

Comment

Consultee	Dr Heather Sanders (872573)
Email Address	[REDACTED]
Address	4 Town Close Sutton Courtenay Abingdon OX14 4BA
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Dr Heather Sanders
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Consultation Point	Core Policy 15: Spatial Strategy for South East Vale Sub-Area (View)
Status	Submitted
Submission Type	Web
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Q1 Do you consider the Local Plan is Legally Compliant? Yes

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. East of Sutton Courtenay

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

Q3 Do you consider the Local Plan complies with the Duty to Co-operate? Yes

Q4 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.

I believe the plan to add an extra 220 houses to the east of Sutton Courtenay has failed to fully comprehend the negative impact that the extra traffic, reduced drainage and loss of village character

will have on the village. At busy times, all routes in and out of the village are already congested with traffic and there appears to be no provision to reduce this problem. During last year's flooding, there was only one passable exit from the village. In addition, the entire housing estate will be accessed by a very small road, Frilsham Street and Hobby horse lane. This road is reduced to one lane in places and cannot be widened without substantial disruption to existing local residents. The extra traffic on this road will dramatically reduce the road safety for the numerous children living in the area. There are already plans for extra housing on Hobby Horse lane and a large estate planned at the north end of the village, both of which will already contribute to existing traffic problems. During the winter months, the fields to the east of Sutton Courtenay are frequently flooded. If this area is built upon it is going to place all existing and new houses in the locality at much greater risk of flooding. Such a vast increase in the number of houses in the village while destroying the valuable green space to the east of the village (where many people go for walks), will undoubtedly be detrimental to the character of the village and reduce the quality of life for those that already live there.

Finally, many local authority figures have questioned whether building extra housing in the villages is actually going to produce the affordable housing required. Houses built in the villages are still going to be sold at premium market rates, meaning the developers will profit but those that need affordable housing will not benefit. Much of the housing need comes from single people requiring smaller dwellings in and around the towns and it seems more sensible to focus on building smaller flats and houses or redeveloping brown field and rundown areas of local towns. The council should exhaust all brownfield and redevelopment opportunities before creating entirely new housing areas. There are plenty of such areas in the local towns, particularly in Didcot, that could contribute to providing affordable housing without such a negative impact on existing residents of the vale.

Q5 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 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.

Scrap the plan for this locality or, at least, reduce the planned number of houses to fewer than fifty. Consider further brown field sites and redevelopments instead of expanding the villages.

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.

Q6 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