



WEST HANNEY
NEIGHBOURHOOD DEVELOPMENT PLAN
Consultation Statement

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1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. These require that when a qualifying body submits a neighbourhood development plan to the local planning authority it must also provide a Consultation Statement. Part 5 of the Regulations sets out what a Consultation Statement should contain:

- details of the people and bodies who were consulted about the proposed neighbourhood plan and explanation of how they were consulted
- a summary of the main issues and concerns raised by the people consulted
- a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan

1.2 This Consultation Statement sets out:

- the background to preparation of the Plan;
- a summary of the engagement and consultation that has helped to shape and inform preparation of the Plan;
- details of those consulted about the Plan at the various stages of plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community; and
- a description of the changes made to policies as the Plan emerged in response to consultation, engagement and critical review.

1.3 The process and techniques involved in seeking community engagement and preparing the Submission Draft Plan were appropriate to the purpose of the Plan. The extent of engagement is considered by the Steering Group to fulfil the obligations set out in the Regulations. The Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations, and sets out how it has been applied in West Hanney. This has improved the Plan and ensured that it best meets community expectations and the aspirations of West Hanney Parish Council.

2. Approach to consultation

2.1 The aims of the West Hanney Neighbourhood Plan consultation process were:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken;

- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people and available to read via the West Hanney Parish Council website as soon as possible after the consultation events.

2.2 The steering group worked to a consultation strategy which included a plan of consultation activities (see Appendix A).

3. Consultation and engagement

3.1 A section of the village's website was set up to ensure that documents relating to the Neighbourhood Plan process and updates on process were accessible to all. The village newsletter, The Hanney News that is distributed monthly to every household, reported on Neighbourhood Plan progress. A neighbourhood plan survey went to every household in December 2016.

3.2 The steering group also held open meetings to involve and seek feedback from the whole village at key stages:

- an initial launch in April 2016 for ideas of what should be included in the Plan;
- a village meeting in March 2017 to report on the survey results on the village boundary;
- a village meeting in May 2017 to report on the remainder of the community survey results;
- a village meeting in May 2017 to request comments on emerging NDP options;
- a village meeting in November 2019 to present and request feedback on the Regulation 14 (pre-submission) consultation documents.

Details of the events and activities, how many people participated and what was discussed are documented in Appendix B.

Consultation on the designated neighbourhood plan area

3.3 At its meeting on 20th January 2015, West Hanney Parish Council agreed to start the process to create a Neighbourhood Plan. It was agreed to work in conjunction with East Hanney Parish Council with a single steering group to produce separate Neighbourhood Plans as both communities share facilities and services but are very different as West Hanney is designated a small village and East Hanney is a much larger village.

3.4 On February 20th 2015, the parish council applied to have all of the parish designated as the neighbourhood plan area. Vale of White Horse District Council consulted on the neighbourhood plan area and received responses from Scottish and Southern Electric, Highways Agency and The Coal Authority, Natural England, Network Rail, English Heritage and Oxfordshire County Council. Full versions of the responses can be viewed on the Vale of White Horse District Council website. These responses helped to inform the scoping report for the neighbourhood plan, including signposting to helpful sources of information and reference to several documents that were consequently added to the list of relevant policies and programmes: Historic England National

Heritage Protection Plan overview 2012/13; and the emerging Vale of White Horse Local Plan 2031.¹ On June 17th 2015 the Head of Planning at Vale of White Horse District Council designated the 'West Hanney Neighbourhood Area'.

Consultation on issues and themes for the Neighbourhood Plan

- 3.5 The steering group held an open meeting on 17th April 2016 at the very start of the process. At this meeting, the steering group explained the parish council's thinking on why a Neighbourhood Plan was needed. Residents gave their views on key issues and themes for the village through a post-it note exercise on big sheets of paper around the room. This informed emerging ideas about what the West Hanney and East Hanney Neighbourhood Plans might seek to achieve.
- 3.6 The steering group developed a survey with the help of Community First Oxfordshire. This combined a housing needs survey with more general questions about opinions on housing development, living and working in East and West Hanney, and specific ideas from earlier consultation such as the community plan in 2011. The survey was distributed to all households and completed by 149 residents (64% response). The steering group held two village meetings in March and May 2017 to report on the survey results, answer questions about the process and invite further input from residents.

Consultation on developing the vision, aim and objectives

- 3.7 This was further tested in the WHNDP survey in 2016 and in open meetings which showed broad support for what the steering group was proposing and that it reflected local peoples' views, hopes and aspirations.
- 3.8 The Plan steering group met in January 2017 to discuss aims and objectives for the Plan in light of the evidence gathered in the scoping stage. These were refined over the following 6 months as steering group discussions continued.

Consulting on the issues and options

- 3.9 The NDP was discussed at each parish council meeting. Councillors endorsed the strategy and objectives of the NDP.

Regulation 14 (pre-submission) consultation and publicity

- 3.10 The Regulation 14 consultation ran from 1st November 2019 to 20th December 2019. Following discussion with the planning authority, changes were made to the draft Plan but a second pre-submission consultation was not required. Publicity for the pre-submission consultation included posters advertising the village meeting, an article in the village monthly newsletter, a leaflet drop to all residents, material on the website, and a village meeting on 11th November 2019.
- 3.11 Formal letters inviting comments on the pre-submission documents were emailed to 34 consultees who we judged to have an interest in the Plan and also to all local groups and

businesses in the village (see Appendix E). 16 respondents including 8 residents commented in response to the pre-submission consultation.

