

Delegated authority officer decision notice

Decision made by	Tim Oruye Head of Policy and Programmes
Lead officer contact details	Michael Folayan Planning Policy Officer (Neighbourhood) Tel: 07548955909 Email: Michael.folayan@southandvale.gov.uk
Decision	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the East Hanney Neighbourhood Plan, as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a neighbourhood development plan (NDP) and the provisions that can be made by an NDP; 3. To take all appropriate actions to progress the East Hanney Neighbourhood Plan to referendum.
Key decision? (see notes below)	No.
If key decision, has call-in been waived by the Scrutiny Committee chair(s)?	Not applicable.
Confidential decision, and if so under which exempt category?	No.
Delegated authority reference from the constitution	Head of Policy and Programmes ref 3.3 (Page 178).
Risks	<p>The local community will have the opportunity to vote on the neighbourhood plan at referendum; there is a risk that the local community will vote against the plan. This risk is low given the level of support shown for the plan as detailed in the consultation statement.</p> <p>The legislation makes provision for the council's decision at this stage to be challenged via a judicial review. The process undertaken and proposed accords with planning legislation.</p>
Reasons for decision	<ol style="list-style-type: none"> 1. The East Hanney Neighbourhood Development Plan (the plan) as modified by the Examiner's recommendations, has had regard to policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have a significant effect. A neighbourhood plan must not constrain the delivery of important national policy objectives. The principal document in which national planning policy is contained is the

National Planning Policy Framework (NPPF) and this conclusion is reached bearing this in mind. It should be noted that the NPPF was revised on 19 December 2023. The revised NPPF replaces the previous NPPF published in March 2012 and revised in July 2018, February 2019, July 2021 and September 2023. The advice within National Planning Practice Guidance (“NPPG”) has also been borne in mind in reaching this conclusion.


2. Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically paragraph 29 of the NPPF states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
3. Beyond this, the content of a draft neighbourhood plan will determine which other aspects of national policy are or are not a relevant consideration to take into account. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
4. Having considered all relevant information, including representations submitted in response to the Plan, the Examiner’s considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan has developed a positive suite of policies that seek to bring forward positive and sustainable development in the neighbourhood area. There is a clear focus on the proposed designation of a series of Local Green Spaces and the identification of proposed Gaps. The Plan also contains policies which focus on the delivery of sustainable development, as supported by National Planning Policy Framework paragraph 29.
5. The plan, as modified by the Examiner’s recommendations, contributes to the achievement of sustainable development. This condition relates to the making of the plan as a whole. It does not require that each policy in it must contribute to sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. It is clear that the submitted Plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension, the Plan includes policies for infill residential development (Policy EHNP3). In the social role, it includes policies on Local Green Spaces (Policy EHNP8), on the range of house sizes in new developments (Policy EHNP11), on housing for older people (Policy EHNP12) and on community facilities (Policy EHNP13). In the environmental dimension, the Plan positively seeks to protect its natural, built, and historic environment. It has policies on character (Policy EHNP1), on

dark skies (Policy EHNP15), and on flood mitigation (Policy EHNP16).

6. As a whole, the council is satisfied that the policies in the plan pursue net gain across each of the different dimensions of sustainability in a mutually supportive way.
7. The plan, as modified by the Examiner's recommendations, is in general conformity with the strategic policies contained in the current Development Plan for the area. East Hanney is identified as a 'larger village' in the adopted Local Plan Part 1 (Core Policy 3). Core Policy 4 (Meeting Our Housing Needs) sets the context for the nature of new development that would be supported in larger villages in the district. Core Policy 4 indicates that East Hanney does not have a defined requirement to contribute towards delivering additional housing, however there is a presumption in favour of sustainable development within the existing built area of larger villages in accordance with Core Policy 1. The East Hanney Neighbourhood Plan is not proposing to allocate any additional sites for housing.
8. The Plan, as modified by the Examiner's recommendation, would not breach, and be otherwise incompatible with EU obligations, retained in UK law, including the following Directives: the strategic Environmental Assessment (2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); and the Water Framework Directive (2000/60/EC). In addition, no issue arises in respect of equality under general principles of EU law or any EU equality directive.
9. In order to comply with the basic condition on the European Union legislation, Vale of White Horse District Council undertook a screening exercise (dated January 2023) on the need or otherwise for a Strategic Environmental Assessment (SEA) to be prepared for the Plan. As a result of this process, it concluded that the Plan is not likely to have any significant effects on the environment and accordingly would not require SEA.
10. The Council screened the Plan's potential impact on EU Special Areas of Conservation (SACs), and this was completed in January 2023. The HRA screening report concluded that the Plan would not have any likely significant effects on the integrity of European sites in or around Vale of White Horse, either alone or in combination with other plans or programmes and that an Appropriate Assessment is therefore not required.
11. The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.

	<p>12. The Plan, as modified by the Examiner’s recommendations, complies with the definition of an NDP and the provisions that can be made by an NDP. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it specifies the period for which it is to have effect and it does not include provision about development that is ‘excluded development’.</p> <p>13. The council is satisfied that it is not necessary to extend the referendum area beyond the boundaries of the designated neighbourhood area as they are currently defined.</p> <p>14. The individual modifications proposed by the Examiner are set out in Appendix 1 alongside the council’s decision in response to each recommendation and the reason for them. The Examiner’s Report is available at Appendix 2.</p> <p>15. The Examiner noted in his report, paragraph 7.120, that it will be appropriate for Vale of White Horse District Council to have the flexibility to make any necessary consequential changes to the plan. To ensure that the plan reads as a coherent document the qualifying body and the council have agreed factual, consequential, and typographical updates. These are set out in Appendix 3.</p> <p>16. The modifications set out in Appendix 1 and Appendix 3, both separately and combined, produce no likely significant environmental effects and are unlikely to have any significant effects on the integrity of European Designated Sites.</p> <p>17. The council has taken account of all the representations received.</p> <p>18. The Counting Officer is responsible for determining the date of the referendum. The Electoral Service team advises that the referendum is planned for the week commencing 8 April 2024.</p>
<p>Alternative options rejected</p>	<p>Make a decision that differs from the Examiner’s recommendation</p> <p>If the council deviates from the Examiner’s recommendations, the council is required to:</p> <ol style="list-style-type: none"> 1. Notify all those identified on the consultation statement of the parish council and invite representation, during a period of six weeks, 2. Refer the issue to a further independent examination if appropriate. <p>Refusing to progress the Plan</p> <p>The council can decide that it is not satisfied with the plan proposal with respect to meeting basic conditions, compatibility with Convention rights, definition and provisions of the NDP even if modified. Without robust grounds, which are not considered to be present in this case, refusing to take the Plan to a referendum could leave the Council vulnerable to a legal challenge.</p>

