectively form part of the setting of the Conservation Area in this part of the village and provide a zone of tranquility.
... there are no other access routes suitable for cars within site B...
...should any development (other than permitted development extensions) be allowed to encroach into these paddocks it would undermine their contribution to local character, disrupting the tranquility and accessibility network and biodiversity as a whole and so it is especially important in Site B’s case that cohesiveness is maintained to support the village’s local character.”*

- 5.45 There is no evidence to support the assertions made in this paragraph of the EHNP. The significance of the paddocks to the Conservation Area is not quantified, and to say the whole of site B is part of its setting is not justified, especially where some of the site is screened from the Conservation Area by existing development. The link between the setting of the Conservation Area, and tranquillity is not made clear.
- 5.46 Turning to matters of access, we dispute the fact that ‘no other routes’ (than Hall Lane) are suitable for cars, because Snuggs Lane and The Medway both could provide an alternative.
- 5.47 Finally, the assertion that development would undermine character, tranquillity, accessibility and biodiversity is unevidenced, and not justified as we have described in these submissions. Therefore, not only should site B, or at least Land to the West of Bath House & Land West of East Hanney, be removed from proposed Policy EHNP8, the paragraphs on pages 60 and 61 should be deleted.

6.0 CUMULATIVE NATURE OF THE PROPOSED LOCAL GREEN SPACES

- 6.1 We have considered the proposed Local Green Spaces listed in proposed policy EHNP8 and also in the subsequent Figure 15 map. Whilst each proposed space might not be extensive in size, in its own right, although some like site B (4.8ha) and site G (6ha) are quite large in the context of the size of East Hanney; there is the potential that the cumulative amount of land is excessive. Hereunder is a table where the estimated total area of land proposed to become Local Green Space is considered:

Proposed Local Green Spaces	
Site A	2 ha
Site B	4.8 ha
Site C	2.8 ha
Site D	0.5 ha
Site E	3.6 ha
Site F	3.5 ha
Site G	6 ha

Site H	0.5 ha
Total	23.7 ha

- 6.2 The total areas proposed for Local Green Spaces is over 20 hectares. Moreover, the EHNP also includes proposed policy EHNP4 – coalescence, which also includes significant areas described as important gaps. We therefore raise concerns that in combination (and individually), policies EHNP4 and EHNP8 are in fact in contravention of the PPG reference ID: 37-015-20140306 and is an attempt at a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.
- 6.3 Moreover, there is a very real risk that the proposed Local Green Spaces will conflict with revised Local Plan policies (potentially in a Joint South & Vale Local Plan). East Hanney is a sustainable location for growth, and if/when further development is allocated to the village it ought to be in accessible locations at the edge of the existing settlement, the proposed Local Green Spaces would likely conflict with this. Where paragraph 103 of the NPPF suggests that *...Policies for managing development within a Local Green Space should be consistent with those for Green Belts...* this also suggests that Local Green Spaces should operate like Green Belts and be capable of enduring beyond plan periods. This is unlikely to be the case if the large cumulative areas of Local Green Space are designated at East Hanney, it will effectively sterilise developable land at the edge of the village.
- 6.4 The submitted EHNP therefore breaches the guidance and does not meet the basic conditions on this point. We recommend that policy EHNP8 is removed from the plan, or the at least, the ‘sites’ included are reviewed and reduced. There is no convincing evidence that Land to the West of Bath House & Land West of East Hanney should be included in a Local Green Space designation.

7.0 PROPOSED POLICY EHNP8: LOCAL GREEN SPACES

- 7.1 We are not convinced that the appropriate planning policy approach has been chosen in the submitted EHNP, because the overall assessment is that the site B, at least, is important to the setting of heritage assets, and because of its biodiversity value. These are both matters that are already ‘protected and enhanced’ through specific policies that exist in national and local policy and do not require the *additional* protection of a Local Green Space.
- 7.2 Regarding heritage setting, chapter 16 of the NPPF is clear that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. As part of this consideration of heritage significance and conservation the setting is cited as having a key role in paragraphs 194-203. Moreover, Core Policy 39: The Historic Environment, of the Vale of White Horse Local Plan states that:

“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.”

- 7.3 Core Policy 39 goes on to provide details about managing harm to heritage assets. It is likely therefore, that if the site has any value in the setting of heritage assets this value will be protected, and enhanced, using national and local policy.
- 7.4 Regarding biodiversity, this too is a detailed part of national policy. Chapter 15 of the NPPF requires planning policies and decisions should contribute to and enhance the natural and local environment. Paragraphs 179 and 180 provide significant levels of detail about managing habitats and biodiversity.
- 7.5 Core Policy 46: Conservation and Improvement of Biodiversity, of the Vale of White Horse Local Plan provides very detailed advice about how to approach the management of biodiversity across the District, and in response to any planning applications. So, again the conclusion must be that wildlife value will be protected, and enhanced, using national and local policy.
- 7.6 In the absence of any compelling evidence of demonstrably special or locally significant matters – of heritage or biodiversity, or any other matters – there is nothing to justify the identification of Site B: Letcombe Brook Green corridor, land to East bank of the Brook as a Local Green Space, and the ‘headline reasons’ are covered by existing policies in any event.
- 7.7 Therefore, Proposed Policy EHNP8 fails to meet basic conditions a. and e. because it is not in conformity with the NPPF at paragraphs 100 -103, nor a range of PPG as listed through these submissions. The policy should be deleted, or at least much reduced in its scope.

8.0 LAND TO THE WEST OF BATH HOUSE, SNUGS LANE & LAND WEST OF EAST HANNEY

- 8.1 Landan Homes submits that land which it has an option agreement over – as shown in the plan at Annex A to these representations – represents a suitable, achievable and deliverable location for development.
- 8.2 Land to the West of Bath House & Land West of East Hanney should be allocated for development to help meet some of the identified shortfall in housing in East Hanney, and to help meet some of the identified needs for specific parts of the community.
- 8.3 The site is available for development now and Landan Homes in conjunction with the landowner would like to work positively and collaboratively with the Councils to see an appropriate development delivered that provides direct housing and linked environmental benefits to the village.
- 8.4 In consideration of this site development, the landowners would wish like to leave a positive legacy in the village. The landowners personally know people who have had

to move out of the village due to a lack of suitable and affordable housing (particularly for first time buyers), as well as older persons who have properties which are too large and looking to downsize to smaller property in the area, of which the area lacks. The vision for this site is to provide new homes (including affordable housing) for local people and to support the growth of the sustainable community of East Hanney.

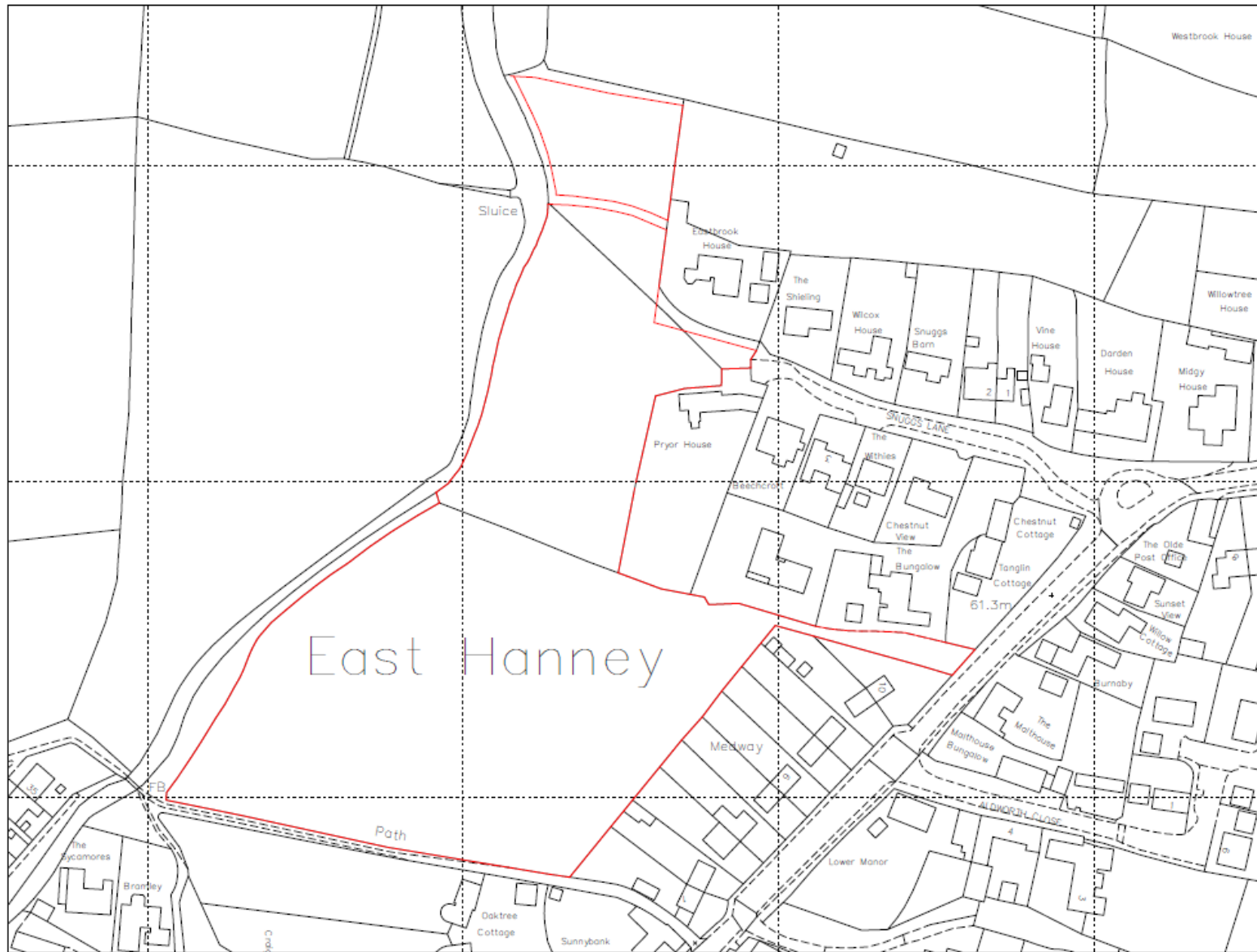
- 8.5 With this in mind, we would ordinarily expect the site to be suitable for between 32-47 dwellings (including 35% affordable housing) with public open space to an extent in excess of the current requirement of 15%. Due to improvements which would be undertaken to provide flood risk mitigation not only for this site but also to assist in prevention for the wider area, we would expect that in the region of 30 dwellings (including 35% affordable housing) would be a sensible aim subject to the outcomes of further surveys and assessments. The owners and developer are keen to engage with the community to establish the specific requirements of the village in terms of numbers/typologies etc. In addition to this, the landowners wish to expand the benefit to the wider community, enhanced biodiversity in parts of the site, improve the footpath which already runs across the site to make it safer and more attractive footpath. In addition, a link to the footpath which runs adjacent to the southern boundary of the site which runs from 1 The Medway to the allotments, school, football pitches, shop, and other community facilities. Working with Letcombe Brook Project (<https://letcombebrook.org.uk/>) to reduce flood risk and increase habitat for wildlife in the area would also be explored.
- 8.6 All of these measures will ensure that the new development will link with and integrate well with the existing built area of the village.
- 8.7 A Flood Risk & SUDS Statement prepared by Ark Environmental (September 2021) which can be provided if necessary, takes account of the existing flood risk, hydrogeology and infiltration status of the site and confirms a residential scheme is available on the site, in principle. It sets the parameters for a future Flood Risk Assessment and Drainage Assessment which will satisfy the Sequential Test and focus development to locations at the lowest risk of flooding. The Statement is supported by a Schematic of Flood Risk and SUDS work/features to support residential development on the southern part of the land. Works will include earthworks to increase flood storage, as well as dedicated SUDS and biodiversity buffers/planting areas that can also contribute to biodiversity net gain on site. Appropriate design and landscaping would mitigate any impact on listed buildings – if found to exist and be significant.