4. Summary of issues raised and changes made after Regulation 14 consultation

- 4.1 The changes made in response to comments made on the pre-submission Draft Plan (December 2019) are summarised in **Appendix G**.

5. Conclusions

- 5.1 The Plan is the outcome of over three years of community engagement in various forms. It comprises a set of locally specific planning policies intended to guide development management decisions on planning applications, so that they better reflect the community's expectations concerning controls and support for development in West Hanney.
- 5.2 We have received considerable support and guidance from many sources during the plan-making process. We are satisfied that the outcome from that support, and the manner in which community aspirations have been captured through the proposed planning policies, creates a neighbourhood plan which lends sufficient support to appropriate sustainable development proposals as they arise.
- 5.3 The Plan provides a set of planning policies that seek to support and guide decisions on sustainable development proposals. We believe that the draft Plan is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation.
- 5.4 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the WHNDP Steering Group. The draft Plan is supported by a Basic Conditions Report and by this Consultation Statement, both of which adequately cover the requirements set out in the Regulations. West Hanney Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.
- 5.5 This Consultation Statement completes the range of tasks undertaken to demonstrate that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Plan which will benefit residents in the West Hanney Neighbourhood Plan Area by promoting sustainable development.

Appendix A: WHNPD consultation strategy

Neighbourhood Plan Consultation strategy

Objective: An NPD is a local consultative exercise during which residents have the opportunity to determine their vision and priorities for development in the village. The culmination of the exercise is a village referendum in which residents can vote to accept or reject the NDP. Thus all of the work that goes into the NDP needs to draw on local views and the steering group needs to keep residents involved and informed. From the outset community involvement need to be a priority with well-publicised public meetings.

Communication Tools

- Website
- Leaflets, posters
- Village newsletter
- Email lists
- Letters to statutory consultees and stakeholders
- Public meetings: public exhibitions, events and workshops, open days, focus groups
- Stall at village events: eg Annual Parish Meeting, village fete
- Written and/or online surveys
- Engagement methods: eg Community mapping, Planning for Real
- Social media: Facebook, Twitter
- Local media (press statements)
- Word of mouth

Plan of consultation activities

Stage	Purpose	Consultation method	Who to involve
Area designation	Confirm the area that the NDP policies will relate to.	Statutory consultation (6 weeks) by district council	Statutory consultees
Launch	Encourage volunteers, identify steering group members Set up website	Open meeting (2 hours, evening), widely publicised eg leaflets to every house, website, newsletter. Find a volunteer to keep the website updated	All residents Businesses Steering group
Scoping	Scoping the NDP vision and objectives	Working groups develop this based on residents' earlier input	Steering group or working groups
	Questionnaire: survey to every household Questionnaire results	Steering group designs, distributes and analyses questionnaire based on residents' earlier input Make a summary of results available on website, summarise in newsletter, and/or present at an open meeting.	All residents Businesses All residents Businesses
	SWOT (as part of developing baseline evidence)	Steering group brainstorms. Request feedback from residents at a later meeting.	Steering group or working groups
	Sustainability issues and challenges (leading to sustainability appraisal framework for the NDP)	Open meeting (2 hours, evening), widely publicised eg leaflets to every house, website, newsletter. - What are the sustainability objectives for the NDP?	All residents
	Test NP objectives against sustainability objectives	Steering group does this. Request feedback from residents at a later meeting.	Steering group
	Consult on SA scoping report	Statutory (6 weeks) and stakeholder consultation, invite feedback from locals via newsletter, website.	Statutory consultees, stakeholders All residents
Draft NDP	NDP objectives and options Draft NDP policies	A public exhibition/meeting to show the shortlist of sites and get feedback Presentation of the draft policies. Invite feedback	All residents, Stakeholders
Pre-sub	Pre submission SA/Env report and NDP		statutory consultation/stakeholders
Submission	Final NDP docs: statutory consultation		statutory consultation/stakeholders
Referendum	NDP referendum		All residents

Key	Essential/statutory	Recommended
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Appendix B: Record of community involvement