	<p><u>Reason for rejecting alternative options</u></p> <p>These options were rejected because the district council is minded to agree with all of the Examiner's modifications and his conclusion that the Plan, as modified, meets the basic conditions and relevant legal requirements.</p>
Legal implications	The process undertaken and proposed accords with planning legislation.
Financial implications	<p>The Government makes funding available to local authorities to help them meet the cost of their responsibilities around neighbourhood planning. A total of £20,000 can be claimed for each neighbourhood planning area. The council becomes eligible to apply for this additional grant once the council issue a decision statement detailing the intention to send the plan to referendum.</p> <p>The Government grant funds the process of progressing neighbourhood plans through the formal stages, including the referendum. Any costs incurred in the formal stages in excess of Government grants is borne by the council. Staffing costs associated with supporting community groups and progressing neighbourhood plans through the formal stages are funded by the council. It is expected that costs associated with progressing this neighbourhood plan can be met from with existing neighbourhood planning budget.</p>
Climate implications	<p>The Plan contributes to the achievement of sustainable development. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.</p> <p>In terms of climate and ecological implications, the Plan seeks to have a positive impact, containing an objective concerned with promoting nature recovery and biodiversity (EHNP 9), in addition to the retention of existing natural assets (EHNP 6), and flood mitigation and climate change in relation to new housing (ENHP 16).</p>
Equalities implications	There are no equalities implications.
Other implications	There are no other implications.
Background papers considered	<ol style="list-style-type: none"> 1. East Hanney Neighbourhood Plan and supporting documents 2. National Planning Policy Framework (2023) 3. National Planning Policy Guidance (July 2014 and subsequent updates) 4. Vale of White Horse Local Plan 2031, Part 1 and Part 2 5. Vale of White Horse District Council SEA/HRA Screening Statement January 2023 6. Representations submitted in response to the East Hanney Neighbourhood Plan 7. Relevant Ministerial Statements

Declarations/ conflict of interest?	None			
Consultees	Email	Name	Outcome	Date
	Legal legal@southandvale.gov.uk	Vivien Williams	Approved	25/01/2024
	Finance Finance@southandvale.gov.uk		No comment	
	HR hadminandpayroll@southandvale.gov.uk	Trina Mayling	No comment	25/01/2024
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	Support	31/01/2024
	Equality and diversity equalities@southandvale.gov.uk	Equalities Team	Support	30/01/2024
	Risk and insurance risk@southandvale.gov.uk		No comment	
	Strategic Property property@southandvale.gov.uk	Christopher Mobbs	No comment	31/01/2024
	Communications communications@southandvale.gov.uk	Andrea Busiko	No comment	26/01/2024
	Relevant Cabinet member	Andy Foulsham	Support	30/01/2024
	Ward councillor	Sally Povolotsky	Support	25/01/2024
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Date: 05/02/2024			

Appendix 1: Examiner's recommendations

Policy/ Section	Examiner's recommendations	Council's Decision	Justification/Reason
EHNP1 Village Character, Sustainable Development and Design	<p>Replace the final sentence of the opening element of the first part of the policy with: 'As appropriate to their scale, nature and location, development proposals should ensure that:'</p> <p>Replace i) with: 'they are complementary to their immediate surroundings; and'</p> <p>In ii) delete 'should demonstrate that'</p> <p>At the end of v) add '(as set out in Appendix I)</p> <p>Replace vi) with 'they provide accessible greenspace'</p> <p>Replace the opening element of the second part of the policy and vii) and its initial sentence with:</p> <p>'Development proposals which include innovative solutions and sustainability measures will be supported where their design approach is sympathetic to the character of the surrounding area. As appropriate to their scale, nature and location, development proposals should demonstrate how they:'</p>	Agree	<p>The council consider the modifications to the policy necessary to bring the clarity required by the NPPF. The introduction of proportionate elements to the policy will help to enable its clear and consistent application within the development management process.</p> <p>Additionally, these changes will ensure the policy's consistency with the recommended modifications to Policy EHNP14 on green spaces in new development.</p>
EHNP3 Village Infill	Replace the policy with:	Agree	The council consider the modifications to This policy necessary to bring the clarity

	<p>‘Proposals for infill development should have regard to and reflect the guidance in the East Hanney Neighbourhood Plan Design Guide and the Local Character Assessment.</p> <p>Proposals for infill development should respond positively to the following principles:</p> <ul style="list-style-type: none"> • the width of the development site reflects the widths of existing adjoining plots as measured along the row of dwellings and other substantial buildings; • the curtilage for each dwelling is of a size and shape comparable to existing adjoining plots; • the siting, scale and appearance of each dwelling is compatible with the character of existing dwellings in the vicinity of the development site and, where relevant, should preserve or enhance the character or appearance of the Conservation Area; and • the development respects the setting of listed buildings and non-designated heritage assets in the immediate locality.’ 		<p>required by the NPPF and to enable its clear and consistent application within the development management process.</p> <p>The council agrees that the removal of unnecessary supporting text from the policy is necessary to ensure the policy is concise and achieves the clarity required by national policy and guidance. The incorporation of the heritage assets element of the policy into the overall list of principles for infill development is in general conformity with Core Policy 39 of the VWHDC Local Plan 2031, Part 1.</p>
<p>EHNP4 Coalescence</p>	<p>Replace the policy with:</p> <p>‘Development proposals should maintain the separation between the following settlements within the neighbourhood area:</p> <ul style="list-style-type: none"> • East Hanney and West Hanney (the Hanney 	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity required by the NPPF. The recommended modification will also bring about a degree of consistency with Policy RS2 of the West Hanney Neighbourhood Plan in relation to the Hanney Gap, allowing decision makers</p>