9.0 CONCLUSION

- 9.1 We recognise and commend the work the Parish Council has undertaken to prepare this Neighbourhood Development Plan, including its general objectives and aspirations.
- 9.2 However, as detailed in these representations, we consider elements of Neighbourhood Development Plan – especially the development context, the settlement boundary, and Local Green Spaces – do not meet the basic conditions.

- 9.3 We would welcome discussions taking place between the Council, Parish Council, Examiner and other relevant stakeholders to rectify the issues raised in these representations, with the aim of allowing sustainable development to take place in the parish.

ANNEX A: SITE LOCATION PLAN



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Response 9

Respondent Details

Information
<div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Response received via email
Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Frances Dudley 30-5.pdf - <div></div>

Your details and future contact preferences

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

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

Organisation (if relevant)

-

Organisation representing (if relevant)

-

Address line 1

[REDACTED]

Address line 2

[REDACTED]

Address line 3

[REDACTED]

Postal town

[REDACTED]

Postcode

[REDACTED]

Telephone number

[REDACTED]

Email address

[REDACTED]

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

[REDACTED]

[REDACTED]

From: Frances Dudley [REDACTED] >
Sent: 30 May 2023 15:57
To: Planning Policy S&V
Subject: Fwd: Neighbourhood plan

****EXTERNAL****

Planning Policy Officer (Neighbourhood) VWHDC

Dear [REDACTED]

With reference to your invitation for comments on the proposed East Hanney Neighbourhood plan please find a copy of the submission we made to East Hanney Parish Council on 2/2/2022 regarding their request for comments about the same.

Thank you

[REDACTED] Frances Dudley - land owners of parcels 2, 4, and 5 of Site B

----- Forwarded message -----

From: Frances Dudley <[REDACTED]>
Date: Wed, 2 Feb 2022, 10:51
Subject: Neighbourhood plan
To: ehpcconsultation@gmail.com <ehpcconsultation@gmail.com>

Dear Sir/Madam,

Our comments relate specifically to Site B in the 'Draft East Hanney Neighbourhood Plan & Local Green Spaces Study'.

As the owners of parcels 2, 4 and 5 of Site B, we strongly object to its inclusion in this allocation. Our land has been owned by the family since the 1800's- over one hundred and fifty years. The only public access to our land is on parcel 4, whilst parcels 5 and 2 are private, with no public access at all. This strengthens our feelings that this allocation is inappropriate.

In the Local Green Spaces Study, this site is described as:

1. "through the spine of the village" - The spine of the village is surely along the A338 which is on the east side of the village and nowhere near Site B. This is a more solid linear boundary as shown on the settlement boundary.
2. "within the core of the village" – The Core of the village surely cannot be on the edge of the built up area, but historically lie around the Village Green which is to the east of , and outside of, site B. The core, as described in the Oxford English Dictionary is "The most important or central part of something". That cannot be the case for this parcel of land.

3. “central to the village” – It is on the edge of the built up area so how can it be described as central.

Along the “main footpath artery” (between the brook and the land proposed for ‘local green space’) is, for the most part, dense impermeable vegetation which provides natural screening and separation from the scrub land beyond.

The feeling of openness described in the draft plan is only provided by the view to the west bank of the brook which extends as far as the eye can see across the ‘Hanney Gap’.

PARCEL 5 cannot be viewed when walking along the brook footpath or the Medway footpath due to natural hedging and fencing, therefore cannot be considered to contribute to the ‘character or sense of place’. It is almost entirely enclosed, not beautiful, not historically important, does not have recreational value or any evidence of “significant wildlife” on the site.

It is bordered on three sides by the existing built up area of East Hanney, which again brings into question the openness, beauty, significance and character of the site.

PARCEL 4 of Site B is also in our ownership with public footpaths crossing the land.

The footpaths across this parcel are described in the Local Green Space Study as “a safe and more environmentally beneficial route through the village than Main Street”. The truth of the matter is that the footpath along the brook and the footpaths across parcel 4 are almost totally impassable during the autumn and winter months and should actually be considered unsafe during these periods. This is due to the fact that there is no made footpath and the ground becomes quite wet, very slippery, and turns to mud during periods of heavy rain. It is therefore unsuitable for almost anybody other than the most sure footed and perhaps the Nordic walking group during these times of year. Furthermore the footpaths into area 4 from Snuggs Lane, and from the iron bridge, are accessed by crossing stiles, making their usage restricted to the fit and able only. They can not be accessed and available to enjoy by everyone.

This section of the land is NOT ‘liable to flood significantly or frequently’ as stated. The stream is ‘perched’ at 62.515 metres above sea level. It is 1.27 metres higher than Snuggs Lane / Main Street junction which lies at 61.240 metres; 1.76 m higher than the Green; and 1m higher than the Medway/ Main Street. No flood water can stay on this land without all of the roads and houses surrounding this area of land being significantly flooded already.

PARCEL 3 is in private ownership, has no public rights of way or access and is a large back garden/paddock for Eastbrook House (Snuggs Lane).

PARCEL 2 is in our ownership, has no public rights of way or access at all, and is a large, private, back garden/paddock for Cross Tree Cottage (The Green). It is barely visible from the footpath next to the brook.

PARCEL 1 is in private ownership, with a footpath that borders the brook only. The vast majority of it is not accessible to the public and is already included in the East Hanney Conservation area.

I would also like to draw attention to the following points for consideration.

- The draft plan frequently makes mention of the brook corridor. A wildlife corridor as defined by Oxford Languages is “a strip of natural habitat connecting populations of wildlife otherwise separated by cultivated land, roads etc.” I question where the wildlife would be trying to connect to

given that the 'corridor' is blocked on three sides by housing, high fences, and stone walls. The fourth is the brook- a natural barrier.

- The National Planning Policy Framework (NPPF) paragraph 101 states that an area of green space should be “demonstrably special to a local 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. This has not been demonstrated in relation to Site B and is therefore contrary to the NPPF.
- When in January 2016 a questionnaire was sent to every household in East Hanney, only 3% of the responders cited any part of Site B as an area they wanted to see included as green space in the proposed neighbourhood plan.

From a total of 502 choices made:

- 15 stated “Along Letcombe Brook”
- 1 stated “Snuggs Lane to Brook”
- 1 stated “Brook side either side of iron bridge”

This makes us seriously question the validity of this whole area of land being included in this draft plan- for a minority of circa. 3% of the respondents.

- Site B, considered as a whole, has only very limited, and restricted, public access. The majority of it is NOT open to the public. It is privately owned land and provides limited character or any visual amenity due to natural screening.
- East Hanney is not a densely populated village and for the most part, especially in this area of the village, the houses are large with large gardens. As a village it is surrounded by extensive open countryside, and green fields. There really is not a need for these designated areas of local green space. When the total area of Sites A - L are added together they would actually cover a greater area than the built up area of the village itself, which seems over the top.
It appears that some of the areas being considered for this designation can only be to stop further development in the village and actually leaves very little space for future housing or the required community facilities which need to be provided, as described in the draft.
It will restrict any future growth anywhere in the village, and instead of East Hanney being a thriving village, will lead to it stagnating. This has happened in the not too distant past when development was limited. This led to the village having an aged population, one result of which was that there were not enough children in the village to attend the school, and children had to be bussed in from a local town (Grove) to supplement numbers.
We once again draw your attention to National Planning Policy Framework paragraph 101: ‘designating land as local green space should be consistent with local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services.’