Date	Event name	Venue	Type of meeting	No. of attendees	What was discussed
17/04/2016	Launch event	Hanney War Memorial Hall	Joint with East Hanney PC	56	Ideas for inclusion in NP and survey
17/05/2016	Youth pizza evening	Hanney War Memorial Hall	Joint with East Hanney PC	37	Ideas for inclusion in NP and survey
27/02/2016	Hanney Preschool	Hanney Pre-School	Joint with East Hanney PC	6	Ideas for inclusion in NP and survey
22/04/2016	History Group	Hanney War Memorial Hall	Joint with East Hanney PC	41	Ideas for inclusion in NP and survey
May-16	Primary school head teacher	St James Primary School	Joint with East Hanney PC	3	Ideas for inclusion in NP and survey
24/05/2016	Wine and Cheese event	Dandridges Close Green	Joint with East Hanney PC	31	Ideas for inclusion in NP and survey
08/06/2016	Thames Water	Hanney War Memorial Hall	Joint with East Hanney PC	5	Ideas for inclusion in NP and survey
15/06/2016	Hanney Chapel	Hanney Chapel	Joint with East Hanney PC	25	Ideas for inclusion in NP and survey
19/06/2016	Teas and Scones Garden event	East Hanney	Joint with East Hanney PC	21	Ideas for inclusion in NP and survey
30/06/2016	Wine and cheese (Hanneys Flood Group)	East Hanney Green	Joint with East Hanney PC	25	Ideas for inclusion in NP and survey
09/07/2016	School Fete exhibition stand	St James Primary School	Joint with East Hanney PC	43	Ideas for inclusion in NP and survey
12/07/2016	Oxfordshire Highways	Hanney War Memorial Hall	Joint with East Hanney PC	5	Ideas for inclusion in NP and survey
24/02/2016	Tennis Club AGM	Hanney War Memorial Hall	Joint with East Hanney PC	35	Ideas for inclusion in NP and survey
Jul-16	Community Shop	Hanney War Memorial Hall	Joint with East Hanney PC	5	Ideas for inclusion in NP and survey
19/07/2016	Letcombe Brook project Officer	Hanney War Memorial Hall	Joint with East Hanney PC	3	Ideas for inclusion in NP and survey
17/03/2017	Village Boundary presentation	Hanney War Memorial Hall	West Hanney PC only	35	Results from Community survey
15/05/2017	Community Survey Feedback Public meeting	Hanney War Memorial Hall	West Hanney PC only	51	Results from Community survey
11/11/2019	Pre-submission Public Consultation Meeting	Hanney War Memorial Hall	West Hanney PC only	33	Questions about Pre-submission Plan

Appendix C: WHNDP Community Questionnaire report

See Appendix B of the WHNDP

Appendix D: People, businesses, and organisations consulted

Schedule 1 category	Consultee	Contact details	Email sent on 8/7/16 unless stated
a) for London borough councils	Not applicable	Not applicable	
b) local planning authority, county council or parish council	South Oxfordshire District Council	planning.policy@southoxon.gov.uk	yes
	Vale of White Horse DC	Planning.policy@whitehorsedc.gov.uk	yes
	Oxfordshire County Council:	PlanningInOxfordshire@oxfordshire.gov.uk southandvale@oxfordshire.gov.uk	yes to both
	Anda Fitzgerald-O'Connor - County Councillor Matthew Barber - District Councillor	anda.fitzgerald@oxfordshire.gov.uk councillor@matthewbarber.co.uk	yes to both
	East Hanney Parish Council	gl-ehpc@gmail.com	yes
	Denchworth Parish Meeting	richard.starkey@virgin.net	yes
	Charney Bassett Parish Council	parishclerk@charneybassett.org.uk	yes
	Grove Parish Council	parishcouncil@grove-oxon.org.uk	yes
	Lyford Parish Meeting	mike.trippitt@btinternet.com	yes
	Garford Parish Meeting	neil.wright@vodafone.com	yes
(c) the Coal Authority	The Coal Authority	planningconsultation@coal.gov.uk	yes
d) Homes and Communities Agency	The Homes & Communities Agency	enquiries@homesengland.gov.uk	yes
e) Natural England	Natural England	consultations@naturalengland.org.uk	yes
f) Env. Agency	Environment Agency	planning_THM@environment-agency.gov.uk	yes
g) Historic England	Historic England	e-seast@historicengland.org.uk	yes

h) Network Rail	Network Rail	assetprotectionwestern@networkrail.co.uk townplanningwestern@networkrail.co.uk	Yes to both
i) Highways Agency	Highways England	info@highwaysengland.co.uk	yes
j) Marine Management Org	Marine Management Organisation	consultations.mmo@marinemangement.org.uk	yes
k) owners of telecoms apparatus	EE	public.affairs@ee.co.uk	yes
	British Telecoms plc	nicola.sime@bt.com	yes
	Three	jane.evans@three.co.uk	yes
	EMF Enquiries - Vodaphone & O2	EMF.Enquiries@ctil.co.uk	yes
l) i. Primary Care Trust	Oxfordshire Clinical Commissioning Group	planning@oxnet.nhs.uk	yes
	NHS England	reception.jubilee@property.nhs.uk	yes
l) ii. Elec utility	Wood Plc (on behalf of National Grid)	n.grid@woodplc.com	yes
	National Grid	box.landandacquisitions@nationalgrid.com	yes
	UK Power Networks	ConsentsEnquiries@ukpowernetworks.co.uk	yes
l) ii. Elec & Gas utility	Cadent	plantprotection@cadentgas.com	yes
	SSE Energy Supply	chris.gaskell@sse.com	yes
l) iv. & v. Sewage and Water utility	Thames Water	developer.services@thameswater.co.uk ThamesWaterPlanningPolicy@savills.com	yes to both
m) vol bodies	All local groups – WI, History etc	WI Senior Citizens Guides Abingdon & Witney College Hanney Wine Circle Hanney Gardening Club Hanney Bowls Club Hanney Table Tennis Club Hanney Badminton Club Hanney Tennis Club Hanney Youth Football Club Wantage Bridge Club Wantage Male Voice Choir	yes to all
p) Businesses	J, A & D Cottrell - Landowner	alan@jadcottrell.co.uk	yes
	H Walker & Sons - Landowner	neil@hwalker.co.uk	yes
	Sweetcroft - Landowner	glen.chapman@sweetcroft.co.uk	yes
	Hanney Spice	hanneyspice@hotmail.co.uk	yes

	The Plough	Personal email address withheld	yes
	Hanney Community Pub Company	Personal email address withheld	yes
	Dews Meadow Farm Shop	shop@dewsmeadowfarm.co.uk	yes
	Black Horse	Personal email address withheld	yes
	La Fontana	anna@la-fontana.co.uk	yes
Other bodies	Hanney War Memorial Hall	hwmh.hanney@gmail.com	yes
	Hanney Community Shop	Personal email address withheld	yes
	Hanney Royal British Legion	Personal email address withheld	yes
	Hanney Flood Group	Personal email address withheld	yes
	West Hanney Woodland Group	Personal email address withheld	yes
	St James C of E Primary School	office@hanneyce.vale-academy.org	yes

Appendix E: Letters sent to consultees

Dear Sir/Madam

West Hanney Parish Council have been working on our Neighbourhood Development Plan since 2016 and have now reached the stage of launching the Pre-submission Plan for public consultation.

