

Comment

Consultee Mr Philip Pickles (1142467)

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Comment by Mr Philip Pickles

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Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map. Figure 2.1 Map showing the additional allocations across the three Sub-Areas within the Vale of White Horse District

Q2 Do you consider the Local Plan is Legally Compliant? Yes

Q3 Do you consider the Local Plan is Sound? No

Q4 Do you consider the Local Plan complies with the Duty to Cooperate? No

Q5 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 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 cooperate, please also use this box to set out your comments.

I feel that the current plans for East Hanney expansion have not taken into account the Duty to Cooperate and also is not sound. I feel this because of the following reasons:

- 1 I live at 60.9m above sea level right next to the proposed north east East Hanney site and the flooding area according to the environment agency used to be at 60m which is above the site level. I have conditions on my mortgage which mean I have to have special insurance for flooding. The houses in the north east site may have difficulty getting mortgages.

- 2 The sites have too many houses allocated for the location. I live in a new estate right next to the north east site and it does feel on the verge of being overcrowded. The density of the north east site and north site are greater than this:
- 3 The vale has misrepresented the size of the north east site as the area includes the access way which will not be able to hold houses (as there are tree protection zones from large native trees). The Vale states the site is 2.39ha (which includes the access way). A better estimate of the site size is 1.89ha.
- 4 The roads in the area are already very busy mainly with cars, this means that the right turn out of Steventon road onto the A338 (which would be used by commuters to Oxford from the north east site) would be even busier. It already takes me a long time to turn out at times.
- 1 Lagan phase two has 39 houses in 21780m² = 558m² per house
- 2 North east site (not including access way which is not likely to have any houses as there is a tree protection zone) 50 houses in 18940.78m² = 378.8156m² per house, seriously crowded, better would be 34 houses which would match the density of Lagan's crowded estate.
- 3 North site 80 houses in 33985.55 = 424.819m² per house, again seriously crowded better would be 61 houses which would match the density of Lagan's crowded estate.

Q6. 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.

For the reasons given in Q5 answer box, I feel that the following would make the proposal more sound:

- 1 Lower the maximum number of houses in north east site in East Hanney to 35 rather than 50
- 2 Lower the maximum number of houses in north site in East Hanney to 60 rather than 80
- 3 Add in the specific requirement for the addition of a contribution to an improvement of the A338 and Steventon Road junction, a mini roundabout would be ideal in this location.
- 4 Add in a condition that none of the houses are three storey as this does not suit the village.
- 5 Add in a condition that the homes are mainly 4 bed detached as these seem to sell well and fit in well with the village
- 6 Seriously consider whether flooding is going to affect the sites.
- 7 Consider if the sites are in the best interest of the vale and community.

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

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