

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

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*

*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	J A Pye (Oxford) Ltd
First Name	
Last Name	
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	

2. Agent's Details (if applicable)

Mr
Ashley
Maltman
Senior Planner
West Waddy ADP
The Malthouse
60 East St Helen Street
Abingdon
OX14 5EB
01235 523139
a.maltman@westwaddy-adp.co.uk

Sharing your details: please see page 3

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

4a

Policies Map

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

4. (1) Legally compliant

Yes

X

No

4. (2) Sound

Yes

X

No

4. (3) Compiles with the Duty to Cooperate

Yes

X

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.

On behalf of our client, J A Pye (Oxford) Ltd (herein referred to as Pye Homes), we write to submit representations in response to the Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites – Publication Version (Regulation 19), in regard to Land at the Junction of Ashfields Lane and A338, East Hanney.

Pye Homes were established in 1927 and have built upon a strong reputation of providing high quality housing for all. The company is locally based in Kidlington, Oxfordshire.

Planning Policy Context

Following the adoption of the Local Plan 2031 Part 1 in December 2016, the site of 'North of East Hanney' is a proposed residential allocation for 80 dwellings within the emerging Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites. This is outlined in Core Policies 4a and 8a.

J A Pye (Oxford) Ltd control the 3.4ha site of 'North of East Hanney' located on the north-west of the junctions of Ashfields Lane and the A338, in East Hanney. My client supports the draft allocation as referenced by Core Policy 4a and 8a within the Vale of White Horse Local Plan 2031 Part 2 Publication Version. It is pertinent to note that my client also supports the Site

Development Templates as set out on pages 24-26 Appendix A, which relate to the site allocation area.

Site and Settlement Sustainability

East Hanney is classified as a 'larger village' as set out in Core Policy 3 of the Local Plan Part 2 2031 and is considered appropriate to accommodate the proposed quantum of residential development. Our client therefore supports development at East Hanney.

The proposed development is located to the north of the village centre. It is located in an accessible location and within easy walking distance of a range of village services, including local store and primary school. The village is located on the A338, a main vehicular highway connecting the village with the wider employment locations. East Hanney is serviced by the 31 and X30 bus route which combine to offer a three times hourly service and connects the village with the key employment locations of Oxford and Wantage.

Site Constraints

As outlined in previous representations, a number of technical reports and assessments of the site have been conducted, including:

- Heritage Statement (West Waddy ADP)
- Ecological Appraisal (BSG Ecology)
- Phase 1 Contamination Report (Listers Geotechnical)
- Flood Risk and Drainage Strategy (Infrastruct CS)
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- Transport Statement (David Tucker Associates)
- Archaeological Desk Based Assessment (Oxford Archaeology)
- Topographical Survey (Total Surveys)
- Details of Hard and Soft Landscaping (Aspect Landscape)
- Design and Access Statement (West Waddy ADP)

Transport

A detailed Transport Assessment has been undertaken which concludes the proposed quantum of development generates a modest volume of vehicular movements which would not have a material impact on the surrounding highway network. The proposed quantum of development can be accommodated through priority T-junction.

The proposed development is located to the north of the village centre. It is located in an accessible location and within easy walking distance of a range of village services, including local store and primary school. It is located within close proximity to bus stops, the strategic road network and larger nearby towns.

Flood Risk

A site specific Flood Risk Assessment has been undertaken to support the proposed site allocation. The Environment Agency's Flood Map for Planning indicates the site is predominantly located within Flood Zone 1, area of least fluvial flood risk. There is a small area of Flood Zone 2 located to the north of the site. The FRA identifies that the site can deliver dwellings on the site without the need to encroach on areas designated Flood Zone 2, in accordance with the planning aspirations of the NPPF.

Infiltration testing has been undertaken across the site which concluded that infiltration is feasible on the site. Through the implementation of best practice sustainable drainage features there will be no increase in surface water run-off from that of the existing pre-developed greenfield run-off rates.

Heritage and Archaeology

An Archaeological and Heritage Assessment has been undertaken at the site. The site is not within a Conservation Area, however the area beyond the grass access strip adjacent to the western boundary of the site is the edge of the East Hanney Conservation Area. The site does not contain any listed buildings and there are no listed buildings adjacent to the site. The nearest listed element is c.180m metres away, situated to the east of the A338, comprising a Milestone Point and the nearest listed building (a barn) is c.140m away, situated off Halls Lane. It is considered that the proposals can deliver a high quality residential development in keeping with its rural setting and character of the area.

Ecology

A Phase 1 Habitat Survey has been undertaken and identifies the site as a species poor grassland habitat, of limited ecological value. Existing buildings on the site have negligible potential to support roosting bats. There are no statutory designated sites for nature conservation located within or adjacent to the site, or within 2km. Residential development will bring the potential for ecological enhancements. Overall it is considered there are no ecological constraints to residential development at the site and through industry standard mitigations measures there are opportunities to provide a net gain in biodiversity across the site.

LVIA

A Landscape and Visual Impact Assessment has been carried out by a qualified landscape architect and in accordance with GLVIA3. The site is not covered by any statutory landscape designations, nor is the site considered to represent a 'valued landscape'. Furthermore, the site can be designed in accordance with national and local landscape planning policy.

The site is currently used for the grazing of horses with several outbuildings which are associated with equine activities. The northern boundary is defined by an existing field boundary that comprises a mix of post and wire fencing and established hedgerow. Several mature willows, characteristic of the localised

landscape setting, are present within this boundary and create a degree of separation between the site and the wider landscape setting to the north. The eastern boundary consists of a mature vegetated boundary which forms a visual separation between landscape to the east which is more open and denuded.