The 7 week consultation period for the Pre-submission Neighbourhood Development Plan begins on Friday 1st November. All the plan documents can be found on the Parish Council's website by clicking on this link:

[https://westhanneypc.org.uk/Neighbourhood Plans](https://westhanneypc.org.uk/Neighbourhood%20Plans)

You can download the documents and the feedback form and if you, or your organisation, have any comments, please return the form to npwhpc@gmail.com by 5pm on Friday 20th December 2019.

The Plan documents are also available for inspection at the Hanney Community Shop, Brookside, East Hanney, OX12 0JL for anyone who doesn't have access to the internet.

Graham Garner

Chairman, West Hanney Parish Council

Appendix F: Events, communication, and publicity

Launch event poster

Neighbourhood Plans launch event

Hanney War Memorial Hall
Sunday 17th April 2016, 2:30-5pm

The Localism Act introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans. These Neighbourhood plans can include planning policies which reflect and respond to the unique characteristics and planning context of our villages.

The Parish Councils of East and West Hanney need your help in developing these plans and planning policies.

We want to hear your concerns about the future of your village. It could be traffic, housing location and design, provision of facilities, parking, flood risk, protection of the historic environment or ecology or anything that you have concerns about that involve land use.

There will be a 30 minute presentation and Q&A at 3pm by Tom McCulloch from Community First Oxfordshire. There will be lots of background information in the form of an exhibition and the opportunity to give your input.

Please come along and make your voice heard.

Your village - Your plan

Hanney News article – launch event

Neighbourhood Plans Launch Event

Hanney War Memorial Hall. Sunday 17th April 2016. 2.30pm till 5pm.

The **Localism Act** introduced new rights and powers to allow local communities to shape new development by coming together to prepare **Neighbourhood Plans**. These plans can include planning policies which reflect and respond to the unique characteristics and planning context of our villages.

East and West Hanney Parish Councils need your help in developing these plans and planning policies. We want to hear your concerns about the future of your village. It could be traffic, housing location and design, provision of facilities, parking, flood risk, protection of the historic environment or ecology, or anything that involves land use.

There will be a 30 minute presentation and Q&A at 3pm, by Tom McCulloch of Community First Oxfordshire. There will be lots of background information in the form of an exhibition, and the opportunity to give your input. Please come along and make your voice heard.

**Your village -
Your plan.**



Community Questionnaire Results Meeting 1 – Village Boundary 17th March 2017 poster

East and West Hanney Neighbourhood Plans – Village Boundary

As part of the Neighbourhood Plans, the Neighbourhood plan steering committee is proposing that any future development be limited to within a village boundary.



The provisionally proposed boundary for East and West Hanney are shown. This suggested boundary was questioned at 2.4 and 2.5 of the recent Community Survey.

The Neighbourhood Plans steering committee will present the results of the village boundary questions and will listen to any representations regarding the boundary at a public meeting in the Hanney War Memorial Hall on 17th March 2017 starting at 7:30pm.



Representations can be made in person at the meeting or by letter which will be read out at the meeting by a member of the Neighbourhood Plan committee.

All comments and representations received by midnight of the 17th March will then be presented to an

independent planning expert who will give advice to the Neighbourhood plan committee.

Any comments already made as part of the survey will not need to be repeated in order to be taken full account of, but there is nothing to prevent additional and indeed repeat presentations by any party.

The Neighbourhood Plan committee will take into account all the comments and advice received and after professional review, will issue a final consultation boundary map before it is ultimately decided.

Larger versions of these maps are available from any Parish Councillor.

Community Survey Results Meeting 2 – 15th May 2017 – Hanney News



Hanney News

Number 498 May 2017



The Forest School - What goes on? See page 4.



'YOU FORGOT TO GO TO THE PLANT SALE YOU IDIOT!!!!!!'

BETTER NOT MISS IT! - SAT 13TH MAY, 10AM - 2PM, VILLAGE HALL.

**Monday 15th May,
7.30pm
Hanney Village Hall**
You are cordially invited.....
to a presentation of the results
of the Neighbourhood
Community Survey and the
draft objectives for the East
Hanney and West Hanney
Neighbourhood Plans.
The objectives will then
generate policies such as
protecting green spaces,
housing design, traffic calming,
improved village facilities,
and many more.