	<p>Gap);</p> <ul style="list-style-type: none"> • East Hanney and Grove (the Gap between East Hanney and Grove. <p>Development proposals within the two Gaps (as shown in Figures 10 and 11) should not, either individually or cumulatively, unacceptably detract from the character and/or the scale of the remaining gap between West Hanney and East Hanney and between East Hanney and Grove and should conserve the open and tranquil character of the landscape.'</p>		<p>to apply the policy consistently and with confidence.</p>
<p>EHNP6 Retention of trees and hedgerows</p>	<p>Replace the first part of the policy with:</p> <p>'Development proposals should recognise the important role provided by native trees, hedgerows, copses, and other vegetation in contributing to and protecting landscape and historic character, biodiversity, as well as their carbon sink role.'</p> <p>Replace the opening element of the second part of the policy with:</p> <p>'As appropriate to their scale, nature and location, development proposals should ensure that:'</p> <p>In i) replace 'Developments should respect' with 'They respect'</p> <p>Replace ii) with: 'They are supported by Arboricultural Impact Assessments and Arboricultural Method Statements which identify the way in which mature or otherwise important trees,</p>	<p>Agree</p>	<p>The council consider the modification to the policy and supporting text necessary to bring the clarity required by the NPPF; it ensures that the policy can be applied in a proportionate way within the development management process, in a manner that acknowledges that not all development proposals will impact on trees and hedgerows.</p> <p>The council agrees that the repositioning of points iii) and v) into the supporting text would ensure that the policy itself relates to matters of land use.</p>

	<p>groups of trees, woodland and hedgerows will be retained on site. Where the loss of any such features is proposed, they should be appropriately justified in the Statement.'</p> <p>Delete iii) and v)</p> <p>At the end of the Rationale add:</p> <p><i>'Policy EHNP6 addresses these matters. Part ii of the policy comments about the way in which development proposals should be supported by Arboricultural Impact Assessments and Arboricultural Method Statements. Within this context, those Statement should include information about the way in which the proposal concerned would mitigate loss of features by undertaking a review the following matters: [Add points a) to e) from the submitted policy.]</i></p> <p><i>Development proposals should avoid the use of ornamental shrubs. They are not in keeping with the traditional rural landscape of the area.'</i></p>		
<p>EHNP7 Letcombe Brook</p>	<p>Replace the policy with:</p> <p>'Development proposals should respond positively to the highly sensitive nature of the Letcombe Brook, taking account of its ecologic and flood risk significance.</p> <p>As appropriate to their scale and nature, development proposals in the vicinity of the Brook should: [list the criteria in the submitted Plan with the following modifications]:</p>	<p>Agree</p>	<p>The council consider the modification to the policy necessary to ensure it is general conformity with the approach taken in Policy 30 of Part 2 of the Local Plan and is supported by the necessary technical evidence.</p> <p>The modified policy will enable the council to be able to assess individual proposals on a case-by-case basis taking account of the detailed comments made by</p>

	<p>Replace vii) with: where appropriate create new habitat features such as ponds, and scrapes and include long-term landscape and ecological management plans</p> <p>Delete viii)'</p>		<p>statutory bodies.</p> <p>The council also agrees that the consequential modifications to some of the principles are necessary to bring the clarity required by the NPPF.</p>
<p>EHNP7 Letcombe Brook - Supporting text</p>	<p><i>Replace the final paragraph of the Issues and need section with: 'Local Plan Part 2 Policy 30 has a requirement for a minimum of a 10m buffer with an associated requirement for development proposals located within 20 metres of a watercourse to provide a construction management plan. Policy EHNP7 seeks to build on that approach and provide further information on requirements for developments which may affect the integrity of the Brook. Where appropriate, development proposals should consider the potential environmental benefits of providing an environmental buffer which exceeds the requirement in Policy 30 of Local Plan Part 2. Such matters can be explored and pursued with both the Parish Council and the District Council as part of pre-application discussions.'</i></p> <p><i>Delete the final three paragraphs of the Rationale.</i></p> <p><i>Delete the sixth bullet point under 'Policy Context' on page 53 of the Plan.</i></p>	<p>Agree</p>	<p>The inclusion of supporting text regarding the potential benefits of providing an environmental buffer which exceeds the requirement in the Local Plan is useful in acknowledging the aspirations of EHPC for the protection of Letcombe Brook whilst ensuring that this policy does not create a conflict with the Local Plan. The council consider the proposed modification necessary to ensure the supporting text is consistent with policy modifications to EHNP7.</p>
<p>EHNP8 Local Green Spaces</p>	<p>Delete LGSs A, B and F and amend the lettering accordingly.</p>	<p>Agree</p>	<p>The council agrees that the removal of LGS designation for sites A, B, and F is necessary because they do not meet the</p>

	<p>Amend the title on page 5 of Appendix D to 'Assessed Local Green Spaces' and amend any wording as appropriate that mentions 'designation', 'designate' or 'designated' in relation to any of the individual sites; instead refer to these as 'assessed' sites.</p> <p>Modify the paragraph in the supporting text which lists the LGS accordingly and amend the supporting text on page 56 to indicate that the Plan includes five LGSs.</p> <p>Replace the final paragraph of the Rationale with: 'The proposed Local Green Spaces form a natural green heart to the village, and provide a green corridor linked by footways and water course, providing a core of tranquillity, and environmental sanctuary, for both wildlife and residents alike. In addition, the historic contribution of the greenspaces to the village character are of fundamental importance, including to the setting of the Conservation Area.'</p> <p>Replace Figure 15 with maps of the retained LGSs at the same scale as those included in Appendix D.</p> <p>On pages 60-61 of the Plan delete the paragraphs relating to proposed LGSB and LGSF.</p>		<p>requirements set out in paragraph 106 of the NPPF. The council agrees with the examiner's conclusions that the three Local Green Spaces to be removed do not appear to be demonstrably special to the local community nor hold a particular local significance. For this reason, the modifications are necessary to ensure the plan has regard to the NPPF, and specifically paragraphs 105, 106, and 107 relating to Local Green Space.</p> <p>The council consider the proposed modifications to the map and supporting text necessary to bring the clarity required by the NPPF and to ensure these elements are consistent with the policy modifications.</p>
EHNP9 Nature Recovery and Biodiversity	<p>In the second part of the policy replace 'Opportunities to connect this network to areas of biodiversity value in adjacent parishes will be supported' with 'Wherever practicable, development proposals should be designed to connect to this network.'</p>	Agree	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF; and to allow the policy to be applied in a clear and consistent way through the development management process.</p>