We thank you for the time you have taken to read our comments. We hope you will take them on board and we look forward to hearing your thoughts on these matters.

[REDACTED]

[REDACTED]

Yours.....

Frances Dudley

Tel

Email-

This email originates from outside of the council.

Keep this in mind before responding, opening attachments or clicking any links, unless you recognise the sender and know the content is safe.

If in any doubt, the grammar and spelling are poor, or the name doesn't match the email address then please contact the sender via an alternate known method.

Response 10

Respondent Details

Information
<div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>For the attention of <div></div></p> <p>Please find Natural England's response in relation to the above mentioned consultation attached.</p> <p>Kind regards,</p> <p><div></div></p> <p>Adviser Operations Delivery, Consultations Team Natural England County Hall Spetchley Road Worcester WR5 2NP</p> <p>Tel 0300 0603900</p> <p>mail to: consultations@naturalengland.org.uk</p> <p>www.gov.uk/natural-england</p>
Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Natural England Response.pdf - <div></div>

Your details and future contact preferences

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

Title	-
Name	[REDACTED]
Job title (if relevant)	Advisor
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	County Hall
Address line 2	Spetchley Road
Address line 3	Worcester
Postal town	Worcester
Postcode	WR5 2NP
Telephone number	0300 0603900
Email address	consultations@naturalengland.org.uk

Date: 02 June 2023
Our ref: [REDACTED]
Your ref: East Hanney Neighbourhood Plan



Mr [REDACTED]
Vale of White Horse District Council

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

BY EMAIL ONLY

planning.policy@southandvale.gov.uk

T 0300 060 3900

Dear [REDACTED]

East Hanney Neighbourhood Plan

Thank you for your consultation on the above dated 19 April 2023.

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

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

Natural England does not have any specific comments on the East Hanney Neighbourhood Plan.

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

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

Yours sincerely

[REDACTED]
Consultations Team

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

Natural environment information sources

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

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

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

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

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

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

Natural environment issues to consider

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

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

¹ <http://magic.defra.gov.uk/>

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

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

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

⁵ <http://magic.defra.gov.uk/>

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

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

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

Landscape

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

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

Wildlife habitats

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

Priority and protected species

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

Best and Most Versatile Agricultural Land

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

Improving your natural environment

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

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

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

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

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

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

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

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

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

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

Response 11

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Dear Sir/Madam,</p> <p>Please find attached Oxfordshire County Council's response to the East Hanney Final Submission Neighbourhood Plan. Email acknowledgment of this response would be greatly appreciated.</p> <p>Kind regards,</p> <p>[REDACTED] Planner Strategic Planning [REDACTED]@Oxfordshire.gov.uk</p> <p>Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND https://www.oxfordshire.gov.uk/</p>
<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: Oxfordshire County Council consultation response to East Hanney NP.pdf - [REDACTED]

Your details and future contact preferences

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

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

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING
CONSULTATION:**

District: Vale of the White Horse

Consultation: East Hanney Neighbourhood Plan Final Submission (2021-2031)

Annexes to the report contain officer advice.

Overall View of Oxfordshire County Council

Oxfordshire County Council welcomes the opportunity to comment on the East Hanney Neighbourhood Plan and supports the Parish Council's ambition to prepare a Neighbourhood Plan.

Officer's Name: [REDACTED]
Officer's Title: Planner
Date: 07 June 2023

ANNEX 1

OFFICER ADVICE

District: Vale of White Horse District Council

Consultation: East Hanney Neighbourhood Plan 2021 – 2031 (Submission Document)

Team: Strategic Planning

Date: 30/05/23

Strategic Comments

Policy EHNP 8 Local Green Spaces appears to have been refined following our comments at Pre-Submission draft stage, page 57 of the neighbourhood plan Figure 15 Local Green Spaces shows the amended area on the map and the alteration to Site F: Green corridor to the East of the A338.

We do however recommend that any local green space designation is checked directly with our Highways record team via [Highway searches](#).

The Neighbourhood Plan recognises the potential for a possible reservoir in the vicinity as per the safeguarded area in the Vale of White Horse District Council Local Plan Part 2. The County's previous comments requested improvement to show the actual safeguarded area for a possible reservoir as well as the proposed settlement boundary, this does not appear to have been taken forward so we would like to re-iterate our previous comments.

We welcome that our comments submitted at the Pre-Submission stage by Archaeology and Property have been taken forward into the final document.

District: Vale of White Horse District Council

Consultation: East Hanney Neighbourhood Plan 2021 – 2031 (Submission Document)

Team: OCC Property

Date: 22/05/23

Property Comments

The Oxfordshire County Council Property Team has reviewed the East Hanney Neighbourhood Plan Submission version and notes that the comments made on 31st of January 2022 have been taken into account by the Neighbourhood Plan Steering Group and the land that is owned by the Oxfordshire County Council and is located to the north of the St James CE Primary School has been excluded from the Hanney Gap (EHNP 4 – Coalescence) as shown in Figure 10. The Oxfordshire County Council Property Team has no more comments to make.

District: Vale of White Horse District Council

Consultation: East Hanney Neighbourhood Plan 2021 – 2031 (Submission Document)

Team: Archaeology

Officer's Name: [REDACTED]

Officer's Title: Lead Archaeologist

Date: 22/05/23

Archaeology Comments

This neighbourhood plan (NP) has included the policy relating to archaeology we had previously requested.

We therefore have no further comments to make on this NP.

District: Vale of White Horse District Council

Consultation: East Hanney Neighbourhood Plan 2021 – 2031 (Submission Document)

Team: Access to Learning

Officer's Name: [REDACTED]

Officer's Title: School Place Planning Lead

Date: 25/05/2023

Education Comments

As stated in our response to the pre-submission plan (response dated 27/01/2022), Oxfordshire County Council has previously expanded St James Church of England Primary School (Easy Hanney) to one form of entry, which is still expected to be sufficient for the needs of families living within the catchment area who apply on time for a school place. However, as the school attracts pupils from a wider area, families applying after the usual admissions process, including those moving into the village with children already of school age, may find that the relevant year group is full. The nearest available school places may then be in Grove, where additional school capacity is being provided.

Response 12

Respondent Details

Information
<div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please find attached our comments on the above consultation</p> <p>Best wishes</p> <div></div> <div></div> <p>Historic Places Advisor , Historic England , London and South East Region</p>
Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Historic England Response.pdf - <div></div>

Your details and future contact preferences

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

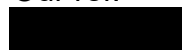
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Name	[REDACTED]
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Organisation representing (if relevant)	-
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Historic England

By e-mail to: planning.policy@southandvale.gov.uk

Our ref:



Your ref:

Date: 13/06/2023

Direct Dial:

Mobile: 01223 582746

Neighbourhood Plan for East Hanney

Thank you for consulting Historic England about your Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period.

We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout.

Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at your local Council will be the best placed person to assist you in the



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development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.

Paragraph 190 of the National Planning Policy Framework (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.

It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.

The government's [National Planning Practice Guidance](#) on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a *neighbourhood* scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/>



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If you have not already done so, we would recommend that you speak to the staff at local authority archaeological advisory service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <http://mycommunity.org.uk/funding-options/neighbourhood-planning/>.

The Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: [HE Advice Note 1 - conservation area designation, appraisal and management](https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/), and here: <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including



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Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of East Hanney. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place and respond to local character and history by reflecting the local identity of the place – for instance through the use of appropriate materials, and attractive design.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here:

<https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces>.

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: <http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/> .

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:

<https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>



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If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the “Traffic in Villages” toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership may be a useful resource to you.

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:

HE Advice Note 2 - making changes to heritage assets:
<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets:
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans:
<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>



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HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment
: <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.

Finally, we should like to stress that this advice is based on the information provided by East Hanney Parish Council in their correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[Redacted]

[Redacted]@HistoricEngland.org.uk

Historic Places Advisor,



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Response 13

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Good afternoon,</p> <p>Thank you for the opportunity to comment on the emerging East Hanney Neighbourhood Plan. I am pleased to attach our representations on behalf of Lagan Homes, who are promoting Land north of East Hanney.</p> <p>I'd appreciate if you could confirm receipt,</p> <p>Many thanks</p> <p>[REDACTED]</p> <p>[REDACTED] Senior Planner</p> <p>Direct: [REDACTED] [REDACTED]@stantec.com</p> <p>Stantec 101 Victoria Street Bristol BS1 6PU</p>
<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: Lagan Homes V2.pdf - [REDACTED]

Your details and future contact preferences

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

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Organisation representing (if relevant)	Lagan Homes
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Address line 3	-
Postal town	Bristol
Postcode	BS1 6PU
Telephone number	[REDACTED]
Email address	[REDACTED]@stantec.com

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

[REDACTED]

EAST HANNEY NEIGHBOURHOOD PLAN 2021-
2031
REGULATION 16 CONSULTATION
REPRESENTATIONS

Land north of East Hanney,
Oxfordshire

June 2023

EAST HANNEY NEIGHBOURHOOD PLAN 2021-2031
REGULATION 16 CONSULTATION REPRESENTATIONS

Land north of East Hanney, Oxfordshire
On Behalf of Lagan Homes

Project Ref:	34127/A3/OH/PS	34127/A3/OH/PS
Status:	Draft	Final
Issue/Rev:	1	2
Date:	06/06/23	07/06/23
Prepared by:	OH	OH
Checked by:	GW	GW
Authorised by:	GW	GW

