



**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	<input type="text" value="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Gillian"/>	<input type="text"/>
Last Name	<input type="text" value="Parry"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text" value="Jasmine Cottage"/>	<input type="text"/>
Line 2	<input type="text" value="Main Street"/>	<input type="text"/>
Line 3	<input type="text" value="East Hanney"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text" value="OX12 0JF"/>	<input type="text"/>
Telephone Number	<input type="text" value=""/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value=""/>	<input type="text"/>

## 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

CP4

Proposals Map

Land south of East Hanney

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

X

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

Yes

No

X

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

Yes

No

X

*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. The development site has been proposed without any consultation with the residents of East Hanney; and
2. East Hanney has been proposed as a Large Village and therefore eligible for large scale

development. However, the criteria used by the Council to make this assessment show East Hanney scored less than some other villages in the area which are not similarly earmarked. In addition, the scoring criteria has taken no account of the quality (and therefore usefulness) of certain facilities e.g. the presence of a shop. It has very simply allocated a score for a shop being present even though in the case of East Hanney this shop is very small, manned entirely by volunteers and is community run; and

3. The development is not sustainable and therefore unsound in the following areas:

**a. Availability of services and facilities**

- East Hanney is very poorly served by services and facilities.
- There is no GP surgery, no leisure centre, no out of hours convenience store, no secondary school and just one local, general shop which is community-run by volunteers.
- The village primary/junior school is at capacity and there is no current plan to increase this.

**b. Transport**

- There is no footpath to link the development site to the rest of the village and no room on the linking road to build a footpath.
- There is no cycle path linking the site to the rest of the village, to Grove or to Wantage.
- There is no public transport link between East Hanney and the major employment sites of Milton Park, Harwell, Grove Airfield Business Park or Didcot.
- Residents wishing to use services and facilities not available locally will be heavily reliant on personal transport due to the sparse provision of bus services.

**c. Reducing air, light and noise pollution**

- A development of 200 houses represents a 58% increase in the number of residences in East Hanney (Hanney Community Plan, 2011). This will inevitably have a major negative effect on air, noise and light pollution.

**d. Impact on the environment**

- The development site is in a recognised flood plain. Much of the village is vulnerable to flooding and has experienced significant flooding in 2007 and 2014. East Hanney is recognised by the Environment Agency as Susceptible with respect to flooding.
- the destruction of an ancient orchard within the development site which was considered to be not possible in the earlier version of the Local Plan is now considered to be acceptable.
- the Sustainability Assessment in the Local Plan assessed the development site to have a major negative effect through its position on 'an important wildlife corridor'.

**e. Loss of village identity and integration with the existing community**

- the development site is isolated from the village with no viable opportunity to link into the village by footpath. Residents would either have to drive into the village or walk on a very narrow lane which is used by buses and lorries as well as large volumes of cars during rush hours.
- the development site is 2/3 of the size of the existing village which currently contains buildings of all ages including a large number of old and characterful houses (many of which are Listed Buildings) scattered throughout the village. The impact of one large development of new houses would be significant in affecting the identity of the village and its appearance which currently reflects its past organic growth.

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.

In order to make the Local Plan both legally compliant and sound the following should be carried out:

1. A proper consultation must take place with the residents of East Hanney with regard to the new development site.
2. The evaluation of East Hanney as a Large Village must be reviewed. The scoring should (a) take consideration of the nature of the facilities (not just their existence), and (b) the selection of Large Villages should be those with the highest scores from the assessment.
3. Any development site must be shown to meet the Council's own policies on sustainable development by listing the requirements of these policies and identifying whether the scale and location of the development site meets these requirements.

**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 adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:



Date:

17/12/2014