

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.

2. Agent's Details (if applicable)

Title	MR	
First Name	DAVID	
Last Name	KIRK	
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		

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

Appendix
Eastern
Eastbourne

Policy

Policies Map

Site HELAA Reference
ETAN-C Site

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

4. (1) Legally compliant

Yes

☒

No

☐

4. (2) Sound

Yes

☐

No

☒

4. (3) Complies with the Duty to Cooperate

Yes

☒

No

☐

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.

The plan is not sound because it assumes that 80 dwellings can be delivered at the site ETAN-C which is north of Ashfields lane. The site has significant constraints and cannot deliver housing of this quantity. Indeed it is an area of flood.

(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.

The site HELAA reference ETAN-C being site 7 allocated for up to 80 dwellings should be removed from the plan and pre-allocated to Dalton Barracks which is a brown field site with capacity ^{five units} ~~and~~, which is not subject to flood, and better sited closer to Abingdon.

(Continue on page 4 /expand box if necessary)

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.**

section 5 continued.

I am sure that other residents will provide photographic and technical detail relating to flooding in both East Hanney and at this site so I will not expand on it other than to identify that:

(a) A check of the environment agency web site will show that ~~at~~ the majority of this site is flood zone 2. reference surface water.

(b) A check of the environment agency website for ground water flood will also show this site as subject to flood.

The combined effect is that the site is regularly flooded and subject to severe flood waters. It often has water pools lying on it.

The risk is not only to new residents, but to increased risk of flood to surrounding residents from run off. This is a very serious concern.

Other constraints include:

* Noise from the A338. The level provided by a Defra report shows that simple tree lining and house

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Continued sheet 2.

fronting the road will not address the issue. The A358 is a very busy road with use by large vehicles and houses in Alfred place which are close by Shaker. As a consequence ~~to~~ proximity to this road has led to a high flux and failure of a sustainable community.

* The site is also adjacent to the conservation area.

Recent appeals in East Hamney have led the inspectors to seek provision to protect the area and character of the village. The same will be required here meaning that only low density houses would be allowed with a sufficient buffer from the conservation area.

* Position at edge of village. Recent appeals in East Hamney have led the inspector to object to development at the edge of the village. This is part of the appeal decision in recent cases. This site is similarly situated at the edge and objection to any development here is supported by these 4 cases.

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5 continued shed 3.

The cases are.

App/V3120/W/17/3167694 Ebbes Lane.

App/V3120/W/16/3163560 - P16/V2364/0

P15/V1616/FUL summation The university

P15/V1846/C Devotion Road

It is incongruous that the bodies over places are for the protection of character of villages, for development to be within the existing settlement in larger villages, and to be low density at the edge of villages, and at the same time to be proposing a high density urban development at the edge of this village! It cannot be delivered and therefore is a flaw in the plan. It is unsound for either the site of East Hanney to be included in the plan.

For part 1 it was recognised that East Hanney being a small rural village without many services

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5 continued 4 .

and not even a car-p, was not and is not an appropriate location for a strategic site. There is no east/west link by bus, and therefore no ability to commute by public transport to Abingdon!

There is no linkage and insufficient services and employment to support the principle of East Hanney being a strategic site.

As there is capacity at Dilton Burrows and an opportunity there to build a sustainable community that is where the allocation should be.

not in a area of flood, and where harm would be caused to the character of the village; The village has already exceeded the allocation of 120 under the plan, by already having secured approvals for some 220 houses since the start of the plan. There is therefore no need for additional requirements here, and the allocation would only have an adverse impact.

Please also note this is the location of the area reserved for a reservoir. East Hanney is not suitable as a strategic site and in particular site E-AN-C site 7 north of the village should be removed from the plan.

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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:

To give evidence as to why the site is not appropriate for inclusion in the plan and should be removed.

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:

Date:

22/11/17.

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

☐