



**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 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

First Name

Alan

Last Name

Miles

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Yew Tree House

Line 2

Main Street

Line 3

East Hanney

Line 4

Wantage

Post Code

OX12 0HT

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 Core Strategy does this representation relate?

Paragraph

Policy

CP4

Proposals Map

Land South of East
Hanney

4. Do you consider the DPD is :

4.(1) Legally compliant

Yes

No

No

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

Yes

No

No

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

Yes

No

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.

1) Because of a complete lack of suitable sewage infrastructure improvement provision for the village within the plan.

2) Because the impact of increased risk of flooding to existing properties in the village has not been correctly assessed.

3) Because East Hanney is no longer judged a "larger village" by VWHDC's own criteria and therefore should not be subjected to any proposed 200 home development scheme at this time.

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.

East Hanney is not a sufficiently large enough community to either absorb or sustain a single development of 200 homes, equating to a 60% enlargement of the village, without significant improvements in infrastructure. Moreover, this increase in housing and their residents in short order will directly produce a negative impact on the overall character of the village.

Specific Points:

Alternative Development Options. I fully support East Hanney Parish Council's response to the initial consultation relating to the East of East Hanney site dated 4/4/14. This stated:

"Our first observation is that the proposed houses are in what is almost the worst location as far as both East Hanney and any people living in the new houses are concerned in that it is on the 'wrong' side of both the A 338 and the Hanney – Steventon Road and is completely cut off from the current village.

There are alternative locations on the "right" side of the A 338 – the parish council is anxious to work with the district council in identifying the alternatives – and moving them forward."

The "South" site now offered by VWHDC, whilst preferable to the previous site selected East of the A338, is still a very poor choice.

Whilst the Parish Council has since suggested that the majority of the community now favour the East site over the VWHDC's declared South site, this position was taken solely on an informal show of hands at the village meeting of 17/11/14 where "approximately 70 people from a total public audience of 132 raised their hands", according to the published minutes of that meeting. If this show of hands was actually 66 or less then even this already unsound approach to gauging opinion forms a false statement that would fail any sensible scrutiny.

Anyone who has witnessed the East site's propensity to be regularly flooded "like a quagmire" will be well aware that it is not a suitable location for development. Combine this with the area being located on the 'wrong' (opposite) side of a very busy major trunk road to the rest of the village and the idea becomes even stranger indeed.

And the consequences of around 700 people crossing the A338 to get provisions from the local shoe-box sized volunteer- operated community shop appeared as ill-thought out as it was downright dangerous.

Why is there such a fixation on 200 houses forming the minimum single development size? There are a number of eminently more suitable sites that VWHDC have already identified (Local Plan Part 1 Appendix 8-East Hanney) in the course of this work throughout East Hanney. Notwithstanding the flood and sewage issues outlined below, if there must be significant development then why not work up 4 sites that can each support around 50 properties and are within the current curtilage of the village? They exist, have already been identified by VWHDC only to then be dismissed because none are individually large enough to support 200 dwellings. Surely the man on the Clapham omnibus would judge taking this position as failing basic tests in logic.

Larger Village Status. East Hanney scored 14 points and was judged to be a “larger village” according to a VWHDC survey in 2011. Fourteen points is the minimum amount that a “larger village” can score. Does this almost random-looking assessment really mean that we are now to be blighted with a modern 200 house development outside the curtilage of the village? We are about to have the mobile library service withdrawn. Why mention this? Because the inclusion of a mobile library service counted towards our “larger village” status. Without the library van we are officially only a “smaller village” so surely we should not be subjected to the 200 homes development criteria. The bottom-line is that we have a very small range of community services. A small voluntary-run shop, a village hall and a 1F primary school that is already full. In short, the facilities in East Hanney are woefully inadequate for current needs, even before an increase of another two-thirds of resident’s requirements are to be met.

The sewage system is not capable of supporting the current demand placed on it by the village. Effluent flowing down the streets, along with a myriad of other unmentionable items, is a regular feature of life in East Hanney. The antiquated sewage system operates on a gravity basis through the village from Summertown (highest level) to Ebbs Lane (lowest level). It is then force-pumped back to an area just north of the village school, where it combines with all the sewage from West Hanney and then pumped uphill all the way back to the Grove sewage treatment facility some 3 miles away. The pumps regularly fail, resulting in the whole system backing up – or more accurately - out of all the manholes in the area. Thames Water can produce the evidence for you, if only from the numerous reports they receive concerning East Hanney at their call centre. This system has not fundamentally changed for at least 70 years. I know this because my late Grandfather used to be employed as a maintenance engineer on the system and first my mother and then myself used to accompany him on occasion when he inspected the soundness of the sewage equipment operation. As recently as August I guided workers operating on behalf of Thames Water to the location of the Ebbs Lane pumps, as they were unable to find them unaided.





Sewage overflowing from pumping station and manholes due to regular system failures

Flooding is another significant aspect of life in East Hanney. This is not a new phenomenon, indeed the “ey” in Hanney denotes an “island village” in old English terms. In past times careful consideration was given to ditching, dams and bankings to direct flood water away from properties. We now live in times where scant regard is given to GENUINE FLOOD RISKS to the point that land is presently being developed that was previously regarded as completely unsuitable as it formed part of a natural flood plain. Of course those properties now being developed are unlikely to get flooded, as thousands of tonnes of materials have been brought to site to raise the ground levels. BUT WHAT ABOUT THE REST OF THE EXISTING PROPERTIES SURROUNDING THE DEVELOPMENT? SIMPLY PUT, THEY WILL NOW GET FLOODED.





Recent flooding events captured looking towards the East of East Hanney A338 site



.....And one from the 1950s!

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

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:

Because I am a native East Hanney villager, with direct family connections stretching back over at least five generations. I believe that I will be able to communicate my feelings best to the inspector by the use of direct oral dialogue rather than any other method.

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:

17th December
2014