	In the third part of the policy replace ‘This policy will require:’ with ‘As appropriate to their scale, nature and location, development proposals should respond positively to the following matters:		
EHNP10 Housing Density	<p>Replace the policy with:</p> <p>‘The density of residential developments should be in keeping with the character of the local surrounding area and respect the rural nature of the parish.</p> <p>The elements of development proposals which are located at an edge of village location should be at a lower density than the density of the overall site and provide a sensitive transition between the village and the surrounding countryside.’</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF; and to allow the policy to be applied in a clear and consistent way through the development management process in a manner that acknowledges the housing density requirement in the Local Plan and the rural nature of East Hanney.
EHNP10 Housing Density – Supporting text	<p><i>Replace the four paragraphs of supporting text (on page 70) starting with ‘This effectively.....A policy....It must be recognised.... It is much better’ with:</i></p> <p><i>‘The Neighbourhood Plan supports the approach taken in Appendix I of the Local Plan. Developments should include as a minimum 15% public open space plus an area for play and allotments where applicable. Nevertheless, where practicable, 25% of the development site should be made available for public open space where development is proposed on the edge of the village.</i></p> <p><i>Policy EHNP10 seeks to refine the approach taken in Core Policy 23 of the Local Plan to meet local</i></p>	Agree	The council agrees that the modifications to the supporting text are necessary to bring the clarity required by the NPPF and to ensure it is consistent with the policy modifications. For example, the third part of the policy has been repositioned into the supporting text.

	<p><i>circumstances. It has been developed in the context of two related factors. The first is East Hanney's identification as a larger village in the Local Plan. The second is its sensitive location in the countryside and the potential implications of a mechanistic application of a minimum density policy. It also acknowledges that good design can do much to mitigate the impact of new developments and that Policy EHNP11 provides the context for the delivery of smaller homes in the village.</i></p> <p><i>The combination of Core Policy 23 and Policy EHNP10 in East Hanney will provide a tailored policy approach which gives guidance in East Hanney and helps ensure that development will be balanced, reasonable and in context with the immediately surrounding area. In addition, the application of the Neighbourhood Plan Design Guide will encourage good use of space and help new developments to meet with the character requirements of the village.'</i></p>		
<p>EHNP11 Housing Mix</p>	<p>Replace the first part of the policy with: 'Proposals of ten or more dwellings should deliver 35% affordable housing provision with an appropriate mix of housing types and sizes in order to meet the district wide need.'</p> <p>Replace the third part of the policy with: 'Proposals should deliver housing types which meet the needs of the District and should reflect the prevailing needs of the neighbourhood area.'</p> <p>Delete iv) and v)</p>	<p>Agree</p>	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF, and to ensure its focus on matters pertaining to land use. As submitted the policy addresses the allocation of affordable housing which is a matter for the district using its powers under the Housing Acts, and pre-application discussions which are a process matter. The modifications will ensure unnecessary supporting text is removed form the policy.</p>

EHNP11 Housing Mix – Supporting text	<p>At the end of the Policy context add:</p> <p><i>‘Policy EHNP11 addresses these important matters. 20% of all new affordable housing will, on first letting only, be subject to eligible households with strong local connection to the parish (as set out in the Vale of the White Horse Housing Allocations Policy). The requirement is for those who have a strong local connection and whose needs are not met by the open market to be the first to be offered the affordable housing tenure or shared ownership of the home in accordance with the prevailing national or district policies. Pre-application discussions with the Parish Council are strongly encouraged.’</i></p>	Agree	The council agrees that the modifications to the supporting text are necessary to bring the clarity required by the NPPF and to ensure it is consistent with the policy modifications to EHNP11.
EHNP12 Housing for an Ageing Population	<p>Replace the policy with:</p> <p>‘Development proposals which provide suitable accommodation for the elderly population and opportunities for downsizing will be supported where they otherwise comply with development plan policies. Such developments should have features that address the likely needs of ageing residents such as being on a single level and the provision of an accessible garden area.’</p>	Agree	The council consider the modification to the policy necessary to bring clarity, and to set out a positive context for development in accordance with paragraph 16(b) of the NPPF.
EHNP13 Community Facilities and Infrastructure	<p>Replace the policy with:</p> <p>‘As appropriate to their scale, nature and location, development proposals should be served and supported by appropriate onsite and off-site infrastructure and services. Development proposals</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF; and to allow the policy to be applied in a clear and consistent way through the development management process. The modifications

	<p>should have regard to the Community Infrastructure Report (Appendix B) and deliver improvements to existing community facilities and services necessary to address impacts arising from the increased usage by the residents of the new development.</p> <p>The provision of Public Open Space and/or infrastructure facilities will be supported.</p> <p>Development proposals that result in the loss of Open Space should demonstrate that they would either provide a community benefit or that alternative provision of equal or better value will be provided within the immediate vicinity.'</p> <p><i>At the end of the Rationale add: 'Policy EHNP 13 addresses these matters. The second part of the policy comments about the delivery of open spaces. Wherever it is practicable to do so such spaces should be delivered with a maintenance or management programme as through section 106 or equivalent agreements to help ensure long term use for the community, and preservation as a Community Infrastructure Asset. Discussions about proposed facilities with the Parish Council at an early stage are actively encouraged.'</i></p>		<p>will ensure the policy is concise, removing elements of supporting text from the policy to enable decision makers to be able to apply the policy consistently and with confidence a requirement set out in national guidance.</p> <p>The council agrees that the modifications to the supporting text are necessary to accommodate the recommendation to move text from the policy into the rationale.</p>
EHNP14 Green Infrastructure and Spaces for Play	<p>Replace the policy with:</p> <p>'New major residential development should provide or contribute towards new open space in line with the District Council's Development Management Policies. Open spaces should be accessible and/or useable for play, leisure, or recreation and should not include/comprise of areas of shrub, water</p>	Agree	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF and so that it can be applied in a consistent way throughout the Plan period.</p> <p>The council agrees with the examiners recommendation to reposition part of the</p>

	<p>courses, or attenuation ponds, or walkways, where such features would unacceptably affect the access or use of the site.</p> <p>Development proposals should consider the cumulative needs of the community in terms of the provision of public open space and play equipment.’</p> <p>At the end of the Rationale add:</p> <p><i>‘Provision for the future long-term maintenance and management of the open space and facilities should be agreed as part of the planning application. Development proposals which include provision for the Public open space provided to be made available to the Parish Council to own and manage in perpetuity, supported by an endowment covering long term maintenance and management of stewardship, are encouraged, and will be supported.’</i></p>		<p>policy into the supporting text, as this acknowledges that the matter is a process issue rather than a land use issue, providing clarity.</p>
<p>EHNP15 Dark skies and Light Pollution</p>	<p>Replace the policy with:</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 supported, where it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150 1003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, or any equivalent replacement/updated guidance) for lighting within environmental zones.</p>	<p>Agree</p>	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF; the modifications ensure the policy can be applied in a proportionate and consistent way through the development management process. As well as providing clarity, the modifications will remove any unnecessary duplication.</p>