Barton Willmore, now Stantec
3rd Floor, 50-60 Station Road
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Tel: 01223345563

Ref: 34127/A3

Email: [REDACTED]@Stantec.com

Date: June 2023

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CONTENTS

- 1.0 Representations to the Regulation 16 Consultation
- 2.0 Summary and Conclusion

1.0 RESPONSE TO THE REGULATION 16 CONSULTATION & EVIDENCE BASE

- 1.1 These representations have been prepared by Stantec on behalf of Lagan Homes, who are promoting Land north of East Hanney ('the site').
- 1.2 The draft plan subject to this consultation constitutes the final submission version of the neighbourhood plan (NP) prepared by the East Hanney neighbourhood planning group to be assessed by Vale of White Horse District Council (VWHDC).
- 1.3 Vale of White Horse and South Oxfordshire councils have reaffirmed a commitment to work on a Joint Local Plan (JLP) which will guide the kinds of new housing and jobs needed and where they should go, informing planning application decisions for the districts. Whilst the JLP is under preparation, the development plan within VWHDC consists of:
- Vale of White Horse District Council Local Plan 2031 - Part 1
 - Vale of White Horse District Council Local Plan 2031- Part 2
 - Oxfordshire Minerals and Waste Plan
- 1.4 The preparation of a NP presents an opportunity for residents to control and sensitively grow their settlement, ensuring a sustainable supply of community facilities, services and high-quality new homes.
- 1.5 It is recommended that the draft NP is amended to allow for the incorporation of a more positive policy approach towards meeting the up-to date housing needs of the Parish that will endure beyond the adoption of the emerging JLP. Local concerns such as the roads need improving, the sewer network is limited in capacity, and there is a lack of local services to support an increased population, are recognised, and carefully planned development can assist with this challenge through the provision of associated facilities and financial contributions.
- 1.6 The 3.7ha site, shown in Appendix 1, presents a constraint-free site, adjacent to the settlement boundary outside of the flood zone and conservation area yet within walking distance to the services on offer within the village. The site has the potential to provide c.100 residential properties, with ample public open space and access onto the A338. The southern boundary of the site would connect to one of the two residential allocations within the settlement (North-East of East Hanney), which would present further opportunities for sensitive masterplanning to maximise landscape and urban assimilation.

-
- 1.7 Lagan Homes delivers high quality housing built with the local community in mind. They would work collaboratively with the Parish and Neighbourhood Plan Group to design and deliver a scheme that contributes to the objectives of the Neighbourhood Plan. Lagan Homes recognises that within East Hanney there is a desire to provide existing and future residents with the opportunity to live in a high-quality home and providing a mix of housing to better meet local needs including smaller homes and homes for the elderly. Lagan recognises and would deliver on NP policy EHNP12 (Ageing Population) to ensure the ageing population is supported.
- 1.8 The site is controlled by Lagan Homes and is currently available; with a broad capacity for c.100 dwellings and sufficient public open space provision. We envisage the construction timeframe to be 1-2 years.
- 1.9 A unique consideration at this stage is the impact of the Abingdon Reservoir Proposals and the progression of the 'Southeast Strategic Reservoir Options' (SESRO). SESRO is an 'off-line', fully bunded raw water storage reservoir in the upper catchment of the River Thames. The indicative location of SESRO is southwest of Abingdon and to the west of the A34 in the Vale of White Horse District.
- 1.10 SESRO is surrounded by the small community settlements of Marcham and Frilford to the north, Drayton to the east, Garford, Grove and East Hanney to the west and Steventon to the south.
- 1.11 The current proposals involve a main access road into the site (from A415, Marcham Road) and a requirement to divert the existing East Hanney to Steventon Road. The diverted road would include provision for an off-road cycle path in relation to the reservoir proposal between the villages of Drayton, East Hanney and Steventon. There are no current plans showing a draft route for the diversion of the road.
- 1.12 The Affinity Water & Thames Water SESRO masterplan below shows the proximity of the reservoir to the village, and by relation, the site. All conservation, access and recreation (CAR) strategies for the reservoir propose a wetland habitat on the western bank, stretching to the eastern edge of East Hanney, a public right of way is proposed around the reservoir. This wetland area, adjacent to East Hanney would be designed to be a quieter, less disturbed part of the site, to maximise the environmental benefit. Some local access and parking would be provided on this western side for the benefit of East Hanney.
- 1.13 The site is currently shown to be used for scrubland on the outermost boundary of the SESRO site; were an application to be forthcoming, we envisage opportunities for the site to act as a buffer between the denser built form of the village, and the wetland

habitat of the reservoir. The eastern edge of the site would likely feature planting, wildlife corridors and connections for walkers. The masterplan shows the site boundary running to the edge of the existing built form within East Hanney and surrounding villages; this would likely require greater landscape and visual mitigation from within the reservoir site itself. There are excellent landscape and wildlife opportunities presented by masterplanning a site to sensitively sit alongside the reservoir landscape buffer as opposed to trying to retroactively implement landscape sensitivity.

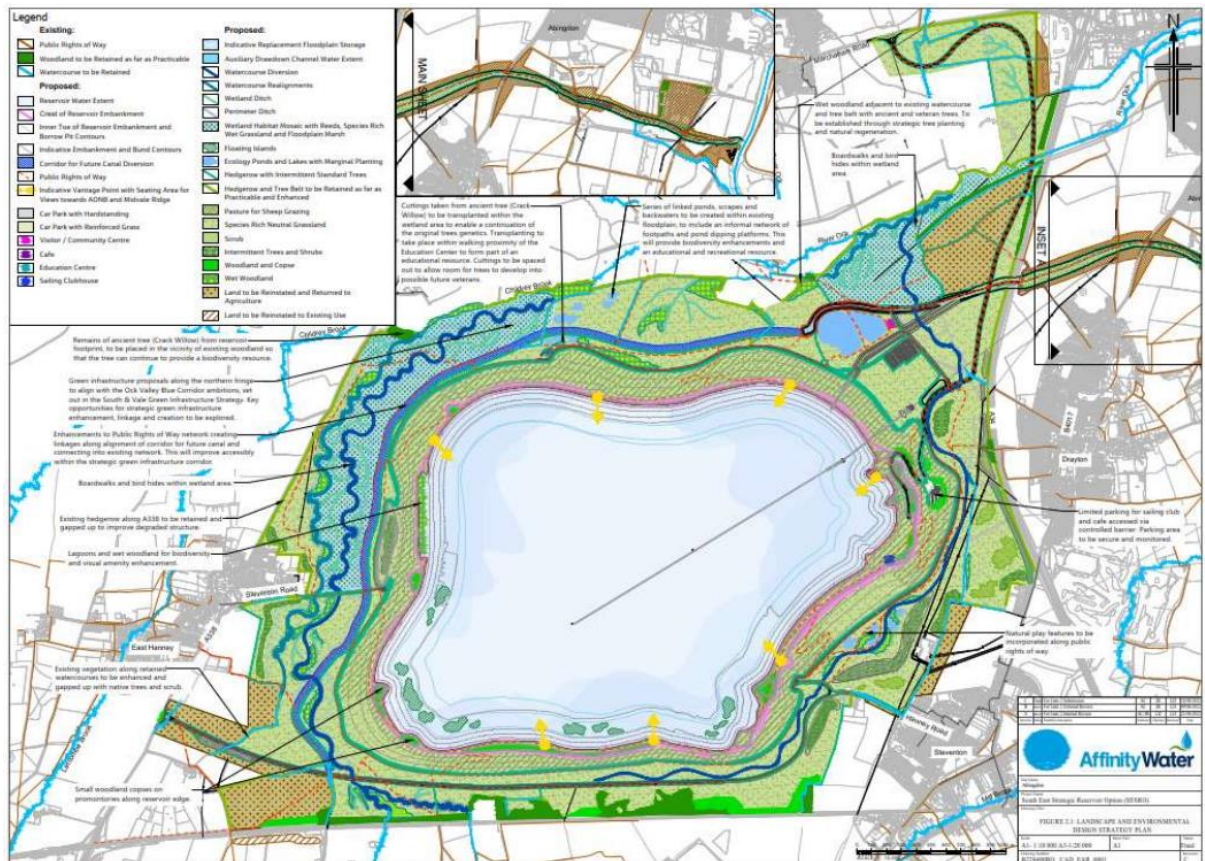


Figure 1 - SESRO Masterplan (Affinity Water)

- 1.14 The NP has raised an objection to the size of the reservoir and its impact on microclimate and flood risk, though acknowledge the potential landscape, wildlife and traffic benefits that may arise. The SESRO documentation and consultation will continue to address these concerns.
- 1.15 An independent study was commissioned to assess the impact of the SESRO project on the site at East Hanney. The study sought to understand the impact of the changes in the surrounding watercourses on the site and the impact of safeguarding and buffer zones around a reservoir such as this. The site plan (Appendix 1) shows an area outlined in blue which would likely be used for recreational and biodiversity land, were it to be included in the application site. The study found that, if the reservoir goes ahead to the

maximum extent, the use of this eastern area for flood storage is commensurate with the proposal for the development site.

2.0 CONCLUSION AND SUMMARY

- 2.1 We commend the East Hanney Neighbourhood Planning Group on the preparation of the draft NP. The draft allocation of suitable sites that would generate positive contributions to the community through high quality design and sensitive landscaping that would address the interface with the emerging SESRO is considered an opportunity to for the village and its residents.
- 2.2 The site presented within these representations would listen to the Steering Group's and village residents' concerns with previous speculative applications and apply Lagan Homes' ethos and principles to bring forward a scheme that will help the sustainably grow through the plan period. The impact on the SESRO is likely to be far-reaching and early discussions with developers and relevant stakeholders will be of the benefit of all parties.
- 2.3 We propose that the site be considered by the the Neighbourhood Plan as available and suitable for allocation, subject to a suitable landscape buffer with the adjacent proposed scrub and wetland habitat, should the SESRO project come forward.

