

Local Plan 2031 Part 2

Publication Version
Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse
Local Plan 2031 Part 2

Please return by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

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.

Title	DR	
First Name	JOHN	
Last Name	CRAIG	
Job Title (where relevant)		
Organisation representing (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Postal Town		
Post Code		
Telephone Number		
Email Address		

2. Agent's Details (if applicable)

Sharing your details: please see page 3

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

4a

Policies Map

Site allocation
number 4

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

X

No

4. (2) Sound

Yes

No

X

4. (3) Compiles with the Duty to Cooperate

Yes

No

X

5. 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 Cooperate. 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.

Comments addressing the unsoundness are contained in the accompanying document under the headings: Inclusion in Local Plan, Flooding, Access to Village Facilities and Services and Village Boundary and Rural Aspect.

Cooperation is questioned regarding lack of meaningful consultation. Previous input has not been taken into consideration and in particular the excellent and comprehensive document produced by the East Hanney Parish Council in May 2017.

(Continue on page 4 /expand box if necessary)

6. 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.

(Continue on page 4 /expand box if necessary)

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?

X

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

Signature:

J W T Craig

Date:

18/11/2017

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

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

☒

Please do not contact me again

☐

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

Alternative formats of this form are available on request. Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email planning.policy@whitehorsedc.gov.uk

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VALE OF WHITE HORSE LOCAL PLAN 2031 PART 2

CONSULTATION

This Local Plan Part 2 includes the construction of 130 dwellings in East Hanney. These are divided into 80 north of Ashfields Lane and 50 north of Steventon Road. Strong opposition is contained in this document against the proposal in the Plan for the 80 north of Ashfield Lane in particular. However, many of the points made are relevant to the smaller development.

North of Ashfields Lane (80 Dwellings)

The adoption of this site is opposed for the following reasons.

Inclusion in Local Plan

Since the village of East Hanney does not satisfy the Vale's own definition of a large village, it should not even be part of the Local Plan. In addition, more than 200 additional houses have been built in East Hanney in less than 10 years. This has increased the housing stock by over 60% and stretched services to the extreme. Further developments of up to 70 houses are proposed and are, currently, being progressed for planning approval. These are not included in the Local Plan. Adding in the Local Plan numbers means that the number of houses in the village will be more than doubled and the village will be wildly over extended. This drip feed in itself is unacceptable and does not demonstrate any level of planning. In itself, it is a valid reason for rejecting the 130 dwellings in the Local Plan Part 2.

Flooding

In the Local Plan Part 1 (Fig1) and in earlier Environmental Agency documentation most of this site was identified as being in Flood Zone 2. Since the Vale's approach has been stated as not to build on Zone 2, this should have immediately excluded the site. However, in Part 2(Fig2) the site has been redefine as Zone 1 with no explanation.

I have lived in Ashfields Lane for almost 40 years and, in reality, this site floods as the photos from 2008, 2012 and 2014 show (Figs3 to 5). Evidence of flooding in Ebbs Lane coincided with the 2014 flooding in the site (Fig6). The whole area is susceptible to flooding as illustrated in the photos (Figs7 to 9). These show Ashfields Lane and its junction with Ebbs Lane about 10 hours after the peak at 2am on the 21st July 2007 and 2 feet below it.

Also, Ashfields Lane slopes more than 4 feet from the A338 to the junction of Ebbs Lane. Also, the planning application (P16/V1778/FUL) for 4 houses towards the east end of Ashfields Lane includes a map with the water flow going northwards into the proposed site.

There is no doubt that elimination of this sink will increase the risk of flooding in Ashfields Lane but more particularly Ebbs Lane which is lower. Instead of being an area where potential flood water can reside it will become a source of flood water to other areas. In a

2.

delegated report associated with P16/V1778/FUL in 6.51 and attributed to Local Plan Policy DC9 and NPPF it is stated that a development should not result in flood risk being increased elsewhere.

Access to Village Facilities and Services

The key objectives of this proposed development is stated as follows:

“To deliver a high quality and sustainable urban extension to the north of East Hanney village which is in keeping with rural setting and character of the area and integrates with the centre of the village so residents can access existing facilities.”

Important facilities are the village shop, the post office, the village hall and the primary school. The village shop is community run and is tiny. It shares the space with the Post Office which is only open in the mornings. The school has restricted development possibilities due to land constraints.

Accessing these limited facilities is obviously feasible. However, the village shop, the Post Office and the village hall are at least 1 mile from the site and the school 1.2 miles. Access, then, is going to be by car. Let's say another 50 cars from this site alone will be going and coming from the school twice a day on each school day. The Main Street is narrow and is hazardous due to unavoidable on street parking. There is also the single lane Upper Mill Bridge and a length of single lane road to negotiate. Parking for the school is at the village hall which is currently inadequate. This journey is becoming hazardous without the extra volume.

Village Boundary and Rural Aspect

One can only assume that the Vale of the White Horse does not consider that East Hanney has a boundary. In 2014 an application to convert a garage into a dwelling adjacent to 1 Ashfields Lane was rejected as “it would extend the build form beyond the established village boundary.” In 2016 the same planning authority approved 4 houses in the small field next to the previously rejected site and fronting on to Ashfields Lane. The planning authority has now included as the 80 dwellings site a development first proposed by a developer in 2016 on the larger field behind 1 and 2 Ashfields Lane and behind the 4. This was rejected by the Parish Council.