	<p>Development proposals should ensure that: [Insert criteria from Section 2 a) to d) from the submitted policy].</p> <p>In b) replace 'such development' with 'the development concerned'</p>		
EHNP16 Flood Mitigation in New Housing Schemes and Climate Change	<p>Replace the policy with:</p> <p>'As appropriate to their scale, nature and location, development proposals should demonstrate that they do not increase the risk of flooding from increased surface water run off within all flood zones. In addition, they should take account of the predicted impact of climate change during the lifetime of the development, including the impact on the existing settlement, and impact on the village drainage and watercourse network. Fully developed drainage solutions should form part of the development proposals.</p> <p>Other flood mitigation measures should include the use of integrated drainage control systems within developments, and the provision of water storage/retention features such as balancing ponds.</p> <p>The creation of balancing ponds and provision of water features designed to contribute positively to biodiversity and complement the green village environment will be supported.'</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF; and to allow the policy to be applied in a clear and consistent way through the development management process.
EHNP17 Sustainable Development and	<p>Replace the policy with:</p> <p>'All major developments should be designed in a way which will ensure their permeability and enable</p>	Agree	The council agrees that this policy should be modified to address the issues locally specific to East Hanney. The modifications to the policy and supporting text will ensure

<p>Environmental impact</p>	<p>active travel, cycling and walking through the settlement and provide communal visitor bicycle parking provision to allow for a bicycle per home.</p> <p>Wherever practicable, development proposals for four or more new homes should incorporate biodiversity enhancements, including:</p> <ul style="list-style-type: none"> • the provision of swift bricks into the design and build of homes; • the provision of routes for wildlife pathways through developments by way of preservation and introduction of hedge rows and verges as wildlife corridors; • the provision of bird boxes and owl boxes, together with insect hotel style features within the landscape plans; and • the use of insect/bee attracting grasses and vegetation at selected points throughout development proposals including in the public open space.' <p><i>On page 97 of the Plan delete the paragraph beginning with 'This policy...'</i></p> <p><i>In the final paragraph on page 97of the Plan delete the sentence beginning with 'Accordingly, as there is...'</i></p> <p><i>On page 98 of the Plan delete the paragraphs beginning with 'This policy seeks...' and 'An example...'</i></p>		<p>the policy is in general conformity with policies 25 and 26 of the Local Plan Part 2, avoiding any unnecessary duplication or repetition.</p>
<p>Monitoring and</p>	<p>At the end of the Five-Year Review section in</p>	<p>Agree</p>	<p>The council consider this addition to be</p>

Review	<p>paragraph 6.2 add:</p> <p>‘The eventual adoption of the Joint Local Plan (currently anticipated to be December 2025) could bring forward important changes to local planning policy. In this context the Parish Council will assess the need or otherwise for a full or partial review of the neighbourhood plan within six months of the adoption of that Plan.’</p>		necessary to demonstrate the Plan’s flexibility through future reviews in relation to the eventual adoption of the Joint Local Plan.
Other Matters - General	Modification of general text and the Design Code and Guide (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.	Agree	Modifying the general text to ensure it is consistent with amended policies/supporting text is necessary to provide the clarity required by national policy and guidance.
Other Matters - Specific	Modify references to the ‘Vale of White Horse Design Guide’ to the ‘Joint Design Guide (2022)’	Agree	Modifying the general text to amend typographical errors is necessary to provide the clarity required by national policy and guidance and will ensure that the plan is up-to-date, acknowledging that a Joint Design Guide was adopted in 2022.

Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

<https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2024/01/East-Hanney-NDP-Examiners-Report.pdf>

Appendix 3 – Consequential and/or Factual Changes

Please note that new text is shown in bold and deleted text as struck through.

Section	Agreed change	Justification/Reason
Cover	Regulation 16 Final Submission Draft Referendum Version	Factual correction.
Page 1	Update table of content.	Factual corrections to be consistent with the examiner's recommendations.
Page 2 - Introduction	<p>Update the 3rd, 4th and 5th paragraph to reflect the position of the neighbourhood plan:</p> <p>This document and accompanying appendices constitute the Referendum version of the Plan, issued following completion of the Independent Examination of the Plan and publication of the Independent Examiner's Report dated January 2024. (Regulation 16) submission version of the EHNP for comment by Vale of the White Horse District Council, statutory consultees and other interested stakeholders.</p> <p>It has been prepared by the Parish Council and the Neighbourhood Plan Steering Committee with support from the local people, statutory bodies and advisors. The Plan complies with the requirements of the Regulations and has been subject of Statutory Consultation. is submission follows the Consultation of the pre-submission (Regulation 14) draft of the Plan Statutory Consultation process was conducted</p>	Factual changes to reflect that the plan has now advanced and that this is the referendum version of the plan.

	<p>from December 2021-January 2022, and the Consultation of the Regulation 16 draft of the Plan concluded in January 2023. Comments received from the Regulation 14 consultation, were analysed and used to refine the documentation, with recommendations made by the Independent Examination following the Regulation 16 Consultation, also incorporated into the Plan.</p> <p>The EHNP sets out objectives and policies that will be used in shaping the future development of the Parish. These have been established through extensive public consultation and are underpinned by both statistical information and local knowledge. The aims and objectives of the EHNP relate principally to planning matters but also have relevance to other issues important to the community. In our view, it represents a strong and robust approach to the Localism agenda and has been informed through consultation with the community.</p>	
<p>Page 3 – 2.1. How the EHNP fits into the Planning System</p>	<p>Update the text in the 2nd paragraph:</p> <p>N.B As at September 2022 The District Council together with South Oxfordshire District Council are jointly in the process of developing a Joint Local Development Plan which is anticipated to be adopted in December 2025.</p>	<p>Factual update to reflect the most recently approved Local Development Scheme.</p>
<p>Page 4 – 2.3. Community engagement</p>	<p>From 2015, when the community was first consulted about the EHNP, up until this pre-submission stage, the Steering Committee has followed a community consultation strategy and encouraged community involvement to help shape the Plan and policies.</p>	<p>Factual changes to reflect that the plan is past the pre-submission stage.</p>