APPENDIX 1: Site Location Plan



Response 14

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Good afternoon</p> <p>Please find representations on behalf of the landowners [REDACTED] and Lagan Homes in respect of the above.</p> <p>Lagan Homes has an interest in a site in the village owned by [REDACTED] who have previously made representations in respect of the NP back in February 2022. We note that many of their concerns have been addressed in this version of the NP.</p> <p>Our representations include details of the site as well comments on the revised NP.</p> <p>Please confirm receipt of this email.</p> <p>Regards</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Company Planner Phone: 01295 201070 Mobile: [REDACTED] Email: [REDACTED]@LaganHomes.com</p> <p>Lagan Homes Ltd Finance House Beaumont Road Banbury Oxfordshire OX16 1RH T: +44 (0)1295 201050</p>

Q3. You can upload supporting evidence here.

- File: NP Reps June 2023.pdf - [REDACTED]
- File: Appendix 2 Appeal Decision.pdf - [REDACTED]

Your details and future contact preferences

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

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6th June 2023

Planning Policy
Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE

By email: planning.policy@southandvale.gov.uk

Dear Sir

REPRESENTATIONS IN RESPECT TO THE SUBMITTED EAST HANNEY NEIGHBOURHOOD PLAN.

I refer to the above and on behalf of the landowners [REDACTED] of Wier Farm we wish to add to the representations made in respect of the Neighbourhood Plan in 2022.

Whilst we welcome the many revisions to the Neighbourhood Plan particularly the fact that the site to the south of the Causeway (as identified on the attached plan) is no longer identified as a local green space, we still wish to make comment on certain policies, and these are outlined below.

Policy EHNP 2 - Settlement Boundary

The settlement boundary is drawn tightly around the existing and committed development of the village and apart from some modest infill does not provide any additional opportunities for growth. This is particularly important as the NP does not identify any new allocations for housing or other development.

However, we note that the sites allocated in the Local Plan have now been included within the settlement boundary and that the policy wording allows for further sites to be allocated in any Local Plan review by stating:

Outside of the Settlement Boundary development proposals will be supported on allocated sites...

Policy EHNP 4 Coalescence

As before we support the aim of this policy and we very much welcome the modifications to it since the NP was consulted upon in February 2022.

The 'Hanney Gap' is experienced mostly when you drive along The Causeway and School Road. At this point it is at its narrowest. We note the comment in the NP that

West and East Hanney have always been physically separated by the open fields of the 'Hanney Gap', which is delineated by the parish boundary which lies along Cow Lane, with East Hanney to the east of Cow Lane and the edge of the built-up area of West Hanney to the west.

The site the subject of these representations is clearly to the east of Cow Lane.

As commented upon in the Inspectors Appeal Decision Letter (attached to these representations and to the earlier representations made in February 2022), the impact of developing the appeal site is limited and would be seen in the context of the existing development on The Causeway and Brookside. The development of this site would not reduce the gap between the two settlements, and with careful planting and landscaping, particularly along Cow Lane could actually help to improve matters, especially as the owners of the site also own the land to the south of the site.

The Inspector also considered that the proposal was acceptable in terms of the impact on the character and appearance of the area; on the significance of the Conservation Area; and setting of any nearby listed buildings.

During his site visit the Inspector he saw that:

... the appeal site is visible from Cow Lane and adjacent public footpaths; a factor acknowledged in the appellant's Landscape Visual Impact Assessment. However, views from adjoining public vantage points would be from short distances only and as stated by the Council's Landscape Officer, would be made in the context of existing development along the Causeway and Brookside...

Based on his site visit and the evidence before him at the Appeal, he was satisfied that:

...the proposal would have a negligible effect when viewed from long distant vantage points. Taking into account the separation distances, intervening farm buildings and extent of vegetation between the site, the ECHA and listed buildings, I am satisfied that subject to appropriate design details at the reserved matters stage, the proposal would preserve the significance of the heritage assets...

And

a satisfactory layout could also be secured at the reserved matters stage.

Bearing this mind, the site has been promoted as a site that is suitable, available, and achievable through the District Councils, Local Plan Review Process and as such we remain of the view that its development would not contribute to the coalescence of East and West Hanney.

Whilst it remains in the area identified as the 'Hanney Gap' we consider that the development of this site would not conflict with Policy EHNP 4.

Policy EHNP 8 - Housing Density

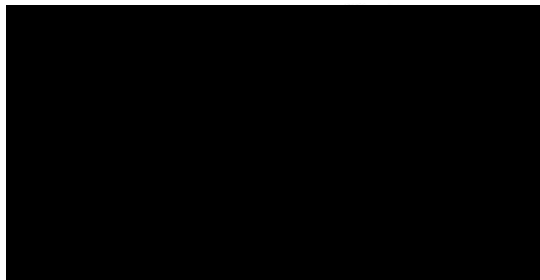
We welcome the changes to this policy which provides greater flexibility as it no longer specifies maximum densities. This is more reflective of national and local planning policy.

Conclusion

The revisions to the Neighbourhood Plan are welcomed and we are grateful to the Neighbourhood Plan Group for taking on board the earlier representation that were made.

As a consequence of those changes, subject to some minor caveats, we are generally supportive of the Neighbourhood Plan.

Yours faithfully



[Redacted]

Company Planner

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Mobile: [Redacted]

Email: [Redacted]@[LaganHomes.com](mailto:[Redacted]@LaganHomes.com)

Appendices

Appendix 1

Site Plan

Appendix 2

Copy of Appeal Decision

Appendix 1



Your Ref: South and Vale Consultations
Our Ref: East Hanney, Causeway



Appendix 2

Appeal Decision

Site visit made on 27 February 2017

by B Bowker Mplan MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 May 2017

Appeal Ref: APP/V3120/W/16/3163560

Land south of The Causeway, East Hanney, Oxfordshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr J Lagan on behalf of Lagan Homes Ltd against the decision of Vale of White Horse District Council.
 - The application Ref P16/V0364/O, dated 10 February 2016, was refused by notice dated 30 August 2016.
 - The development proposed is outline application for the construction of up to 24 dwellings with all matters reserved except access (35% affordable).
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The proposal as submitted was for outline planning permission with all matters reserved apart from access. Appearance, landscaping, layout and scale are reserved for later consideration and the appeal has been determined on this basis.
3. The description of development used above is taken from the Council's decision notice which is a description agreed by the parties prior to the determination of the application.
4. Since the submission of the appeal, the Council adopted its Local Plan 2031: Part 1 (LP) on 14 December 2016. The parties have had the opportunity to comment on this matter and submit any LP policies considered relevant to the appeal. The parties also had an opportunity to comment on an appeal decision¹ cited by the appellant. The appeal has been determined accordingly.
5. Additional comments were also sought from the parties regarding the effect of a number of court judgements² on the appeal. The referenced court judgements consider that the Judge in the case of *Wychavon v SSCLG and Crown House Developments Ltd* [2016] fell into error and that the presumption in favour of sustainable development only exists within paragraph 14 of the National Planning Policy Framework (the Framework). The appeal has been

¹ APP/V3120/W/16/3145234, *Mather House & Greensands, White Road and Reading Road, East Hendred, Wantage*

² *Trustees of Barker Mills Estate v Test Valley Borough Council and the Secretary of State for Communities and Local Government (SSCLG)* [2016], *Cheshire East Borough Council v SSCLG* [2016] *Staffordshire Borough Council v SSCLG and Barwood Strategic Land* [2016], *Wychavon v SSCLG and Crown House Developments Ltd* [2016]

determined taking into account the Court judgements and the comments received on this matter.

Main Issues

6. The main issues are:

- whether the proposal would accord with development plan policies regarding housing delivery; and,
- the effect of the proposal on the character and appearance of the surrounding area, and significance of the East Hanney Conservation Area (EHCA) and the setting of nearby listed buildings.

Reasons

Local Housing Delivery Policies

7. Based on its more limited range of services and facilities, LP Policy CP3 defines East Hanney as a larger village and identifies its location within the Abingdon-on-Thames and Oxford Fringe Sub Area. The policy anticipates that unallocated development in larger villages will be limited to local needs and to support employment, services and facilities within local communities.
8. LP Policy CP2 recognises that Oxford City is unlikely to accommodate the whole of its housing requirement. Consequently, it states that the Council will work with other local authorities to contribute towards meeting this need within two years of the LP adoption date. It is anticipated that this approach will ensure a timely and robust plan making process to allocating housing sites.
9. The appellant queries the ability of the Council to demonstrate a five year housing land supply in the context of unmet need from Oxford City. Paragraph 21 of the LP Inspector's Report is also highlighted which states that the Oxford City's unmet housing need does not preclude earlier delivery. However, Policy CP2 states that should no sites be allocated within two years, the LP housing target will be increased to absorb the unmet need. At this early stage, I have no reason to doubt that the Council will meet the requirements of LP Policy CP2.
10. LP paragraph 4.12 and policies CP4 and CP8 anticipate that windfall development (via the development management process) that is in accordance with LP policies and LP Part 2 allocations will have a role in meeting LP housing targets, including at the Abingdon-on-Thames and Oxford Fringe Sub Area. Policy CP4 states that development outside the built area of settlements will be permitted where it has been allocated by the LP, future parts of the LP or by a Neighbourhood Development Plan (NDP). It goes on to state that this development must be adjacent, or well related to the existing built area of the settlement.
11. The proposal would be adjacent and well related to the existing built area of the settlement. However, Policy CP4's reference to development being 'adjacent or well related' relates to development at allocated sites or at sites allocated in future parts of the development plan.
12. LP Policy CP4 further states that development in the open countryside is not appropriate unless specifically supported by other relevant development plan or national planning policy. Policy CP4 affords a presumption in favour of

sustainable development within existing built areas of settlements such as 'larger villages' in accordance with Policy CP1. East Hanney does not have a settlement boundary and the term 'existing built areas' is not defined by the policy. Nonetheless, the proposal would occupy an undeveloped site bounded by open countryside to its immediate south and west. In this respect, I cannot conclude that the proposal is sited within the built area of East Hanney.

