

Appendix D Community Infrastructure Report

Hanney War Memorial Hall



Brookside
East Hanney

Managed and owned by the Trustees of the Hanney War Memorial Hall – a registered charity

Hanney War Memorial Hall is the community hall of the two villages of East and West Hanney in rural Oxfordshire. Originally built through the fund-raising efforts by the residents of both villages in the 1960's, the residents have continued to support the development of community facilities provided by the Hall. It provides the focus of community activities ranging from community film nights, concerts, village drama productions, charity fund raising events to sports use such as table tennis, badminton, kids indoor football and indoor bowls.

Our villages have poor or no public transport links so it is vital that our much loved Hall provides as many locally based activities as possible for our communities. The Community Survey in 2016 revealed that there are more retired people living in the two villages than are in full-time employment and the Hall fulfils a vital role in engaging with that sector. Many of the daytime activities attract retired people and help to keep them engaged in village life. We also host a weekly toddler group which an important social outlet for parents of young children. We host daytime and evening sporting activities both in the Hall and adjacent playing fields attracting a wider demographic. The Hall is the hub of community activities for our villages and outlying communities.

The Hall has regular activities every weekday and has limited spare capacity for new user groups. There is spare capacity on Fridays and at weekends for occasional bookings such as charity sales and family events such as children's birthday parties.

The main issue for attracting new activities and events is the limited parking on site and the parking capacity is exceeded several times each week resulting in on-street parking and access issues for the local residents. As more new residents from developments in both villages get engaged in activities at the Hall, the capacity of the facilities in the Hall will be put under pressure as well as the parking issues.

Two projects have been identified in the CIL project section that will address the constraints on capacity and parking.

St James the Great Parish Church Hanney



Church Street
West Hanney

St James the Great Parish Church Hanney is a Church of England church in the Diocese of Oxford. There are regular Christian acts of worship on Tuesday and Sunday as well as weddings, baptisms and funerals. It also hosts children's groups once a week in the August school holidays and once a month in term time. There is an open churchyard with spare burial capacity.

There is a bell ringing group who practice once per week and then ring on Sunday mornings prior to service. There are also choir practices.

The church hosts community activities including concerts, meals and other activities such as charity sales and the annual Michaelmas Fayre in September.

The church is a very historic building that needs to be protected and conserved as it is a Grade 2* listed building. Despite the restrictions on a listed building, the Church is embarking on re-ordering scheme to include new toilets, kitchen and meetings room in next calendar year and the expectation is that the church will be more widely used by the church and the community.

There is plenty of spare capacity with an average congregation of 30 with a total capacity of 170 with young people attending and numbers are going up slowly.

The 2* listed status present issues with any changes to the fabric and contents of the building but it is very well maintained so there are no current building and content issues. Parking can be an issue as there is no designated parking but visitors can park on adjacent Parish Council land.

The church is there for all members of both villages and the church welcomes all new residents from recent developments. There are no issues with new developments as the church has sufficient capacity and staffing and there is no risk from the site being re-developed or lost.

The aim of the church is to serve the community and grow the congregation and it is in a good position to serve the present and future communities.

Community shop and post office



Brookside
East Hanney

The Community Shop is owned and managed by volunteers and was one of the first Community Shops in the country when it was set up 31 years ago. It is located in an extension to the Hanney War Memorial Hall. It is the home of the Community Post Office which is an invaluable asset to the community, particularly our older residents who have limited access to transport and would have to travel to Wantage to get access to services.

The long-term future of the shop is of some concern as it is run by volunteers and serves a narrow range of products. 71% of respondents to the community survey (NPCS) would like to see a wider range of products and the area potentially extended to include an area for coffee or tea. Residents who commute to work are unable to make use of the shop except on Saturday as the opening hours are limited to working hours. Therefore, many new residents in employment may not regularly use the shop.

The main risk to the future of the Shop is retaining the village post office. It attracts people to the shop and if it was to close in the future, the viability of the Shop would be in doubt.

The shop users are able to make use of the Hall car parks and will benefit from the project to increase the parking capacity of the Hall.

It is not at risk from redevelopment as the building is owned by a charitable trust and the land is owned by East Hanney Parish Council.

The future of the Shop is dependent on recruiting more and younger volunteers so that additional opening hours could be considered to broaden its appeal to all our residents.

Hanney Community Pub, The Plough



Church Street
West Hanney

The Plough was saved by the residents of East and West Hanney in 2015. £400k was raised to purchase and refurbish The Plough and The Plough is now a community pub owned by over 170 residents who are shareholders in Hanney Community Pub Ltd.

Hanney Community Pub Ltd undertakes to manage The Plough strategically as an asset for the benefit of the community, and secure its future as a community pub for the Hanneys.

Hanney Community Pub Ltd lease The Plough to a tenant landlord who is encouraged to support the long-term vision for The Plough to be a social centre for the Hanneys.

The Plough is now one of about 130 community pubs in the country, the last remaining pub in West Hanney, which according to the NPCS is used at least 2-3 times a year by 87% of respondents.

The Plough is a very attractive Grade II listed, 17th century thatched pub, in the heart of the West Hanney conservation area. It features a well maintained exterior and fresh interior, retaining a traditional pub feel, with a bar and open fire in the winter. There is a separate dining area with seating for up to 27 diners and tables in the attractive rear garden during the summer.