	<p>At each stage in the Plan process, elements such as the Plan Objectives, Vision, and Policies have been refined in response to feedback from residents.</p> <p>The extensive community consultation process is comprehensively documented in the Consultation Statement. This captures the details of the consultation process followed at each stage of the development of the Neighbourhood to date, including the early informative processes, public events and community forums undertaken as the Plan evolved. It also includes the details of the Regulation 14 and Regulation 16 Consultation's which were undertaken and the responses received.</p>	
Page 5 – 2.4. Plan Creation	<p>The planning justification, evidence and local support underpinning each of the EHNP policies is set out with the respective policies and have been subject to consultation, including the Regulation 14 and Regulation 16 statutory consultation as part of this process, and where relevant have been amended to conform with the consultation responses received and as recommended by the Independent Examination.</p>	Factual changes to reflect that the plan is past the pre-submission stage and has been examined.
Page 5 – 2.6. Submission, Examination and Referendum	<p>This document is the Referendum submission version of the EHNP and is provided following the completion of the Examination of the Plan by an Independent Examiner. The PC is responsible for submitting this (Regulation 16) version to the District Council, which will consult with statutory consultees and other interested stakeholders for a statutory six week period before the Plan is subjected to an Examination by Independent Examiner.</p> <p>The Plan is Once any further amendments have been</p>	Factual changes to reflect that this is the referendum version of the plan following the examination.

	made the Plan will be subject to a local referendum. If the Plan is supported by a majority vote at the referendum, the Plan will be 'made' or adopted by the District Council.	
Page 9 – 3.2. Planning and Development context	N.B. As at 2022 The District Council together with South Oxfordshire District Council are jointly in the process of developing a Joint Local Plan for the future, which is anticipated to be adopted in December 2025. † an early stage.	Factual update to reflect the most recently approved Local Development Scheme.
Page 9 – Vale of White Horse District Local Plan 2031 Part 1	Insert ' Core Policy 3: Settlement Hierarchy ', ' Core Policy 40: Sustainable Design and Construction ' and amend the reference to the Joint Design Guide (2022).	Consequential updates to be consistent with the examiner's recommendations and factual update to the policy list.
Page 13 – Green Space and the environment	In the 2 nd paragraph update the text: As outlined, of significant concern to residents....	Factual correction.
Page 14 – General Village Infrastructure and Facilities	In the 3 rd paragraph update the text: The village hall car park was intended to provide for a smaller population with limited is already at capacity. – and a requirement for additional spaces needs to be provided for. In the 6 th paragraph update the text: Whilst East Hanney Parish Council is not responsible for the Hall, it has from this plan a community action to review the sports fields facilities including consideration of a sports pavilion for community use and space for provision of additional parking spaces	Consequential and factual updates to be consistent with the examiner's recommendations and reflect the most recent position of these facilities in the village, such as the provision of parking, closure of the farm shop, facilities for young people, and delivery of 20mph speed limit.

close to the hall **and has from its own resources during 2023 needed to increase the number of parking spaces to meet the need.**

In the 7th paragraph update the text of opening element and the following bullet points:

In addition to concerns over the limitations of the **facilities outlined above** ~~village hall and lack of parking at the hall and sports fields:~~

There is no commercial shop such as a Co-op – just a ~~farm shop and a~~ community shop run by volunteers at the village hall, **(a farm shop being the only other facility having recently closed).**

The existing play equipment in the sports field have been present for many years, are limited, **with and until recently** ~~there are~~ no facilities for the very young.

However, there are community actions to try to address speeding which include the area in the vicinity of the school, and **the provision of** ~~to provide~~ additional parking space at the village hall ~~which~~ may serve for parent/child drop off.

The Parish Council **has consequently worked** ~~is committed to working~~ with Oxford County Council to introduce 20mph limits on nominated roads within the village and has also introduced electronic speed monitoring indicators which are used at locations to highlight speeds and capture data to help reduce traffic speeds and address the community concerns identified through this NP process.

	This Plan encourages use of cycling and walking, and addresses concerns also has policies for future development relating to air quality and traffic noise.	
Page 23 - Rationale	In the second paragraph insert a reference to ' (Joint Design Guide (2022)) ' In the final paragraph on page 23 make the following amendment: The following diagram provides is an extract...	Consequential update to be consistent with the examiner's recommendation regarding the reference to the Joint Design Guide and factual corrections.
Page 26 – Evidential material	The Joint Design Guide (2022). With South Oxfordshire	Consequential update to be consistent with the examiner's recommendation regarding the reference to the Joint Design Guide.
Page 34 – Policy Context	Joint Design guide (2022) Part 3 Built Form, re figure 39. re 3.7.1 and 3.7.2, and DSG26.	Consequential update to be consistent with the examiner's recommendation regarding the reference to the Joint Design Guide.
Page 37 – Figure 10	Insert the word ' Key '	Factual correction.
Page 40 – 5.1.5 Policy EHNP 5 – Historic Environment	In the 2 nd paragraph update the text: The long history as a settlement has resulted in a village with...	Factual correction.
Page 40 – 5.1.5 Policy EHNP 5 – Rationale	In the 1 st paragraph correct the word 'throughout'.	Factual correction.
Page 53 – Issue and need	In the 7 th paragraph update 'Hanneys' to 'Hanney's'.	Factual correction.
Page 54/5 - Rationale	As a result of this evaluation, 58 sites are identified...	Factual correction to be consistent with the examiner's recommendations.

The **58** areas which are within the Parish that have been identified as appropriate and qualifying as Local Green Spaces are:

- ~~A~~ **A** The area referred locally as 'the Ancient Orchard' and its approach, located south of Summertown alongside the Letcombe Brook, adjacent to the county wildlife site 'Cow slip meadows.
- ~~B~~ **B** The land forming part of the Letcombe Brook Green Corridor which runs alongside the Brook close to the spine of the older part of the village, commencing on the right bank of the brook northwards from the iron bridge. This area comprises of green parcels of back land running from behind main street to the back of The Green.
- ~~C~~ **A** – Letcombe Brook Green corridor, land to the west bank of the Brook, from the iron bridge extending northwards toward Ploughly Farm
- ~~D~~ **B** – Chapel Site, at Ploughly Farm, alongside Letcombe Brook.
- ~~E~~ **C** – Land north of Philberds alongside the East Bank of Letcombe Brook.
- ~~F~~ **F** – The green corridor to the East of the A338 running south of the junction with Steventon Road.
- ~~G~~ **D** – Kingsleases, the area of land north of the sports fields which links through to land along the Letcombe Brook Green corridor.
- ~~H~~ **E** – Parcel of land adjacent to the right bank of Letcombe Brook to the rear of the British Legion, known as Garstane Paddocks.