13. Whilst the role of windfall development in meeting housing requirements is anticipated by LP Policies CP 4 and CP8, the appeal site has not been allocated for housing development and is located in the countryside for planning purposes. I also note that the 'Summertown' strategic site was part of the submitted LP before it was adopted. In addition, in a letter to the Examining Inspector, the Council do not rule out smaller (non-strategic) development at East Hanney as part of Local Plan part 2 process. However, these factors or the site's location adjacent to the settlement do not guarantee that the appeal site will be an allocated site in part 2 of the Local Plan. Nor does the modest size of the proposal change the fact that the site has not been allocated for housing development in the LP.
14. My attention has also been drawn to an appeal decision at Mather House & Greensands¹. However, as the Council point out, unlike the appeal before me, the proposal was located in the 'Science Vale ring fence' area, a factor which was determinative. Furthermore, as no substantive evidence is before me to the contrary, I am satisfied the Council can demonstrate a housing land supply in excess of 5 years. In this respect, LP Policies for the supply of housing can be considered up to date and thus attract full weight. Moreover, the LP has only recently been adopted and housing allocations are anticipated in part 2 of the Local Plan. In such circumstances, I see no compelling reasons to doubt the LP policy approach to housing delivery.
15. Therefore, I conclude that the proposal would not accord with development plan policies regarding housing delivery. Consequently the proposal would be contrary to LP Policies CP2, CP4 and CP8, the requirements of which are outlined above.

Character, Appearance and Heritage Assets

16. The appeal site is a relatively flat paddock located to the rear of semi-detached dwellings that front onto The Causeway. A network of public right of ways run to the east, south and west of the site. The ECHA is located to the south east and contains four grade II listed buildings which form part of the justification for the EHCA designation. The significance of the listed buildings is based on their rural setting and clustered arrangement; particularly appreciable from roadside views to the east.
17. During my site visit, I saw that the appeal site is visible from Cow Lane and adjacent public footpaths; a factor acknowledged in the appellant's Landscape Visual Impact Assessment. However, views from adjoining public vantage points would be from short distances only and as stated by the Council's Landscape Officer, would be made in the context of existing development along the Causeway and Brookside.
18. Based on my site visit observations and the evidence before me, I am satisfied the proposal would have a negligible effect when viewed from long distant vantage points. Taking into account the separation distances, intervening farm

buildings and extent of vegetation between the site, the ECHA and listed buildings, I am satisfied that subject to appropriate design details at the reserved matters stage, the proposal would preserve the significance of the heritage assets. Based on the reduced density agreed with the Council prior to its decision, a satisfactory layout could also be secured at the reserved matters stage.

19. It has been put to me by a third party that The Stables is a listed building. However, no evidence is before me to indicate that this is the case. In any event, the reasoning above would also apply to The Stables and thus the proposal would not result in any harm in this respect.
20. Finally, I have considered two nearby dismissed appeal decisions³ involving 197 and 200 houses highlighted by the parties. However, in comparison, the appeal site occupies a different and more discrete location and the proposal involves development of a much smaller scale.
21. Therefore I conclude that the proposal would not have a harmful effect on the character and appearance of the surrounding area or on the significance of the ECHA and setting of nearby listed buildings. Consequently, the proposal would meet the requirements of LP Policies CP37 and CP44 and saved 2011 Local Plan policies HE1, HE4 and NE7 which are of most relevance to this matter. Combined, these policies seek to ensure that development responds positively to the site, its surroundings and preserves the significance of the conservation area, the setting of listed buildings and key features that contribute to the nature and quality of a landscape.

Overall Balance

22. Section 38 (6) of the Planning and Compulsory Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
23. The Court judgement referred to above confirms that the presumption in favour of sustainable development exists only in the circumstances set out in paragraph 14 of the Framework. As reasoned above, the Council can demonstrate a five year supply of housing land and the recent adoption of the LP gives me no reason to consider that it is not in accordance with the Framework. Consequently, as LP policies are fully consistent with the Framework and housing supply policies are not out of date, they attract full weight. In this respect, the presumption in favour of sustainable development outlined in paragraph 14 bullet point 4 of the Framework is not engaged.
24. The proposal would comply with LP Policies CP37 and CP44 as reasoned in the second main issue above. It would also comply with LP Policy CP24 via its contribution to affordable housing. However, the proposal's compliance with these policies would be outweighed by its conflict with LP housing delivery Policies CP2, CP4 and CP8. Therefore, the proposal would be contrary to the development plan as a whole. This is a factor that attracts significant weight against the proposal. In this respect, the presumption in favour of sustainable development outlined in paragraph 14 bullet point 3 of the Framework is not engaged.

³ APP/V1320/W/16/3142562 land to the south of Summertown and APP/V3120/W/16/3145359 land south of Steventon Road

25. A number of benefits are associated with the proposal. Firstly, the proposal would make an onsite contribution towards affordable housing; a factor which attracts some weight in favour of the proposal. The proposal would also support local services and facilities and thus lead to economic and social benefits. Economic benefits would also arise via an increase in local spending power and by support to construction employment. These benefits also attract modest weight in favour of the appeal.
26. As the site is within walking and cycling distance to the village centre and public transport links, environmental benefits would arise by reducing dependency on private vehicular transport. These benefits are also afforded modest weight in favour of the appeal.
27. However, an absence of harm in relation to the second main issue can only be considered a neutral factor in the planning balance. Mitigation is also provided by the submitted Unilateral Undertaking (UU, dated 7 April 2017) in respect of waste and recycling provision, public right of way improvement works, education provision and local bus services. Based on the evidence submitted, the obligation would comply with the statutory tests contained in Regulation 122 of The Community Infrastructure Levy Regulations 2010. However, as the UU also relates to mitigation measures, it is a neutral factor when weighed in the planning balance.
28. Combined, the benefits identified above attract some weight in favour of the appeal. However, the primacy of the development plan is established in Section 38 (6) of the Planning and Compulsory Act 2004 and at paragraph 2 of the Framework. In addition, paragraph 14 bullet points 3 and 4 of the Framework are not engaged. Moreover, as one of the Framework's core planning principles, paragraph 17 bullet identifies that planning should be genuinely plan led, empowering local people to shape their surroundings.
29. In this context, the combined weight afforded to the benefits associated with the proposal would be outweighed by the significant weight afforded to its conflict with the LP as a whole and with the Framework's core planning principle that planning should be genuinely plan led.

Conclusion

30. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

B Bowker

INSPECTOR

Response 15

Respondent Details

Information
<div><div></div><div></div></div> <div></div> <div></div> <div></div>
Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Dear Sir/Madam</p> <p>Please find attached our response to the Reg 16 consultation on the East Hanney Neighbourhood Plan.</p> <p>Do contact me should you have any queries.</p> <p>Many thanks.</p> <p>Kind regards</p> <div><div></div><div></div></div> <p>Planning Manager</p> <p>Bloor Homes South West Unit 7 Latham Road, Swindon, Wiltshire, SN25 4DL</p> <p>Tel: 01793 835600 Email: <div></div>@bloorhomes.com</p>
Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Bloor Homes 17.02.pdf - <div></div>

Your details and future contact preferences

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

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Job title (if relevant)	Planning Manager
Organisation (if relevant)	Bloor Homes
Organisation representing (if relevant)	-
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Postcode	SN25 4DL
Telephone number	01793 835600
Email address	[REDACTED]@bloorhomes.com

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

[REDACTED]



7th June 2023

Planning Policy Team
Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE

By email to: planning.policy@southandvale.gov.uk

Dear Sir/Madam,

EAST HANNEY NEIGHBOURHOOD PLAN

REGULATION 16 CONSULTATION RESPONSE ON SUBMITTED NEIGHBOURHOOD PLAN AND SUPPORTING DOCUMENTS

RESPONSE FOR BLOOR HOMES SOUTH WEST

Bloor Homes have recently begun to promote the land to the east of the A338 and land to the south of Steventon Road in East Hanney. The site falls within the designated East Hanney Neighbourhood Plan Area, which is the subject of the emerging draft East Hanney Neighbourhood Plan (hereafter referred to as the 'draft Neighbourhood Plan').

Bloor Homes are eager to have the opportunity to comment on the preparation of the Neighbourhood Plan and will also engage in the promotion of the land through the emerging Joint VoWH and South Ox Local Plan.

This representation sets out Bloor Homes' response to the Regulation 16 Draft Neighbourhood Plan Consultation. We make some comments on the draft Neighbourhood Plan, but also write principally to ensure the District and Parish Councils are aware of Bloor Homes' involvement in the site.

Local Green Space

Section 5.2.3 of the draft Neighbourhood Plan sets out the approach to Local Green Spaces and Policy EHNP 8.