In relation to the rural setting mentioned in the objective above, this site is the first view of East Hanney that anyone will get approaching from the north on the A338. Photo (Fig10) shows this rural Lowland Vale view.

3.

The first reason in the refusal of Application P15/V1846/O seems to be relevant to the above as it includes:

Policy GS2 in the adopted Vale of the White Horse local plan seeks to prevent development outside the built up areas of existing settlements. Policy DC1 seeks to ensure development does not adversely affect attributes that make a positive contribution to the character of the locality. Policy NE9 will not permit development in the Lowland Vale if it has an adverse effect on the landscape. The conclusion was that this proposed development of 200 houses south of Steventon Road would detract from the landscape qualities of the Lowland Vale and the rural setting of East Hanney. I would suggest that whilst the number of houses north of Ashfields Lane is less the impact position and impact on the rural setting is much greater.

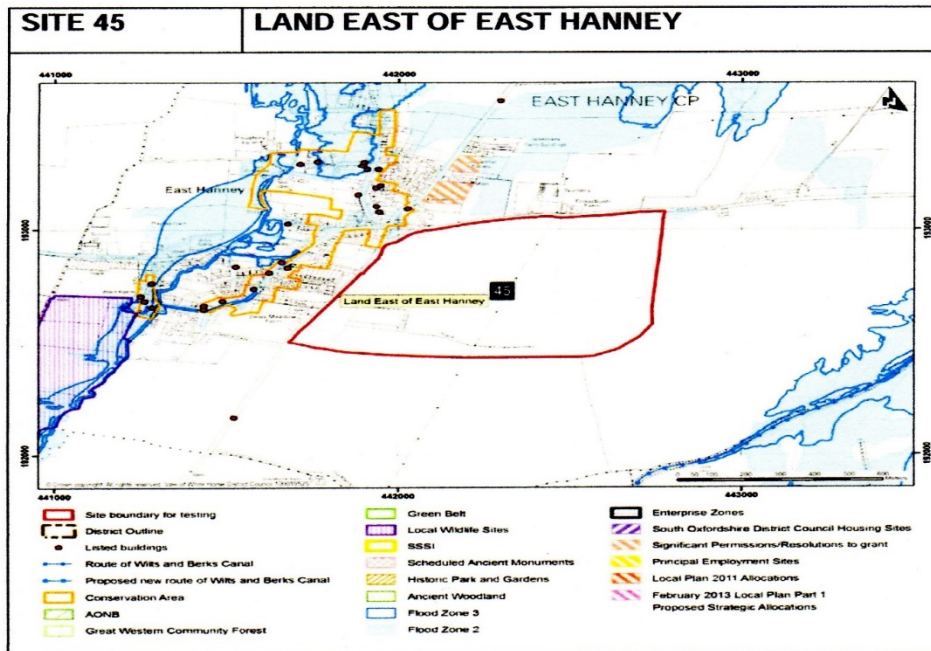
Conclusion

I strongly object to the inclusion in the Local Plan Part 2 of the 80 dwellings north of Ashfields Lane.

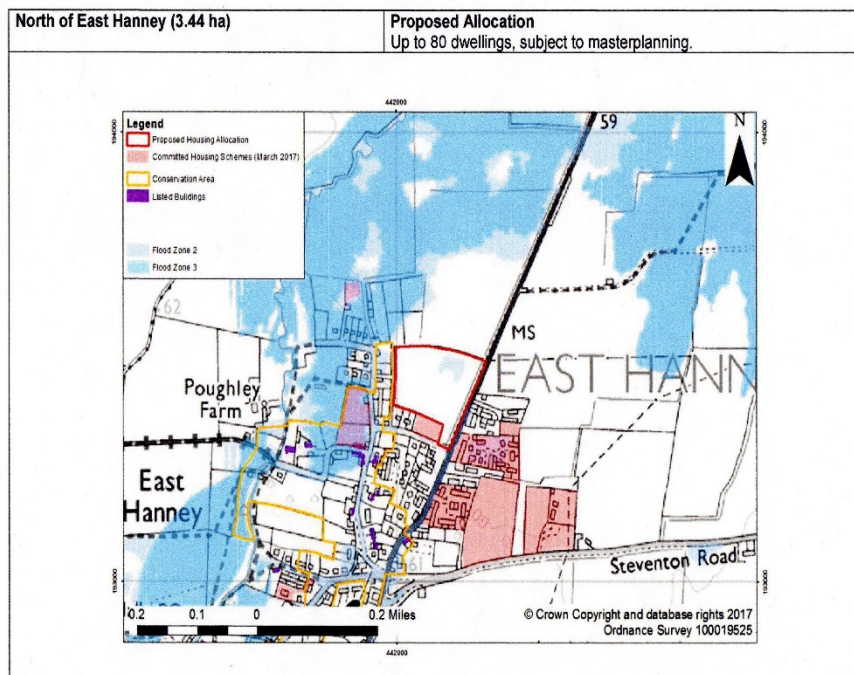
John W T Craig

20th November 2017

Figures 1 and 2



LOCAL PLAN 2031 Part 1
Consultation Draft
App 5. 2014



24 LOCAL PLAN 2031
Part 2 Appendices

Figures 3 and 4



Figures 5 and 6



Figures 7 and 8



Figures 9 and 10