**Pat's Birthday,
a Haircut and
Cake! See page 5.**



Table Top & Car Boot Sale in aid Of Cancer Research
Sat 10th June, 10am till 2pm
at the Hanney War Memorial Hall
Raffle & Refreshments
Tel: 01235 868527 to book a table.
Hanney Fundraisers in aid of Cancer Research

WEST HANNEY NEIGHBOURHOOD PLAN

LAUNCH DAY 1ST NOVEMBER 2019



Visit our website, www.westhanneypc.org.uk from November 1st to download the Neighbourhood Plan documents including the Consultation Feedback form. If you have any comments about the Plan, please return the feedback form to npwhpc@gmail.com or Hanney Community Shop by December 20th (Date changed due to General Election on December 12th)

If you would like to find out more, come to the Consultation meeting at the Hanney War Memorial Hall on Monday 11th November at 8pm.

Appendix G: List of respondents and responses to Regulation 14 WHNDP consultation

Pre-submission consultation (Reg 14) 20/12/19 Comments on Draft Plan dated Nov 2019		
Respondents	Comments	Action taken in response to comments
Highways England	No comment	
The Environment Agency	No comment	
Natural England	No comment	
Wood plc – National Grid	No comment	
SSE	No comment	
Thames Water	<p>Strengthen Policy INF1 Policy on Community Facilities and Infrastructure</p> <p>In light of the changes which took effect in April 2018, which are set out above, and the concerns already expressed in the Neighbourhood Plan references as ‘wastewater mechanisms’ we would request that the following text along the following lines is incorporated within the Neighbourhood Plan as support to Policy INF1:</p> <p><i>“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.</i></p> <p><i>Thames Water encourages developers to use our free pre-planning service https://www.thameswater.co.uk/preplanning). This service can tell developers at an early stage if we will have capacity in our water and/or wastewater networks to serve their development, or what we’ll do if we don’t.</i></p> <p><i>The developer can then submit this as evidence to support a planning application and we can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”</i></p> <p>And that Policy INF1 itself is strengthened to include referenced to ensuring water and wastewater infrastructure capacity exists.</p>	Comments noted but no changes made to Policy INF1
Oxfordshire County Council	<p>The County Council supports in principle the ambition of West Hanney Parish Council to adopt a Neighbourhood Plan.</p> <p>We note that there are no proposed allocations, but the draft pre-submission Neighbourhood Plan allows for infill within the newly defined Development Boundary</p>	Supportive of Plan – no changes required

	<p>(Policy RS4 Rationale). The West Hanney NDP Steering Group has decided against identifying or allocating sites for future development because; there is no expectation or requirement in the adopted Local Plan to allocate additional housing, there has been and is likely to continue to be adequate development within the village through limited infill to meet local needs, and the adjacent community of East Hanney has two sites (80 dwellings North of East Hanney and 50 dwellings North-East of East Hanney) allocated in the adopted Local Plan Part 2.</p> <p>Additionally, there has been a 21% increase in number of dwellings either built or approved to be built within the last seven years, meeting the housing need required of a 'smaller village' in the VOWH Local Plan 2031 Pt 1 (page 20). This has included 14 houses at Elderberry Close, 6 houses at St. James Way, 6 houses at Walnut Court, 8 houses on The Old Orchard and a planning application approved in August 2016 for 15 houses north of School Road (P15/V2887/FUL).</p>	
	<p>Policy RS1 – 'Village Character and Design' on page 16</p> <p>It states <i>'They provide sufficient outdoor storage space for refuse, recycling and parking of cars and bicycles</i></p> <p>Transport Planner recommended the inclusion of car parking and cycle parking standards in the Plan</p>	The standards are available to developers, so it was not felt necessary to include them in this policy
	<p>Policy INF1 – 'Community Facilities and Infrastructure' on page 22</p> <p>It states <i>'Where it is viable to do so, development proposals that result in new users being introduced to the community should make proportionate provision to improve and enhance existing community infrastructure, transport and green infrastructure, taking into account the priorities described in the community infrastructure report'</i></p> <p>OCC Transport Planner comment:</p> <p>We are supportive of this policy. We believe the policy is worded appropriately</p>	Supportive of the Plan policy
	School Organisation Officer highlighted correction in paragraph 3.3 and Policy INF1 regarding expansion of St James Primary School that has already taken place	Corrections made to paragraph 3.3 and Policy INF1
	Waste Strategy Officer suggested inclusion of how community spaces can be used to help reduce waste and build community cohesion through assets such as community fridges, space for the sharing economy (library of things), refill stations, space for local food growing etc.	Comments noted but no changes made to Plan.
Historic England	Policy RS1	Comment noted.

	Bullet D. We recommend removing the word 'significant' and replacing prevent with 'avoid' to more closely reflect the language used in the NPPF. We recognise that the policy transfers responsibility for seeking to avoid harm from the planning authority to the developer. We do not see this as a conflict with the NPPF but rather a useful adjunct. We wonder if adding 'demonstrably' to this requirement would help to ensure, where necessary, that the means employed to avoid harm are clearly set out in applications.	
	Policy RS2 We support the desire to maintain the separate identities of the two communities by provision of a green gap and appreciate the use of the heritage values to articulate the significance this gap has for the communities.	Supportive comment
	Policy INF1 We note that several of the community facilities identified may have significance for their heritage values in addition to their utility and wonder whether it would be helpful to provide a supplementary element of the policy requiring proposals to sustain or enhance their significance as heritage assets where they are also identified as such (which could be achieved by adding an appendix listing those that are considered to be heritage assets by the community with a reasoned justification for this status for each). This would also help to give direction to implementation of Policy RS1 requirement to avoid harm to non-designated heritage assets.	Comment noted
Charney Bassett Parish Council	<p>The proposals stated in the West Hanney Neighbourhood Plan are important to maintain the character of the village and the local landscape and as another lowland vale village Charney Bassett PC think this is important.</p> <p>We note that the boundary of the parish and any impact of development outside the built-up area and think that any planning application in the wider landscape, such as the development of agricultural buildings for occupation should take into account the protection of darkness and biodiversity.</p> <p>Development pressures should not lead to negative impacts on neighbouring villages, for example increases in vehicles using local rural roads as rat runs</p>	No changes required to Plan
Hanney Community Pub Ltd	<p>Appendix D</p> <p>The Plough is a significant community asset in West Hanney, and the company directors of Hanney Community Pub Ltd. believe the Hanney Community Pub deserves a higher and more accurate profile in Appendix D of the Neighbourhood Development Plan.</p>	Appendix D updated