Figure 15 of the draft Neighbourhood Plan sets out the sites identified as Local Green Space. Part of Bloor Homes' land interests at East Hanney are proposed as a draft Local Green Space allocation under 'Site F'.

Draft Policy EHNP 8 explains that Site F is designated as *'the green corridor East of the A338 running south of the junction with Steventon Road'*.

When designating Local Green Spaces, regard must be had to Paragraph 102 of the National Planning Policy Framework (NPPF) (July 2021) which states the following:

"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 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.”

Bloor Homes are concerned around the designation of part of our land interests at East Hanney as Local Green Space as Site F, particularly as this allocation would conflict with Paragraph 102 of the NPPF. From the outset, it should be acknowledged that the majority of Site F is not publicly accessible, forming private land. Only a small part of Site F is publicly accessible, forming part of the Public Right of Way (PRoW) reference: 198/15/20 which crosses through the northern part of Site F, on an east-west axis.

Appendix D of the draft Neighbourhood Plan sets out the Local Green Spaces Study. A ‘*Summary of Assessed Criteria*’ is set out in Appendix D, and includes an assessment of Site F in response to the requirements of the NPPF.

The following table outlines the requirements of Paragraph 102 of the NPPF, a summarised overview of the site’s assessment in Appendix D, and Bloor Homes’ response to these points:

Paragraph 102 Requirements of the NPPF	Summarised Overview of Site’s Assessment in Appendix D	Bloor Homes’ Response
a) in reasonably close proximity to the community it serves;	<ul style="list-style-type: none"> Footpath links and within 5 minutes walking distance of community. 	Whilst the site is reasonably close to the local community, the lack of public footpaths of the A338 mean that the site is not in easy walking distance of the local community.
b) demonstrably special to a local 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	<ul style="list-style-type: none"> Provides a green edge and place for views over extensive arable area reflective of the Lowland Vale. 	<p>The only publicly accessible part of Site F is PRoW 198/15/20. To the north of this PRoW is an extensive area of woodland. To the east of Site F is an existing scrap yard, followed by mature hedgerows. Mature hedgerows and trees also line the eastern side of the A338. As such, extensive views of the wider context from Site F are limited.</p> <p>Whilst it is accepted that boundary trees and hedgerows add to the green setting/create a green buffer to the village, this is not an uncommon characteristic to East Hanney or any other settlement in the Vale of White Horse or across the country. Therefore, this is not a ‘demonstrably special’ characteristic, which holds local significance.</p> <p>No evidence has been presented as to why Site F would constitute an important wildlife corridor, with no evidence that there is a richness of wildlife that is ‘demonstrably special’ to the local community or which holds local significance. The shape of Site F appears uncondusive to a wildlife corridor, given that it only covers part of the A338 in any event.</p>
	<ul style="list-style-type: none"> Significant views can be accessed. 	
	<ul style="list-style-type: none"> Forms part of the green setting of the village 	
	<ul style="list-style-type: none"> Creates a natural green buffer to this part of the village and forms an arboreal tunnel. 	
c) local in character and is not an extensive tract of land.	<ul style="list-style-type: none"> Green strip along the A338 provides an important wildlife corridor, inclusive of woodland. 	<p>Concerns are raised as to the east of Site F is a scrap yard, and to the west of the A338 a new housing development.</p> <p>On the approach to East Hanney from all directions, existing residential areas are seen alongside areas of farmland and green infrastructure. This is apparent on the western side of the A338, opposite Site F. As such, it is not considered that the site has an influence on the image and perception of the village and its character, or vista on approach.</p>
	<ul style="list-style-type: none"> Represents rural and agricultural history of the village. 	
	<ul style="list-style-type: none"> Area has influence on the image and perception of the village and its character, including being the vista seen on approach. 	
	<ul style="list-style-type: none"> Provides the impact of the village as a rural 	



	village in a green environment.	
	<ul style="list-style-type: none"> Provides a visual green corridor important for wildlife. 	<p>As explained above, no evidence has been presented as to why Site F would constitute an important wildlife corridor, with no evidence that there is a richness of wildlife that is 'demonstrably special' to the local community or hold local significance.</p> <p>The shape of Site F appears uncondusive to a wildlife corridor, given that it only covers part of the A338 in any event.</p>
	<ul style="list-style-type: none"> Not an extensive tract of land. 	<p>Site F covers circa 3.3ha. This is considered to be an extensive tract of land. No evidence or justification is set out in Appendix D as to why Site F is of such a large scale, particularly when the PRow, which is the only publicly accessible element of Site F, is situated to the north of the draft Local Green Space designation.</p>

On the basis of the above, Bloor Homes are concerned around the draft allocation of Site F as a Local Green Space in the draft Neighbourhood Plan. As set out in the table above, it is not considered that Site F meets the tests set out in Paragraph 102 of the NPPF as it is not demonstrably special to the local community; does not hold a particular local significance; is not local in character; and, as drafted constitutes an extensive tract of land.

The majority of Site F is in private ownership, with the exception of the Public Right of Way, which limits its value to the local community. Further to this, the majority of Site F is heavily screened from the A338 and the surrounding context, which limits its overall value and significance to the local community.

For these reasons, Bloor Homes respectfully request that the draft Local Green Space designation for Site F is omitted from the draft Neighbourhood Plan.

Bloor Homes would welcome the opportunity to discuss this site with East Hanney Parish Council in due course, and in particular to create a safeguarded piece of land to enhance the village character, as part of a coordinated approach with due regard to the future development of the site.

Housing Density

Draft Policy EHNP 10 sets out the approach to housing density, and requires that developments respect the character of the village, through the provision of a low density. Furthermore, the policy goes on to require that development at an edge of village location must be at a lower density than in the core of the settlement.

Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 sets out the 'basic conditions' for Neighbourhood Plans. Of most relevance, bullet point (a) requires regard to national policies and bullet (e) explains that the Neighbourhood Plan should be in general conformity with the strategic policies contained in the adopted Development Plan.

Policy 23 of the Vale of White Horse Local Plan Part 1 requires a minimum housing density of 30 dwellings per hectare, subject to local conditions. Accordingly, the requirements proposed in draft Policy EHNP 10 to require 'low density' development, and even lower density on edge of the village location, would conflict with the requirements of Core Policy 23.

Furthermore, Paragraph 124 of the National Planning Policy Framework (NPPF) (July 2021) explains that planning policies should support development that makes efficient use of land.

For the above reasons, concerns are raised that Policy EHNP 10 would result in the basic conditions as required by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 not being met, due to conflict with both national and local policies.



Whilst Bloor Homes appreciate the draft Neighbourhood Plan's intentions with Policy EHNP 10, it is suggested that the policy is omitted. Matters such as density are dealt with by Core Policy 23 of the adopted Development Plan, and it would therefore be inappropriate to enforce lower density requirements which conflict with this policy.

Housing Mix

Draft Policy EHNP 11 sets out the proposed Housing Mix. It is recommended that the wording of the policy is amended to confirm that compliance must also be had to Core Policy 22 (Housing Mix) and 24 (Affordable Housing) of the Vale of White Horse Local Plan Part 1.

Emerging Joint Local Plan

If the Neighbourhood Plan reaches the point of being 'made', it is important to note that the Neighbourhood Plan may need to be reviewed once the emerging Joint Local Plan is formally adopted. The Joint Local Plan Review could, for instance, advance policies that conflict with the Neighbourhood Plan. We recommend wording is included in the draft NP to clarify this potential effect and the correct status of the NP as a 'daughter' document to the existing development plan framework.

I trust our comments and Bloor Homes' position in regards to the draft East Hanney Neighbourhood Plan are clear and well received. Should you have any questions, please do not hesitate to let me know.

If you could confirm safe receipt of this letter, it would be appreciated.

Yours faithfully,

[Redacted Signature]

Planning Manager

Bloor Homes South West

Unit 7 Latham Road, Swindon, Wiltshire, SN25 4DL

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Q3. You can upload supporting evidence here.

- File: East Hanney NDP Response to Submission Version.pdf - [REDACTED]
- File: Tree Survey East Hanney.pdf - [REDACTED]

Your details and future contact preferences

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

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Dijksman Planning

35 Berkeley Road, Newbury, RG14 5JE

Representations

to

East Hanney
Neighbourhood Plan
2021 - 2031

– Regulation 16 Submission Version –



Objection to Proposed Local Green Space A

These representations are limited to a critique of the extent to which the neighbourhood plan meets the requirements of the basic conditions set out within the act. There is no purpose in repeating the basic conditions in this document as they are well known to the examiner.

My comments are directed towards one distinct matter:

The identification of the land A as a Local Green Space

I will consider this in the context of the advice provided by the National Planning Policy Framework 2021 and associated Planning Practice Guidance.

Advice in paragraph 102 of the NPPF 2021 makes it clear that local green space designation requires serious justification, the policy goes significantly beyond merely identifying a variety of attractive green spaces.

The phrases used in this policy indicate a high bar in terms of the evidence needed to support such designations:

The Local Green Space designation should only be used where the green space is:

- “demonstrably special to a local community”
- “holds a particular local significance”

because of

- “its beauty”,
- “historic significance”,
- “recreational value” (including as a playing field),
- “tranquillity” or
- “richness of its wildlife”

Furthermore, such green spaces must be

- “local in character” and
- “not an extensive tract of land”.

It is therefore necessary to consider the evidence provided to support this designation within the East Hanney NDP Local Green Spaces Study Appendix D February 2023 I will consider the evidence provided in the order given, which is related to the subsections of paragraph 102 NPPF 2019.

Close Proximity – The northern part of this field is directly adjacent to some existing housing on the edge of the village, this part of the area therefore complies with the criteria of being close to East Hanney. The rest of the land is south of the line of existing houses and part of the surrounding countryside.

