



**Vale of White Horse Local Plan Part One:  
Strategic Sites and Policies**  
Publication Stage Representation Form

Ref:

(For official  
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) no later than Friday 19 December 2014 by 4.30 pm precisely.

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.*

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

Title

Mr & Mrs

First Name

Ian & Louise

Last Name

Green

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Sherwood

Line 2

Oxford Road

Line 3

East Hanney

Line 4

Wantage

Post Code

OX12 0HP

Telephone Number

E-mail Address

(where relevant)

## 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

6.103  
2.10

Policy

Core Policy  
42 and IDP

Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

☐

No

☐

4.(2) Sound (Positively Prepared,  
Effective and Justified)

Yes

☐

No

X

4 (3) Complies with the Duty to co-  
operate

Yes

☐

No

☐

*Please mark as appropriate.*

5. Please give 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 co-operate, please also use this box to set out your comments.

The Plan is unsound and is not consistent with the NPPF (Para 28).

SO 2: The Plan does not cater for existing residents' needs not to have the existing sewerage network overwhelmed by new development.

### 'Sustainable Development'

The Vale, at 1.14 of the Draft Local Plan, describes the social role of sustainable development. The description given omits entirely certain essential elements included in the NPPF (set out in italics as follows): "creating a high quality built environment with accessible local services *that reflect the community's needs and support its health, social and cultural well-being.*"

This inconsistency with the NPPF is significant in respect of East Hanney. The Plan disregards the needs and well-being of existing elements of the community (as outlined below) and has the potential to undermine their health and social / economic well-being. Far from improving the conditions in which people live and work, as required by Para 9 of the NPPF, it sacrifices the well-being and prosperity of some in the interest of new development.

We submit that the 'community' referred to in the NPPF does not consist only of the new homes proposed and their prospective residents but includes those homes already existing and occupied by villagers over many years. The community for the purposes of the NPPF should also include those who work or run businesses in the area.

### Factual Background:

Various older homes, in particular those built close to or on the A338 as it goes north, out of the village, have suffered badly in recent years (in particular, from 2007 onwards) from flooding, both from storm water runoff and from sewerage flooding. While homes on the new developments along the A338 have been built up, to keep them above standing water, our older homes experience more flooding - because new development has overwhelmed inadequate storm water and sewerage drainage systems. In addition, SUDS created on new development sites have not acted as intended nor been maintained so as to reduce run off.

A sewer system that was initially constructed to serve 7 homes north of what was The Crown public house (and which depends on a non-return valve to protect those homes from excessive flow coming down from the main part of the village during bad weather) is now expected to carry waste from some 65 homes. It is frequently overwhelmed.

In responding to a recent application for a further development of land off the A338, Thames Water recognised the risk that additional development might lead to sewage flooding and asked that a 'Grampian Style' condition be imposed. (See P13/V2266/O-14 at [planning@whitehorse.gov.uk](mailto:planning@whitehorse.gov.uk))

The Infrastructure Delivery Plan discusses upgrades to sewage treatment works but fails to take into account the need to upgrade the sewer network throughout the village of East Hanney. Without this, the needs of existing residents for effective sewerage and drainage are being disregarded.

### Health

At paragraph 2.5 of the Local Plan the Vale states its aim of "equipping new development to adapt to warmer wetter winters and hotter dryer summers that are predicted for the UK". No mention is made of the impact of that new development on existing homes as winters grow wetter.

During recent wet periods (anticipated by the Environment Agency to become more frequent as a result of climate change) our home has had standing water outside the back door for weeks at a time. In 2013, for example, it was impossible to use a washing machine or even to drain a sink of water from the kitchen for a period of weeks; that wastewater flowed directly into a pool of standing water outside the back door. The toilet was full of sewage; while it did not overflow, our neighbours' did and they were also left with raw sewage standing in their garden. The health of our family and that of our neighbours is being put at risk because the sewerage network in the village is overloaded as a result of new development.

### Social Well-being

We run a gardening business, serving residents in the immediate locality. We also raise pigs for the village butcher in our yard. That yard has, in the past four years and despite a purpose built drainage system, repeatedly been under water, entailing significant cost because we have had to pump water out into the field beyond and have needed to use a lot of additional bedding material to keep the animals dry. Our small business employs

## Social Well-being

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NPPF Para 28 states that local plans should support the sustainable growth and expansion of all types of businesses and enterprise in local areas – our business is being undermined by the impact on ageing sewers of new development.

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate 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.

We suggest modifications to the Local Plan so that:

- upgrades to the sewer network in East Hanney should be delivered prior to any further development in East Hanney;
- upgrades and reinforcement to Wantage sewage treatment works should be delivered prior to any further development in East Hanney;
- any SUDS incorporated within new developments should be monitored when constructed and delivered with a detailed and costed maintenance schedule, fully funded for the future. This should be incorporated into the Infrastructure Delivery Plan;
- the monitoring of SUDS installation and maintenance so as to ensure that they impose no negative impact on existing properties should be incorporated into the monitoring proposals within the Plan.

**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: ☐

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

Signature:

Date:

18 Dec. 2014