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The Plough has its own separate car park as well as on street parking.</p> <p>The survival of The Plough as a community pub is dependent on residents continuing to support The Plough and its tenant landlord and chef.</p>	
	<p>Policy INF1</p> <p>The Plough is a significant community asset in West Hanney, and the company directors of Hanney Community Pub Ltd. believe the Hanney Community Pub deserves a mention in the opening sentence of this section alongside the Hanney War Memorial Hall, St James the Great, Community Shop and Post Office. It also deserves a more accurate summary in Table 2 of INF1 of the Neighbourhood Development Plan.</p> <p>In Table 2;</p>	Policy INF1 updated

	<p>Hanney Community Pub, The Plough</p> <p>Purchased and owned by over 170 residents who are shareholders in Hanney Community Pub Ltd, who manage The Plough strategically as an asset for the community.</p> <p>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.</p> <p>It is a very attractive Grade II listed, 17th century thatched pub with a bar, open fire and separate dining area, with tables in the rear garden during the summer. The Plough hosts Aunt Sally and darts and village events, and is a meeting place for clubs and societies, helping to bring the community together.</p>	
West Hanney Woodland Group	Factual errors in Plan identified	Corrections made to Plan
Dijksman Planning (UK) LLP	<p>The plan describes a strong desire for the provision of additional infrastructure for the village and the provision of housing for young people, and for older people. So smaller houses and bungalows. There is now very limited space within the village to build any of these things therefore if these are serious desires the only way to provide them is to accept the principle of some additional limited development outside/on the edge of the village.</p> <p>It is contradictory to seek to restrict and limit the expansion of the village and at the same time wish to see natural growth of facilities and much needed homes for young and older people.</p>	Mr Dijksman has only focussed on limitations to development and ignored the poor sustainability issues. He is not a resident and his comments are not made on behalf of a local landowner. No changes will be made to the Plan in response to this comment.
	<p>Policy RS4</p> <p>This policy should be deleted. Nowhere does national or local planning policy seek to identify areas where no development will be permitted. The approach taken in this policy prevents the balance consideration of the benefits and harm that may arise in a planning proposal and it is not contribute to the achievement of sustainable development. This is a point made in relation to other neighbourhood plans by neighbourhood plan inspectors and as such this policy is unacceptable and contrary to the achievement of sustainable development and therefore NPPF</p>	Following discussion with VWHDC Planning, it was decided to delete Policy RS4 but not in response to this comment.
Residents - 10	Corrections notified including changes to village boundary and Character Assessment	Corrections made to Plan

Vale of White Horse District Council	We have agreed to incorporate almost all other suggestions made by VWHDC, in some cases with minor amendments to wording – see detailed comments below:	All suggestions by VWHDC incorporated except for suggestion that Policy INF1 be moved to a community action – see Comment ref 20 section below
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Vale of White Horse District Council schedule of comments for the West Hanney Neighbourhood Plan October 2019 Pre-submission Draft – 20 December 2019

Comment ref	Section/Policy	Comments	Recommendations
1	General	<p>There are a couple of general comments which should be addressed;</p> <ul style="list-style-type: none"> • There is some inconsistency over how the Vale of White Horse DC and the District's Local Plan is referred to. • When reading electronically, some of the font sizing/type is inconsistent. This may just be a formatting issue. • Policy NE9: Lowland Vale from Local Plan 2011 was superseded by Core Policy 44: of Local Plan 2031 Part 1, as well as the Landscape Capacity Study which supports the policies within Local Plan. The neighbourhood plan needs to reflect the most up to date evidence and so the reference to Lowland Vale should be removed. • Paragraph 16 of the NPPF indicates that neighbourhoods should both develop plans that support the strategic needs set out in local plans and plan positively to support local development that is outside the strategic elements of the development plan. This is also supported by the paragraphs 004, 044 and 070 of the planning practice guidance. In some places within the neighbourhood plan, the wording could be as negatively focusing on the issues rather than planning positively for the future. 	<p>Refer to the Vale of White Horse District Council as either 'VoWHDC' or 'Vale of White Horse District Council. Refer to the Local Plan as either 'Local Plan 2031' or Local Plan 2031 Part 1/Part 2'. Check the document and make amendments where necessary to ensure consistency. Do the same for the local plan and the planning strategy.</p> <p>Review document to ensure font consistency.</p> <p>Remove references to Lowland Vale and update to most up to date evidence.</p> <p>Review wording throughout plan and policies so that it is positively worded.</p>

