

**Local Plan 2031 Part 2**  
Publication Version  
Representation Form

Ref:

(For official  
use only)

**Name of the Local Plan to which this representation relates:**

Vale of White Horse  
Local Plan 2031 Part 2

**Please return by 5pm on Wednesday 22 November 2017 to:** Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)

This form has two parts:

**Part A** – Personal Details

**Part B** – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

### 2. Agent's Details (if applicable)

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

Title	Mrs	
First Name	Elizabeth	
Last Name	Cornish	
Job Title (where relevant)		
Organisation representing (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Postal Town		
Post Code		
Telephone Number		
Email Address		

## Part B – Please use a separate sheet for each representation

Name or organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

☒

Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

No

☒

4. (2) Sound

Yes

No

☒

4. (3) Compiles with the Duty to Cooperate

Yes

No

☒

5. 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 Cooperate. 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.

### **Inaccurate facts**

Mistakenly, the plan states that East Hanney is a large village which is not factually correct. Points system shows that East Hanney is actually a small village with no mobile library

There are few services, the current ones are at capacity such as the village school and sewer systems. There is no commercial shop such as a Co-op and no local community services such as a medical centre, pharmacy or even a coffee shop. The connections with major areas of employment - Milton Park, Didcot or Witney (East to West) are also very poor, there not even being a bus service. Local employment consists of very little, as a result residents travel to employment in Milton Park, Didcot, Harwell, Wantage, Abingdon and beyond resulting in increased traffic congestion

The plan similarly states that East Hanney is not constrained by the flood plain, this is categorically wrong, as East Hanney is highly sensitive to flooding  
This is evidenced by an Enviromental Agency survey showing areas of alluvium through the centre of East Hanney as intermediate vulnerability and the gravel areas to the east and west of the alluvium as high vulnerability. Proposed sites of housing north of Ashfields lane and on Steventon Rd in East Hanney lie in areas of high vulnerability.

The Vale of White Horse District Council commissioned a strategic flood risk assessment in 2013 and the resultant study shows the two sites clearly in flood zone 2.

The Environmental Agency flood Map available via the Parish Online mapping software also confirms that both sites are in Flood Zone 2.

Duty to cooperate :

It is a requirement of the Plan Part 2 that any development meets community requirements and involves the Community. This is set out in Chapter 2, page 25. This states that Core Policy 4 requires that development will be supported at the additional site allocations through a master planning process involving the community.....where development meets the requirements set out within the Development Site Templates shown in Appendix A. Engagement has been undertaken with the community by the Parish Council regarding the proposal for development at this site, there is NO COMMUNITY SUPPORT FOR THIS. There is a very high level of objection at 99%.

(Continue on page 4 /expand box if necessary)

6. 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.

Remove proposed sites for East Hanney

(Continue on page 4 /expand box if necessary)

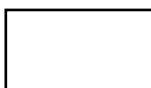
**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original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

7. 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



**Yes**, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Elizabeth Cornish

Date:

22/11/17

### Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

**Representations cannot be treated as confidential and will be published on our website alongside your name.** If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

### 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

☐

Please do not contact me again

☐

**Further comment:** Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

### Unsound Proposal :

I am writing to strongly object to the VWHDC Local plan 2031 Part 2 Consultation to include 80 houses north of Ashfields Lane, East Hanney and 50 houses north of Steventon Road, East Hanney . The additional 130 houses as proposed within Part 2 for East Hanney would, with the approvals already received, result in an increase in dwelling numbers in excess of a 100% above the base line numbers since 2011. This would represent **over development**, a matter recognized by the inspector who

reviewed the local Plan Part1.

East Hanney is by far the smallest of the 'Larger Villages' and indeed factually should be considered as 'smaller village' with loss of services eg mobile library that no longer serve the village,

I would like to make the following points in support of my objection

#### School capacity

The village, could not accommodate the increased demand for schooling that the proposed strategic sites would bring.

#### Historic village with limited footpaths and road capacity

All the village resources are some way away from both the proposed sites and pedestrian and vehicular routes from either of these areas are inadequate and unsafe, particularly for pedestrians,.

From the site North of Ashfields Lane there is no direct, safe footpath route to the central facilities around the village hall. Ashfield Lane itself is narrow and completely lacking in footpaths. The alternative route would entail connection to the footpath to the South of the busy A338 and is of greater distance. Hence for most individuals the use of cars to access the central village for any social activity/ school drop off would ensue and put extra pressure on roads around the village. It is impossible to improve or widen pedestrian footpaths because of constraints on available space.

Similar conditions exist for the proposed site North of the Steventon Road. There is **no connectivity at all** with the sites that are presently built and being proposed . This area of East Hanney has been developed piecemeal by creeping substitution of prime agricultural land. No obligatory footpath exists from such developments along the Steventon Road to the Hanney Main Street cross-roads even now after extensive construction here. The site is also on the East side of the A338 with the limited village facilities to the west. The A338 has been shown by many traffic surveys to be not only a busy road but a road subject to high speeding traffic and so crossing is hazardous, especially for young children, parents with pushchairs and older people. It is therefore difficult to claim that the site is integrated with the rest of the village. Such haphazard development has been allowed, encouraged by the Vale Planning Team. Furthermore, traffic congestion will be increased with additional cars from the 130 new houses joining the busy A338

#### Requirement to protect character

Due regard for the historic heritage characteristics of the present village must be maintained. The piecemeal addition of modern carbuncles

to the side of the historic village of East Hanney completely destroys the rural character of the village. The urban character of building design should not be allowed to continue by the construction of urban-style housing on any site in East Hanney.

#### Flooding

It should also be remembered that East Hanney is subject to regular and extensive flooding. As a result opportunity for development is highly restricted. The flooding that East Hanney receives is violent and extensive as demonstrated in 2007, 2008 and 2014 floods. The 2 sites proposed as strategic sites are both in areas of flooding. The Vale of White Horse District Council commissioned a strategic flood risk assessment in 2013 and the resultant study shows the two sites clearly flood as shown by the VWHDC Strategic flood risk assessment map.

The site north of Steventon Road lies within flood Zone 2 on very flat land. There are important ditches within the site which drain neighbouring housing sites. Tests on other sites within East Hanney often show very high water tables and poor permeability and so Sustainable Drainage Systems are not possible. The long history of flooding in East Hanney and the generally poor ground conditions do not make these sites a good choice for housing development.

#### Sewage capacity

Thames Water have carried out a stage 1 capacity study and stated that the East Hanney foul sewer system has reached its capacity. Improvements would be essential to cope with the additional houses that have already been approved, let alone a further 130 houses. Foul water is pumped to the Wantage Sewage Treatment works via a network of gravity drains, two pumping stations and two rising mains. The upgrade works may require substantial and costly works to the gravity drainage network and both pumping stations. There is no guarantee that this upgrade work can be implemented.

**Alternative formats of this form are available on request.** Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)

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