It is also important to note that this parcel of land:

- Has no public access of any kind
- Is entirely hidden from public based village vantage points other than from a narrow view of the existing former farm buildings which can be glimpsed up the access which is approximately 6 meters wide.
- Cannot be seen from any public views within village.
- Is directly and privately overlooked by 6 dwellings only, and the Airbnb flats within the nearby Dandridge's Mill.
- It is, in common with most land around the village visible, from a nearby public footpath, in this case, one which runs along the western side of the Letcombe Brook.

Formal Request - *The Local Plan Inspector is requested please to visit the road frontage of the site and see the extent to which this land is to all intents and purposes entirely hidden from public view from within the village.*

Demonstrably Special? - the evidence provided to demonstrate that this field is “demonstrably special” to the local community is as follows:

Former Orchard? - It is described as containing an *Ancient Orchard* – in reality this site was subject to a full and detailed Arboricultural Assessment, including Tree Constraints Plan

(extract provided with this Statement, and available on the Council's website):

- this **0.75-hectare** site contains only **8 poor quality apple trees identified as BS5837 Category U**. These are defined as those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. As follows:
- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

It is true that this was once an area of Orchard, it is no longer. This is demonstrated well in the early maps attached to the Archaeology Assessment undertaken at the same time as the tree assessment referred to above. There is one reasonable Category C1 Apple tree, but it is outside the subject area.

Historic Significance – The owners of this land know of no recent archaeological studies or investigations that have taken place within the last 30 years. The Archaeological assessment that was undertaken as part of the work on a previous application (available on the Council's Website), concluded that:

There are no known heritage assets within the proposed site and the only listed building upon which there could be a setting impact would be an early 19th century watermill. Archaeological interventions close to the core of the village have proved negative but significant Roman and Saxon remains have been recovered from the wider area and it should be noted that present (disused) mill stands over or very near an earlier mill. This may also be the location of one of the three mills recorded in East Hanney by Domesday

Book. The proximity to the river suggests generalized potential for the site to have been occupied in the past and it covers a large enough area for there to be at least a moderate probability that some archaeological residues would have been present. It remains to be established whether any such potential remains may have survived.

To describe this parcel of land as “very important to village history” is pure and unsubstantiated speculation, perhaps appreciated by specialist local historians, but there are no grounds for believing that this area has specific Local Historic Significance to local people that is so significant as to justify this Local Green Space status.

Significance in terms of Beauty – there is nothing about this parcel of land that distinguishes it from the rest of the countryside which surrounds the village, except perhaps the difficulty in seeing it, other than from one footpath or the back gardens of a handful of adjacent houses. There is no evidence that it has special importance to the local community. The fact that 90% of respondents want to protect all of the Nine Green Spaces proposed rather weakens the suggestion that there is something particular about this hidden area.

Recreational value - this field has no recreational value as it is not publicly accessible. It is unclear therefore how the site can be considered significant in terms of recreational value, particularly as the public footpath which runs along the other side of the brook is outside the proposed designated area. The recreational value of the site is the same as the other privately owned fields which surround the village.

Tranquillity - In terms of tranquillity it is no different from every other field which surrounds the village.





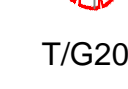



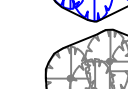

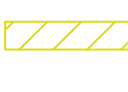



Richness of its wildlife - there is no doubt that this field is close to a protected wildlife site. However, as the Green Spaces Study confirms, this site was *considered by a local wildlife trust as a potential wildlife site, and they rejected it.* It was subject to an ecological assessment by Ecosa, as part of the previous residential application in 2015, and was described as Semi – Improved Grassland, with no special or significant attributes. It is simply factually incorrect to suggest that this field has particular local significance in terms of richness of wildlife.

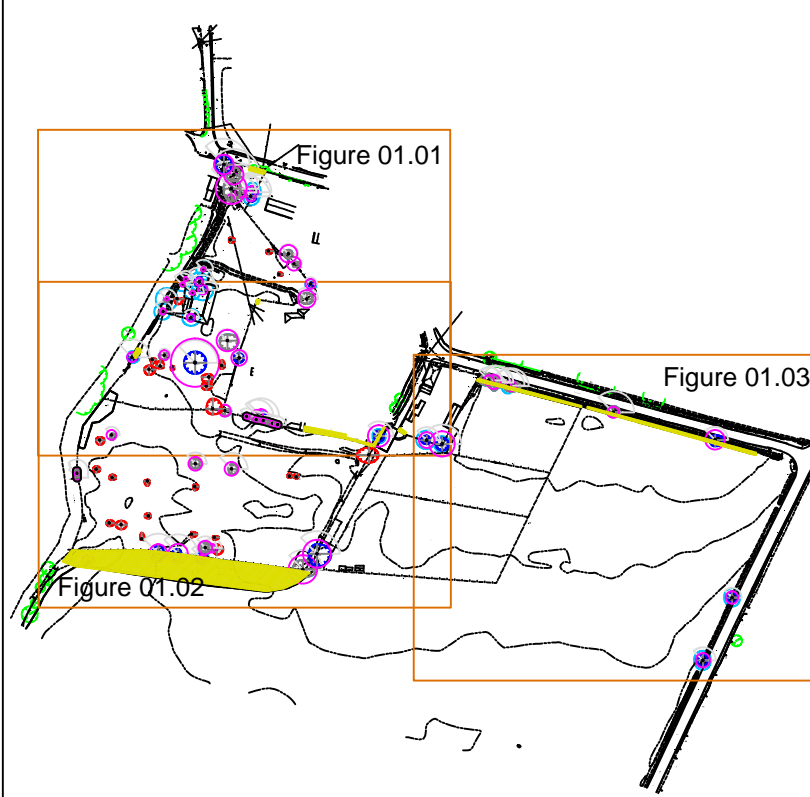
An Extensive Tract of Land? – A large proportion of the land extends south of existing dwellings and into fields that surround the village. It is an extensive tract, most of which is unconnected to the built-up area and invisible from it. Most of the land is well beyond the edge of the village and visually and physically unrelated to it.

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

Legend

-  Tree Position with Canopy Spread plus BS5837 Category A1, A2 or A3
-  Tree Position with Canopy Spread plus BS5837 Category B1, B2 or B3
-  Tree Position with Canopy Spread plus BS5837 Category C1, C2 or C3
-  Tree Position with Canopy Spread plus BS5837 Category U
-  T/G202 Tree / Group Number
-  Root Protection Area Based on Simple Radius from Tree
-  Tree Canopy Ultimate Spread
-  Tree Group Area plus BS5837 Category A2
-  Tree Group Area plus BS5837 Category B2
-  Tree Group Area plus BS5837 Category C2
-  Tree Group Area plus BS5837 Category U
-  Hedge or Woody Scrub Area
-  H/S202 Hedge / Scrub Number
-  Approximate Tree Shadow Extent



Rev	Description	By	Chk	Date
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Capital Drive, Linford Wood, Milton Keynes MK14 6ZP
T+44 (0)1908 669898 E: rps@rpsgroup.com F+44 (0)1908 669899

Client Linden Homes Limited

Project East Hanney

Title Tree Constraints Plan

Status	Scale	Date Created
Issue	1:250 @ A0	06 November 2014
Project Leader	Drawn By	Checked by
BW	BW	

Drawing Number	Rev
JKK8473 _Figure 01.01	-

Response 17

Respondent Details

Information
<div><div></div><div></div><div></div><div></div></div>
Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Response received via letter. Please see attachment.
Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Peter Mothersole letter.pdf - <div></div>

Public examination

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

Your details and future contact preferences

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

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

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



Comment Form East Hanney Neighbourhood Plan - publicity period

East Hanney Parish Council is working on a neighbourhood plan which has recently been submitted to Vale of White Horse District Council.

Please return this comment form by **11.59pm on Wednesday 7 June 2023** to Planning Policy, Vale of White Horse District Council by post to 'Freepost SOUTH AND VALE CONSULTATIONS' (no other address information or stamp is needed) or email planning.policy@southandvale.gov.uk

This form has three parts

Part A – Personal details

Part B – Your comments

Part C – Our commitment to equal access for all

Next steps

After the publicity period ends, your responses to Part A and Part B, including your comments, name, email and postal address, will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner.

Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this in your comments, but the examiner will make the final decision.

Please clearly state in your comments if you wish to be notified of our decision on whether we formally adopt the neighbourhood plan.

All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement, available alongside this document.

Part C is for monitoring purposes only and all questions are optional. The information provided in this section will not be linked to your submission, shared with the independent examiner or outside the council, nor will it be published as part of the consultation results.

Part A – Personal Details


1. Are you completing this form as an: (please tick one box)

Individual ☒

Organisation ☐

Agent ☐

2. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner.

Title	MR
Name	PETER MOTHERSOLE
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address (where applicable)	

Part B – Your comments

3. You can provide your comments on the East Hanney Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement, one of the supporting documents.

If you are commenting on a specific section or a supporting document, please make this clear.

After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner.

If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

I have read the plan in its development stages, and I am impressed with it. It has my wholehearted support.

Something must be done about the piecemeal and low quality developments which are forced on the village with no concern for the overall context of the village, nor for its particular problems e.g. too much surface water.

4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

5. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the East Hanney Neighbourhood Plan:

- ☒ No, I do not request a public examination
- ☐ Yes, I request a public examination
- ☐ Don't know

6. Please state your specific reasons for requesting a public hearing below:



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



8. How did you find out about the East Hanney Neighbourhood Plan consultation?