Comment ref	Section/Policy	Comments	Recommendations
2	2.1. How the WHNDP fits into the planning system - page 4	The word 'although', at the start of the first sentence in the first paragraph, changes the tone of the sentence and could be seen as a criticism.	Either remove the word 'Although' or replace the first two paragraphs with the following: "Neighbourhood planning was introduced through the Localism Act 2011 and allows local people a say in how development is shaped within their local areas. Neighbourhood Plans must have regard to the National Planning Policy Framework, National Guidance and the development plan for the Vale of White Horse District which consists of..."
		Within the list of bullet points, the Oxfordshire minerals and Waste plan should be included. It is unclear what the blue shading is on the map.	Add the Oxfordshire Minerals and Waste Plan to the bullet points. Provide a key to the map to identify what the blue lines and shading are.
3	2.5. SEA – page 5	There is a word missing between the words 'by' and 'planning'	Between the word 'by' and 'planning', add the word 'the'
4	3. The Parish of West Hanney Development context – page 6	The first sentence needs a bit of explanation in order for the reader to understand the references made. Link the reference to the Abingdon-on-Thames and Oxford Fringe Sub-Area and the classification as a smaller village to the districts local plan.	Replace the first sentence with the following: "The Vale of White Horse Local Plan 2031 classifies West Hanney as a smaller village within the Abingdon-on-Thames and Oxford Fringe Sub Area."
5	3.1. West Hanney Location and Brief History – page 8	The last paragraph on page 8 refers to entering the village from the Vale of White Horse. Is this referring to the district or the historic chalk white horse? If the latter, please provide some clarification and direction. Anyone not local to the area, may not know where this is in relation to the village.	Recommend adding some clarification and potentially some cardinal directions to the description.

Comment ref	Section/Policy	Comments	Recommendations
6	3.2. Planning and Development Context - page 9	<p>Within the list of bullet points, the Oxfordshire minerals and Waste plan should be included.</p> <p>Also, within bullet points, remove reference to detailed policies and additional sites or add Local Plan Part 1 title to be consistent. Amend the bullet points on page 4 to reflect these changes.</p>	<p>Add the Oxfordshire Minerals and Waste Plan to the bullet points.</p> <p>Either remove “(Detailed Policies and Additional Sites)” or add “(Strategic Sites and Policies)” after Local Plan 2031 – Part 1. Amend bullet points on page 4 to reflect this change to ensure consistency.</p>
7	3.2. Planning and Development Context - page 10	<p>It may be useful to the reader to add the titles of the policies.</p> <p>A number of development management policies within Local Plan 2031 Part 2 may also help to achieve the aim and objectives of the West Hanney Neighbourhood Plan.</p>	<p>Add the full title to the Core Policies listed</p> <p>Include a list of development management policies within the list as these can relate to the aspirations of the neighbourhood plan. (e.g. Development Policy 29: Settlement Character and Gaps)</p>

Comment ref	Section/Policy	Comments	Recommendations
8	3.2. Planning and Development Context - page 11	The last bullet point states that three sites have been allocated within East Hanney through Local Plan 2031 Part 2. This is incorrect. Local Plan Part 2 only allocates two sites within East Hanney; one being for 50 Dwellings (North-East of East Hanney) and the other being for 80 dwellings (North of East Hanney).	Correct this bullet point to read ... "two sites (80 and 50 dwellings) allocated in Local Plan Part 2.
10	3.3. Our sustainability challenges: Traffic, Transport and Parking and Housing Needs – page 11/12	These are concerns that have come out from the neighbourhood survey. It could be useful to expand on these sections within the plan to show how the plan is seeking to help mitigate against these challenges. There are no specific policies relating to transport or housing needs, but they have been raised as challenges within the community.	The group could potentially look to develop policies or community actions in relation to the concerns raised.
11	3.3. Summary – page 12	Within the summary, five key challenges have been identified. Looking forward to the policies, it could be argued that only a couple of these are being addressed.	Further explanation may be required to understand why these are not all being addressed within the neighbourhood plan. They are important to identify, but it is usually expected that there will be some policies (whether development policies or community actions) on each of the key areas identified.
12	4. Themes, Vision, Objectives and Policies	It could be useful to provide some further background information as to how the vision, themes, objectives and policies were developed. Set out what public involvement there has been.	Provide an additional paragraph explaining what engagement has taken place to develop the vision, themes, objectives and policies. This will provide some context to the reader.
13	Policy RS1: Rationale – pages 14, 15, 16	It would be useful to the reader to have a map showing the different character areas. This would help those not local to the village understand the layout and setting of the village. The district council have a Design Guide SPD and some policies within the local plan which may be useful to reference. This will help sign post developers to the relevant policies within the district's development plan to ensure that any proposals comply with all the policies.	Include a map of the character areas Include reference to the design policies within Local Plan Part 1 and 2 and to the Design Guide SPD which developers would need to consider.