The map below shows the location of each of the

	assessed sites.	
Page 57 – Policy EHNP 8	Replace ‘Figure 12’ with Figure 15’.	Factual correction.
Page 59 – Technical Note	<p>Insert text:</p> <p>Please note references in this technical note relate to the sites before examination and before proposed sites A, B and F were removed.</p>	Consequential amendment to ensure consistency with the examiner’s recommendations regarding the removal of some of the proposed local green space designations.
Page 59 – 5.2.4 Policy EHNP 9 – Nature Recovery and Biodiversity	<p>Update number from ‘5.2.31’ to ‘5.2.4’.</p> <p>In the 3rd paragraph update the text:</p> <p>Aspects of green infrastructure also have dedicated policies such as EHNP6 for Trees and Hedgerows, both of which have suffered significant loss, with only relatively small pockets remaining. There is also a dedicated policy on the Letcombe Brook EHNP7.</p> <p>In the 4th paragraph update the text:</p> <p>The proposed policy on the Letcombe Brook and its immediate environs is additional to this proposed policy taking into account the Brook’s globally rare status as a chalk stream. That policy is essential for the future of the bBrook, and for the preservation and enhancement of its biodiversity, the bBrook providing habitat, including for rare and protected species supported by the unique ecosystem that is only existent in the presence of chalk streams.</p>	Factual corrections and consequential modifications reflecting that after the referendum the policy will no longer be a proposal.
Page 61 – Figure 16	Revision of map to remove area outside of East Hanney Parish Council.	This modification corrects a mapping error.

Page 64 – Issue and need	<p>In the 1st paragraph update the text:</p> <p>There is need within this plan for a policy which addresses the issue and provides for development in the village in which fits with the setting, needs and circumstance of East Hanney.</p>	Factual correction.
Page 68 - Rationale	<p>In the penultimate paragraph update the text:</p> <p>The EHNP Design Guide considers the characteristics of various sub areas through the village as identified in the Character Assessment and encourages development to reflect of that of the area.</p>	Factual correction.
Page 69 – Local Plan	<p>In the final paragraph update the text:</p> <p>Thus, by District Council policy must be of the same scale, and density as that of the surrounding area, and be of the same materials as that of the surrounding area. This EHNP policy complements theis District Council policy with specific provision for East Hanney.</p>	Factual correction.
Page 71 – Housing for local need	<p>In the penultimate paragraph update the text:</p> <p>This EHNP policy also aligns with the District Council allocations policy and encourages allocation to people with a strong local connection to the Parish.</p>	Factual correction.
Page 72 – Policy context	<p>In the third bullet point update the text:</p> <p>Joint Design Guide (2022) District Council Design Guide inclusive of requirements for a mix of housing and appropriate layout in accordance with the design</p>	Consequential update to be consistent with the examiner's recommendation regarding the reference to the Joint Design Guide.

	guide.	
Page 78 – Issue and need	In the 1 st paragraph update the text: ...To the east of this area is the land is owned by East Hanney Parish Council...	Factual correction.
Page 82 - Rationale	In the second paragraph on page 82 update the text: ... This is an East Hanney specific issue and is not therefore directly addressed through the District Council policies, accordingly...	Factual correction.
Page 87 – Policy Content	In the 2 nd bullet point update the text: District Council Policy 44, also the Joint Design Guide (2022) Principle 3.26 DG40 which states that Light fittings should be designed to avoid causing light pollution— particularly —in sensitive and darker non-urban rural areas.	Consequential update to be consistent with the examiner’s recommendation regarding the reference to the Joint Design Guide.
Page 94 – Issue and need	In the 5th paragraph on this page update the text: This has result in a negative impact on this village, with financial benefit being paid by the developer into a general District Council scheme.	Factual correction.
Page 95 – Issue and need	In the penultimate paragraph update the text: This EHNP Policy compliments that of the District Council If mitigation cannot be provided to an appropriate standard with an acceptable design under the District	Factual correction.

	Council...	
Page 96 – Issues and need	<p>In the 2nd paragraph under air quality update the text:</p> <p>One measure to help offset this is for a policy to encourage developments to provide or to contribute to the village for the provision of...</p>	Consequential update to the consistent with the examiner’s recommendation regarding EHNP 17.
Appendix D – Front Cover	Update date: February 2023 January 2024	Factual correction.
Appendix D - Introduction	<p>This document provides the evidence for each of the sites that are assessed designated as Local Green Spaces under this Plan, setting out how each qualifies as a Local Green Space.</p> <p>Professional assistance and advice has been received in the determination and nomination of the areas detailed below assessed designation as Local Green Spaces. That support was provided by a member of the Institute of Chartered Planners, who acted on and advised the Council, from Community First Oxfordshire. As part of the work undertaken, a review of potential spaces was considered and the principle of a green corridor along the course of the Letcombe Brook through East Hanney was identified. Most Local Green Spaces assessed designated under this plan form part of that natural corridor and provide important amenity and purpose to the village, such as flood mitigation, wildlife habitat, of historic significance, and influence the character and setting of the village</p> <p>A site of over 20ha (50 acres) would be considered to be “an extensive tract of land” and therefore not suitable for designation as a Local Green Space. It is</p>	Necessary consequential modifications to reflect the examiner recommendation to amend any wording as appropriate that mentions ‘designation’, ‘designate’ or ‘designated’ in relation to any of the individual sites, instead referring to ‘assessed’ sites.

	considered that each of the sites assessed for designation under this plan fulfil the required criteria.	
Appendix D – Page 5 – The Ancient Orchard and approach, south of Summertown	<p>Update the following text:</p> <p>(Previously Site A/deleted following examination): The Ancient Orchard and approach, south of Summertown.</p> <p>It fully meets the criteria for designation as a Local Green Space.</p> <p>The area was assessed as a Local Green Space but the independent examination concluded that it should not be designated.</p> <p>Figure 1: Assessed Designated Local Green Space Area A</p> <p>The map shows the area assessed designated which is primarily formed of the ancient orchard, which has ecological, historical, and public visual amenity values.</p>	Necessary consequential modifications following the site being assessed but not designated as a Local Green Space. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these modifications are necessary to ensure that the document is factually accurate when referring to site.
Appendix D – Page 7 – Letcombe Brook Green corridor, land to East bank of the Brook	<p>Update the following text:</p> <p>(Previously Site B/deleted following examination): Letcombe Brook Green corridor, land to East bank of the Brook</p> <p>This assessed Local Green Space is a block of land which...</p> <p>Ideally these should be viewed as a whole and are therefore designated assessed under this plan as Local Green Space.</p>	Necessary consequential modifications following the site being assessed but not designated as a Local Green Space. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these modifications are necessary to ensure that the document is factually accurate when referring to site.