In summary, there are no significant constraints to development in landscape and visual terms and the proposals would not result in significant harm to the landscape characteristics of the area. Furthermore, the proposal provides an opportunity to provide strategic landscape planting to create a strong defensible boundary to the village.

Contamination

A Phase 1 and 2 Geo-environmental Assessment has been undertaken. Given the site's greenfield nature there have not been any potential contaminative uses present on site, furthermore soil testing indicates there are no elevated levels of contaminants in the soils across the site. As such, there are no sources of contamination that are present which would preclude the proposed site allocation for residential development.

Deliverability/Availability/Achievability

There continue to be no legal or ownership issues associated with the site which prevent delivery, and our client is committed to delivering dwellings at this location to meet the objectively assessed housing need. Furthermore, the delivery of dwellings on this site within 5 years is wholly realistic.

As outlined above our work on this site has ensured that there will be a suite of technical information available to show that the site constraints will not restrict development.

As concluded by a number of technical assessments/reports, there are no physical or environmental constraints/designations which would prevent or delay the development from coming forward. It can therefore be considered the site is available now and can be brought forward to contribute to the objectively assessed housing need.

Conclusions

As outlined above, the settlement of East Hanney is a larger village and is considered to be a sustainable location for residential development. This is owing to the provision of services and facilities in the village, and its public transport links to the key employment locations of Oxford and Wantage.

My client continues to fully support the allocation of land known as North of East Hanney for 80 dwellings; a site which continues to be available, suitable, achievable and has the ability to contribute dwellings to meet the objectively assessed need.

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.

N/A

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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

X

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:

Participation at the examination will provide our client with the opportunity to expand upon the points raised above having seen the Local Planning Authorities evidence that will be presented to the examination by way of its Hearing Statements

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: [REDACTED]

Date: 22.11.17

Sharing your personal details

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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

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Please do not contact me again

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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.**

Q3

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Title	J A Pye (Oxford) Ltd
First Name	
Last Name	
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	

2. Agent's Details (if applicable)

Mr
Ashley
Maltman
Senior Planner
West Waddy ADP
The Malthouse
60 East St Helen Street
Abingdon
OX14 5EB
01235 523139
a.maltman@westwaddy-adp.co.uk

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Name or organisation:

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

Paragraph

Policy

8a

Policies Map

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

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Yes

X

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4. (2) Sound

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Signature: [REDACTED]

Date:

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561_06_IRS/AM
22 November 2017

The Malthouse
60 East St. Helen Street
Abingdon
Oxfordshire
OX14 5EB

Planning Department
Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Sent via E-mail

01235 523139

enquiries@westwaddy-adp.co.uk
www.westwaddy-adp.co.uk

Dear Sir/Madam

Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites – Publication Version Publicity Period – Land at Junction of Ashfields Lane and A338 – East Hanney.

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ARCHITECTURE · TOWN PLANNING · URBAN DESIGN · DEVELOPMENT CONSULTANCY · PROJECT MANAGEMENT · MASTERPLANNING



West Waddy ADP is the trading name of West Waddy ADP LLP a Limited Liability Partnership. Registered office: The Malthouse 60 East St Helen Street Abingdon OX14 5EB. Registered in England and Wales No. OC 389612

PARTNERS PHILIP WADDY BA(HONS) DIP ARCH(OXFORD) RIBA FRSA AABC
JOHN ASHTON DIP TP(OXFORD) MRTPI
STEPHEN SIMKINS BA(HONS) DIP ARCH(OXFORD) DIP UD RIBA
ALAN DIVALL BA(HONS) MRTPI
ASSOCIATES HANNAH SMART BA DIP (HONS) DIP ARCH
MICHAEL GRAY BA (HONS) DIP ARCH MSC RIBA



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In summary, there are no significant constraints to development in landscape and visual terms and the proposals would not result in significant harm to the landscape characteristics of the area. Furthermore, the proposal provides an opportunity to provide strategic landscape planting to create a strong defensible boundary to the village.

Contamination

A Phase 1 and 2 Geo-environmental Assessment has been undertaken. Given the sites greenfield nature there have not been any potential contaminative uses present on site, furthermore soil testing indicates there are no elevated levels of contaminants in the soils across the site. As such, there are no sources of contamination that are present which would preclude the proposed site allocation for residential development.

Deliverability/Availability/Achievability

There continue to be no legal or ownership issues associated with the site which prevent delivery, and our client is committed to delivering dwellings at this location to meet the objectively assessed housing need. Furthermore, the delivery of dwellings on this site within 5 years is wholly realistic.

As outlined above our work on this site has ensured that there will be a suite of technical information available to show that the site constraints will not restrict development.

As concluded by a number of technical assessments/reports, there are no physical or environmental constraints/designations which would prevent or delay the development from coming forward. It can



therefore be considered the site is available now and can be brought forward to contribute to the objectively assessed housing need.

Conclusions

As outlined above, the settlement of East Hanney is a larger village and is considered to be a sustainable location for residential development. This is owing to the provision of services and facilities in the village, and its public transport links to the key employment locations of Oxford and Wantage.

My client continues to fully support the allocation of land known as North of East Hanney for 80 dwellings; a site which continues to be available, suitable, achievable and has the ability to contribute dwellings to meet the objectively assessed need.

Please do not hesitate to contact me should you required any further information or clarification.

I look forward to receiving confirmation that this representation has been received by the Council.

Yours faithfully

Ashley Maltman BA(Hons), Dip TP, MRTPI
For West Waddy ADP