Comment ref	Section/Policy	Comments	Recommendations
14	Policy RS1: Village Character and Design – page 16	There are some terms within the policy which could be open to interpretation - ‘unacceptable’ ‘sufficient’ Could potentially be shortened as the Local Plan already covers some of the points within E and F. What is meant by a new boundary in the last paragraph?	Define all the ambiguous terms.
15	RS2 – Coalescence with East Hanney rationale	The area to the east of the mapped area does not reflect the parish boundary. On the map, only the proposed gap and perhaps the parish boundary should be showed. This will ensure that the map is clear, easy to read and understand. Local Plan Part 2 has a policy on settlements and character. It would be useful to make reference to this.	Amend the map to show the parish boundary and the proposed settlement gap. In supporting text, make reference to Development Policy 29: Settlement Character and Gaps.
16	RS2 – Coalescence with East Hanney	This policy replicates Development Policy 29: Settlement Character and Gaps from Local Plan Part 2, but also extends the scope by physically drawing the gap on a diagram. A similar approach was undertaken by Wootton and St Helen Without Neighbourhood plan in which the examiner had concerns over the evidence submitted their approach to the separation of settlements (policy SS2). The examiner recommended removing the map showing the settlement gap. His reasonings for this can be found in his report which can be found here: http://www.whitehorsedc.gov.uk/sites/default/files/Wootton%20and%20St%20Helen%20Without%20Neighbourhood%20Development%20Plan%20-%20Examiner's%20Final%20Report.pdf The PPG comments that ‘all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence’.	It is recommended that either additional evidence is presented taking into account recent neighbourhood plan examinations or the proposed settlement gap is removed.

Comment ref	Section/Policy	Comments	Recommendations
		<p>The evidence presented may not provide suitable justification for having a settlement gap. Detailed and robust evidence should be provided which looks to provide justification as to the reasoning for the settlement gap. East Hagbourne Neighbourhood Plan proposed a similar approach which was supported by the examiner. They developed evidence which demonstrated the justification for having the gaps. Their neighbourhood plan can be found here: http://www.southoxon.gov.uk/services-and-advice/planning-andbuilding/planning-policy/neighbourhood-plans/east-hagbourneneighbo</p> <p>The current evidence to support the settlement gap sits within the Character Assessment. Wootton and St Helen Without NP also took this approach which the examiner found to be insufficient. Although it is useful to refer to the gap within the character assessment, it is still possible to have development that has a low impact on the character of an area. Additional evidence is therefore likely to be required to justify the inclusion of a settlement gap.</p>	
17	RS3 – Location of Development rationale	<p>There is substantial overlap between policies RS3 and RS4 and we do not believe there is a need to have both policies within the plan as they seek to do similar functions.</p> <p>The third and fourth paragraph of the supporting text contradicts the idea of a settlement boundary. This is only an issue if policy RS4 is retained; however we consider this policy (RS3) to be more appropriate than policy RS4 and should be retained in preference</p>	Retain this policy.
18	Policy RS4 – Development Boundary Rationale	Two terms are being used; ‘village boundary’ and ‘development boundary’ and it is unclear if they are referring to different aspects or if the terms are being used inconsistently.	It is recommended that the supporting text is deleted alongside the policy.
19	Policy RS4 – Development Boundary	Currently as worded Policy RS4 is contrary to local plan policy and is not currently considered to be positively prepared as required by the	It is recommended that this policy is deleted or that further evidence is produced to provide justification

Comment ref	Section/Policy	Comments	Recommendations
20	Policy INF1- Community Infrastructure and Facilities Policy and Rationale	<p>Core Policy 7 within LPP1 discusses the requirement on new development to provide supporting infrastructure and services. Neighbourhood plans should not repeat local plan policy, especially where the neighbourhood plan policy includes less detail. Similar policies within other recent neighbourhood plans have been removed during the examination process. An example being Wootton and St Helen Without neighbourhood plan.</p> <p>The reasons being that although a neighbourhood plan can highlight the projects it wishes contributions to go towards, it cannot be enforceable within a policy. CIL is a budgetary decision made by the appropriate council and it is therefore not possible for a neighbourhood plan policy to direct these contributions to certain infrastructure. The examiner for Wootton and St Helen Without set out his reasons for removing a similar policy in his final report which can be found here: http://www.whitehorsedc.gov.uk/sites/default/files/Wootton%20and%20St%20Helen%20Without%20Neighbourhood%20Development%20Plan%20-%20Examiner's%20Final%20Report.pdf</p> <p>In table, first row second column remove the word 'it' after 'memorial hall'.</p> <p>Within the last paragraph, there is a commitment to review the appendix annually and update it as required. If the group wishes to update the list of infrastructure projects outside of the neighbourhood plan process, it would be optimal for the list of infrastructure priorities to not be included as an appendix, but as a separate document to be hosted on the parish council website.</p> <p>It may also be useful to reference the Districts' Playing Pitch Strategy which supports Development Management Policy 34 of Local Plan 2031 Part 2 and the Sport England's Active Design guide.</p>	<p>It is recommended that this policy is moved to be a community action rather than a policy.</p> <p>WHNDP Steering Group response to Comment: The Steering Group referred this recommendation to our NP Consultants, Community First Oxfordshire, and it was felt that the policy should be retained. It had already been re-worded following earlier feedback from VoWHDC and specific Community Action Projects have been defined in Appendix F as recommended. The policy itself reflects concerns expressed by our community in the Community questionnaire about the additional pressures on local infrastructure caused by future development.</p>

Comment ref	Section/Policy	Comments	Recommendations
21	5.2. Monitoring - reviews	There is a commitment within the plan to review the plan on a regular basis and to undertake a five-year review. There is currently no requirement to review neighbourhood plans, but it is worthwhile reviewing plan under certain circumstances such as following changes to national policy. It may be worth mentioning that the process of the review will depend on the nature of the changes and/or allowing flexibility to the timeframe set out for review.	Recommend adding some extra wording setting out that the process of the review will depend on the nature of the changes proposed. Also consider allowing some word to allow for some flexibility in relation to the timeframe set out for the review.