	<p>This area qualifies as whole, meeting the criteria as a Local Green Space, forms an important green amenity for the village...</p> <p>The area was assessed as a Local Green Space but the independent examination concluded that it should not be designated.</p> <p>The assessed Local Green Space is continuous along...</p>	
Appendix D - Page 10 – Letcombe Brook Green corridor, land to West bank of the Brook	<p>Site AG(Previously Site C): Letcombe Brook Green corridor, land to West bank of the Brook</p> <p>It is sited opposite the area of green space designated previously assessed as Site B...</p> <p>As with the site previously assessed as B, this area forms and provides...</p> <p>This area qualifies as a Local Green Space, meeting the criteria and forming an important green amenity which, jointly with site B, is effectively part of the green heart of East Hanney village.</p>	Necessary consequential modifications following the other sites being assessed but not designated as a Local Green Space. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these modifications are necessary to ensure that the document is factually accurate when referring to site.
Appendix D – Page 11 – Chapel site, Poughley Farm	<p>Site BD(Previously Site D): Chapel site, Poughley Farm</p>	Necessary consequential modifications following the other sites being assessed but not designated as a Local Green Space. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these modifications are necessary to ensure that the document is factually accurate when referring to site.

<p>Appendix D – Page 12 – Land north of Philberds, alongside the East Bank of Letcombe Brook</p>	<p>Site CE(Previously Site E): land north of Philberds, alongside the East Bank of Letcombe Brook</p> <p>As with a number of the sites, such as site B, this land provides a green and natural space...</p> <p>Within this assessed designated area is an ancient 'hollow way'</p>	<p>Necessary consequential modifications following other sites being assessed but not designated as a Local Green Space. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these modifications are necessary to ensure that the document is factually accurate when referring to site.</p>
<p>Appendix D – Page 13 – Green corridor to the South East of the village</p>	<p>(Previously Site F/deleted following examination) : Letcombe Brook Green corridor, land to East bank of the Brook</p> <p>This assessed Local Green Space plays an important role...</p> <p>Its importance as a Local Green Space is essential for ensuring the visual amenity...</p> <p>The space assessed designated is all low flood prone land...</p> <p>It forms an important green edge to the village settlement and qualifies for designation as a Local Green Space on a number of counts.</p> <p>The area was assessed as a Local Green Space but the independent examination concluded that it should not be designated.</p>	<p>Necessary consequential modifications following the site being assessed but not designated as a Local Green Space. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these modifications are necessary to ensure that the document is factually accurate when referring to site.</p>
<p>Appendix D – Page 15 – Kingsleas, the area of land north of the</p>	<p>Site DG(Previously Site G): Kingsleas, the area of land north of the sports field linking to the Letcombe Brook green corridor</p>	<p>Necessary consequential modifications following other sites being assessed but not designated as Local Green Spaces. Within the plan and policy</p>

<p>sports field linking to the Letcombe Broon green corridor</p>	<p>The landscape is open providing good views, not only across Kingsleases, but also into the neighbouring site A (Previously Site C), also designatedassessed as a Local Green space under this plan, (which borders the brook).</p>	<p>EHNP8 modifications have amended the designated Local Green Spaces and lettering, these consequential modifications are necessary to ensure that the document is factually accurate when referring to site.</p>
<p>Appendix D - Page 17 – Parcel of land adjacent to the East bank of Letcombe Brook, to the rear of the British Legion</p>	<p>Site EH(Previously Site H): Parcel of land adjacent to the East bank of Letcombe Brook, to the rear of the British Legion</p>	<p>Necessary consequential modifications following other sites being assessed but not designated as Local Green Spaces. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these consequential modifications are necessary to ensure that the document is factually accurate when referring to site.</p>
<p>Appendix D – Page 18</p>	<p>Summary map of the Local Green Spaces assessed for designation under this plan</p> <p>The assessed Proposed Local Green spaces, shown together with the existing County Wildlife site.</p>	<p>Consequential correction to be consistent with the examiners recommendation. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these consequential modifications are necessary to ensure that the document is factually accurate when referring to site.</p>
<p>Appendix D – Page 18 – Summary of Assessed Criteria</p>	<p>The key criteria have been considered for each of the respective places being assessed designated under this Plan, as follows:</p> <p>(Previously Site A/deleted following examination). The ancient orchard and approach, south of Summertown.</p> <p>(Previously Site B/deleted following examination). Letcombe Brook Green Corridor, land to East Bank of</p>	<p>Necessary consequential modifications following sites being assessed but not designated as Local Green Spaces. Within the plan and policy EHNP8 modifications have amended the designated Local Green Spaces and lettering, these consequential modifications are necessary to ensure that the document is factually accurate when referring to site.</p>

the Brook.

Site ~~AC~~**(Previously Site C)**: Letcombe Brook Green corridor, land to West bank of the Brook.

Runs through the centre of East Hanney and is in immediate proximity to the community. **Forms part of the Letcombe Brook Green corridor** Situated ~~opposite site B.~~

Important and special to the village and local community, because ~~like site B~~ it forms ~~the~~ **a central part of the Letcombe Brook green corridor and is** immediate to the Main Street and older settlement.

Site ~~BD~~**(Previously Site D)**. Chapel Site, Ploughley Farm

Site ~~CE~~**(Previously Site E)**. Land north of Philberds alongside the East Bank of Letcombe Brook

(Previously Site F/deleted following examination). Green Corridor to the south-east of the village.

Site ~~DG~~**(Previously Site G)**: Kingsleases, the area of land north of the sports field, linking to the Letcombe Brook green corridor.

Site ~~EH~~**(Previously Site H)**: Parcel of land adjacent to the east bank of Letcombe Brook, to the rear of the British Legion