The Plough aims to offer a relaxed atmosphere, a good selection of real ales, ciders and gins, serving good value home-cooked, locally sourced food with a regularly changing menu.

The Plough hosts Aunt Sally and darts matches, occasional music nights and beer festivals. The Plough actively supports the Michaelmas Fayre and is a meeting place for clubs and societies, helping to bring the community together.

The Plough has its own separate car park as well as on street parking.

It has protection from redevelopment as it is owned by the community shareholders but as its success depends on the business success of the tenant landlord, it is possible that the future of the pub could be in doubt if the community fails to support the business.

Footpaths and bridleways



Footpaths are extensive through the village connecting both East and West Hanney and providing walks around the surrounding countryside including the Nigel Eady Community Woodland. 94% of respondents to the Neighbourhood Plan survey value the network of footpaths with 73% view easy access to country walks as very important.

The Nigel Eady Community Woodland



West Hanney

West Hanney Parish Council are trustees of the 25 acres of woodland planted by the late Nigel Eady between 1993 and 1995. Following Nigel's death in January 2012, the executors of his estate gifted ownership of the woodland to the community in January 2014 in accordance with his expressed wish before he died. The woodland is now known as The Nigel Eady Community Woodland.

Nigel started planting the woodland in the winter of 1993-94 with 9 acres of native tree saplings in the north of the future woodland. Species included; oak, ash, sycamore, cherry and walnut. The following winter, the remaining 16 acres were planted with a wide variety of native trees and shrubs including; hawthorn, rowan, whitebeam, privet, dogwood, dog rose and guelder rose.

Over the intervening 25 years the woodland has become well established and is now a valuable habitat for a wide variety of flora and fauna. Several species of orchids have become established in the woodland and on the edges of the rides that crisscross the woodland. Numerous species of birds have been sighted in the woodland over the years, including the now rare turtle dove.

In 2011, 25 nest boxes were constructed and sited throughout the woodland, in the first year, 19 of these nest boxes were occupied by blue tits and great tits producing 86 great tit fledglings and 53 blue tit fledglings. The nest boxes continue to be maintained and replaced as they age. There is an aspiration to provide nest boxes for tawny owls, and bat boxes to enable bats to roost in the woodland.

The rides need to be cut regularly during the summer to prevent them from becoming overgrown and inaccessible. As the woodland matures; thinning out, harvesting and replanting trees and shrubs will be required, and additional work and expense will be required to maintain the hedges, fences and ditches that surround the community woodland. Biodiversity has increased since the community woodland was established. In the future, the construction of a pond would further enhance this biodiversity.

The community woodland is accessible and very popular with walkers and dog-walkers. It is used widely and extensively; 90% of respondents to the NPCCS use the community woodland at least 2 or 3 times a year. A RADAR disabled access gate has been installed, stiles replaced with metal kissing gates, and seating has now been sited throughout the woodland providing some attractive views down the rides, and a place to rest and reflect and appreciate the natural environment.

An area has been set aside for a Forest School which is well used and very popular with school children from St James Primary School and wider afield.

The community woodland relies on volunteers from the community to maintain the environment and provides a green gym for these volunteers who generously donate their time to the work parties.

There are no pressures from new development and the land is protected from redevelopment.

Church Farm Meadow

West Hanney Parish Council was gifted the ownership of Church Farm Meadow by Beaumont Developments Ltd. in 2017. This comprises 7 acres of improved grassland and 0.5 acres of woodland planting designated as habitat creation scheme under a Section 106 agreement. These habitats complement the community woodland and are situated along the northern boundary of the community woodland in the Hanney Gap.

There is an aspiration to turn this improved grassland into a more biodiverse wild flower meadow providing a source of nectar for bumblebees and perhaps including an area of winter forage for migrating birds. There are plans for a variety of deciduous trees to be planted along the northern boundary of the meadow in memory of Wenda Reynolds. The meadow will require ongoing management to reduce the fertility to enable it to become a sustainable wildflower meadow, this will involve regular cutting for hay and seeding with yellow rattle to weaken the grass over a period of time.

St James C of E Primary School



20 The Causeway
East Hanney

St James is now part of The Vale Academy Trust academy chain and was oversubscribed for its size. The school has expanded from mixed year groups into single year group classes due to extra demand from new housing. Building work was recently completed at the back of the school with 4 new classrooms and a multi-use playing area and extra parking. This expansion has given teachers a fit-for-purpose work room away from the children and break-out rooms for children to work in small groups. A new Pre-School building was included in the recent expansion.

Parents are frequently reminded to either walk to school or park at a distance from the school due to parking/traffic issues on the main road at the front. Many parents choose to use the car park at the Village Hall as this offers good, short term parking. An increase in children attending will have a small impact on traffic through the village at the beginning and end of the school day. However, the increase of children wanting to attend is promising for the school and its viability as a good village school.

Wastewater mechanisms



The unseen infrastructure, because of the Hanneys vulnerability to flooding issues, is of particular local concern. Highlighted by arguably antiquated pumping mechanisms that regularly require repair and maintenance, there is a need to upgrade and ensure the capacity meets the need.