

## Comment

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**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Para. 4 - Pages 24 to 29 incl

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** No

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

Following representation to the District Council, East Hanney Parish council were given to understand that the proposal for 80 homes at the North end of their village would be removed from the plan. This has not been done. This proposal will increase flood risk to the north end of the village. The field identified for development was instrumental in alleviating damage in the flood of 2007 and 2009, in which homes in Ashfield lane and Ebbs Lane adjacent to the site were partially submerged. The field also stopped the flood area expanding across the A338 into Alfred's Place. There are now additional homes off Alfred's Place (Stevenson Close and Dandridges Close which would be at an increased future risk if the field is developed and no longer available for flood relief. This argument is identical for the proposed development of 50 homes North East of the village. In this case the field assisted

int he flood relief of Alfred's Place and would be crucial in future for Alfred's Place, Stevenson Close and Dandridge Close, plus the Lagan Homes new development that is adjacent to the site entrance on Stevenson Road.

Both these proposed developments extend the building line of the village. Both suffer from links to the village centre. Putting in place foot and cycles ways off the development as part of the planning proposal does not improve the poor infrastructure in and around the village in relation to paths and cycle routes. Future residents of the proposed site North East of the village will have to contend with crossing an increasingly busy A338 to access what little facilities the village provides.

The village does not have good facilities. The primary school is constrained by land boundaries preventing further development, there is one very small shop run by volunteers and it does not open all days of the week. In the shop is a very part time tiny Post Office. The village has one pub and a butchers. As mentioned above, the provision of footpaths is poor. The only safe cycle route in or out of the village is to the West toward West Hanney. I say this as a seasoned cyclist who belongs to an Oxford Cycle club. The lack of a dedicated cycle path toward the large employers of Williams at Grove and the Harrell Science Park limits cycle commuting and actually puts people off this form of transport because the only viable route, the A338, is perceived to be dangerous to cycle. This has been highlighted in many planning meetings previous to this process and has not be progressed.

The A338 is increasingly busy with housing development in Wantage, Grove and East Hanney. Frilford Heath traffic lights have already been identified as a pinch point requiring future attention. This has not yet been delivered and further developments are unwise until this junction has been dealt with.

In over three decades very little has been done to increase the capacity of the A34 or mitigate the effect of incidents on this road. As a result, the A338 becomes the A34 relief road when an incident closes the A34 anywhere from Junction 13 of the M4 near Newbury, right up to the Botley interchange at Oxford. There is evidence that even when the A34 is at a standstill from Oxford to Junction 9 of the M40, the A338 becomes busier with traffic heading north west around Oxford to circumnavigate the congestion. Recent night time upgrade work on the A34 resulted in the A34 being closed, diverting all traffic through East Hanney. This went on most weekends week after week. The effect on the residents of the village was severe with houses literally shaking as 44 tonne lorries passed through. Our bed oscillated each time a lorry passed. Neighbours have told us that they took to sleeping in their lounge as the whole house shook. Neighbours at numbers 1 to 5 Alfred's Place told of minor damage to their walls caused by these vibrations. Increasing the A338 traffic further is fool hardy and ignores the plight of local residents who have to use the road or live in close proximity to it.

Increasing the demand on the A338 by building these additional homes will increase the road noise in the village and increase air pollution to the detriment of the existing population.

I have lived in the village for 14 years and 9 months. In recent years the number of residential developments in the village has resulted in the water pressure dropping substantially. We are now unable to turn two taps on in our home because to do so reduces the flow to a trickle. I understand that Thames Water have identified that the mains water and sewerage provision is at capacity. In fact they have admitted this to Bovis Homes who have purchased land behind the village butcher, Dews Meadow Farm Shop. Building new homes should not be at the everyday detriment of existing residents. I accept that Thames Water are legally responsible for providing mains fresh water and sewerage, however, to plan for further homes before Thames Water have addressed the issue and so soon after previous developments have placed the system under extreme pressure, is irresponsible and inconsiderate to existing residents.

Biodiversity is acknowledged in the Urban Design Principles. The proposed site North East of the village of East Hanney is country to these principles. The site became a nursery dedicated to the development and sale of plants specifically designed to increase the bee population locally and nationally. The owner's planning proposal championed this. When challenged about future development she gave absolute assurances that she would not seek to develop the site for building. In her proposal she removed plans for a wind turbine when objections were raised alongside evidence that there were common bats roosting in compressor trees to the north west corner of the site. These bats remain. Proposing this site for the development of 50 new homes damages local biodiversity and it is impossible to see how mitigation can be successfully integrated into any new homes development when built on land dedicated to the growing of plants specifically designed to enhance the bee community, let alone any Nett Gain desirable under the Urban Design Principles. Building new homes on this site will have a negative impact upon the roosts and flight paths of the bats.

Again quoting the Urban Design Principles - That a development should make a positive contribution toward local character and distinctiveness (of the village) - East Hanney has already supported hundreds of new homes over the past 8 years. Most of these new residents have not integrated into the community, merely using it as commuter belt. Developing two further sites, totalling 130 homes would further see the erosion of East Hanney as a village. Many long term villagers, myself included, are now considering leaving to move out of Oxfordshire altogether, thus stripping the village of the very residents who are integrated.

The local Doctor's surgeries have been at capacity for some time. A recent application by Church Street Practice and Newbury Street Practice for extra funding from the NHS in order to expand the surgeries, has been refused. Mounting pressure on the local health provision by continual building of new homes is again to the detriment of existing communities.

**Q6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

The local authority must concentrate on delivering the already identified large developments of Dalton Barracks, Grove Airfield, Harrell and North East Wantage (around Charlton). Differences of opinion with developers and land owners should be resolved as a matter of priority, thus reducing the need to deliver smaller faster developments in the villages of the Vale and South Oxon. Continued reliance upon smaller developments in rural villages is placing too much strain on resources and communities, destroying the very communities that the local plan talks about protecting.

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

**Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?** No - I do not wish to participate at the oral examination

**Would you like to hear from us in the future?**

- . I would like to be kept informed about the progress of the Local Plan
- . I would like to be added to the database to receive general planning updates