

## 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](mailto: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	Mr	
First Name	Bill	
Last Name	Orson	
Job Title (where relevant)	Chairman	
Organisation representing (where relevant)	Hanney History Group	
Address Line 1	Delling	
Address Line 2	Main Street	
Address Line 3		
Postal Town	West Hanney	
Post Code	OX120LH	
Telephone Number	01235 868859	
Email Address	w.orson@btopenworld.com	

#### 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: Hanney History Group

3. To which part of the Local Plan does this representation relate?



Paragraph



Policy



Policies Map

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 discusses the addition of a further 130 houses to the village. It refers to it as an urban village and then as a rural village. East Hanney owes its charm and individuality to its rural position in the Vale of White Horse. A village in an area occupied from at least before the Romans, it developed as a centre of rich farming, both arable and pasture. Being in a Vale alongside the Letcombe Brook it has been seen as a good investment for the Abbeyes, Royalty and aristocracy, who were all happy to own it.

A mixture of large houses, small cottages and comfortable farmhouses, supplemented by solid council houses, all built in a mixture of materials, has produced over many years our village community. It is undoubtedly a *rural* Vale village. The rate of growth has been slow and steady and there were even periods of slight population decline but the retention of this character has been achieved, until the last decade. It is now very much under threat.

The sheer number of new houses proposed in large blocks outside the current village can do nothing to improve East Hanney, or its western neighbour. Seen everywhere are houses built of materials that do not blend with the rich mix of materials within the village. They lead to increased traffic problems and congestion as it is too far for residents to walk to the facilities in the centre of the village. This affects the new eastern estates especially. In addition, any

new residents would have to negotiate the narrow bends and pinch points created for a slower age of farm animals and pedestrians.

The council cannot be being honest in suggesting that this growth is sensible or feasible in a village where a further 211 houses are already approved. The village has grown by at least 35% in the last decade. In any previous similar period, the rate has not exceeded 5%. The number of jobs in the village has declined significantly in the last half century. Apart from homeworking, building maintenance and domestic cleaning, no new tasks have been created, and the new buildings are mostly merely dormitory settlements for distant job markets.

The second unsound development area concerns that of the Council's response to water, more specifically to flooding. It must be accepted that water has always been very much a part of the village of East Hanney. Its situation alongside the Letcombe Brook was chosen as a site for an extended linear settlement, indeed one of the main manors was called 'Long Hanney'. The Roman road and later turnpike also emphasised this structure. The Brook, which was able to run at least two mills, was a main part of the economy. Now the Council concentrates on a negative attitude to the high water table when actually it was this abundance of resource that made the village a success when its main purpose was agricultural.

Several hundred years ago, Hanney farmers used the clear chalk stream to improve the village. A village water scheme was developed where water was diverted from a point on the Brook above Dandridge's Mill, along a series of ditches throughout the village streets. En route it filled ponds to water animals, provided power for small industries, and gave householders water for their animals, their gardens and themselves. The water finally returned along Ebbs Lane and back into the Brook by a ditch called God's Ditch. This is a point at the western corner of the field proposed for the large development. The first part of that field is an old furlong called God's Ditch Furlong. It is at this point and back along Ebbs Lane that the water backs up at times of heavy rain, and where in the floods of 2007 the water was waist high. Similarly, in times of drought the miller upstream was able to divert water into the Brook. The system suffered problems as the village changed with the decline of farming and the decrease in the number of wiser farmers who recognised the importance of keeping all the ditches well-scoured to allow passage of water. Water was something to be lived with and used positively. In wet weather there were stepping stones along the roadsides and in dry weather a village bathing place in the Brook and 'dipping holes' alongside the cottages for domestic supplies.

Plans nowadays try to get rid of water and developers will claim that if problems of flooding can be treated in piecemeal fashion by modern methods of drainage the risk of flooding will go away. In 2007 especially but also later, this proved totally inadequate. All it does is push the problem to another area. Management of water is a delicate balance. Large developments of houses will cause water problems in other places, and their run-off will accelerate any flooding. Another weak spot is at the south corner of Ebbs Lane where ditches meet. This is actually named in old census returns as Ashfields Bridge.

It seems illogical that a village that has grown little in a thousand years has now been seen as a suitable area to promote rampant building. The need for houses to supply jobs in rural West Oxfordshire is non-existent. The forecasts that are driving this barely controlled growth now seem to be in question and are based on somewhat nebulous concepts of 'science cities'. There appears to be little funding for any necessary infrastructure. It is dishonest of the Vale of White Horse planners to pretend that we can all still live in a sort of rural village arcadia. Councils need to stop to consider this and then ask why a settlement is there and how they can integrate small amounts of homes into the village envelope in a way which takes account of how a community worked both in the past and the present. Village development and preservation of what is good is not achieved by giving priority to fitting in as many homes as possible on the outer edges in order to reach politically inappropriate housing quota allocations. This would be the worst contribution to present history. Hanney is having difficulty in integrating and welcoming its new residents already – few seem to join village groups despite entreaties from their organisers. The village shop has not gained any proportionate amount of trade from the influx. What is being created is a split village with a significant number of residents looking out rather than joining in. Any further growth will worsen this trend.

A key role of planners should be to take responsibility for safeguarding the vale for future generations. Change is inevitable, but the current rate of change is approximately ten times greater than any recent additions to the Hanneys. The new estates are urban rather than rural and the atmosphere of the villages is slowly being ruined. The nature of the Plans suggested appears to show an indifference to the communities they should support and nurture. East Hanney has already become a divided community, split by the A338. The two new building proposals, despite being on the village side of this road, can only worsen this decline. The Hanney villages have both grown disproportionately in recent years but have accepted this growth with reasonable grace. They now need time to assimilate the new communities that have already arrived. Enough is already too much and development needs to return to the organic model that persisted throughout the 20<sup>th</sup> century and earlier. Anyone visiting the Hanneys will soon sense they are still rural communities which still have no desire to become urban villages.

*This form was finally drafted by Bill Orson, current chair of Hanney History Group. It represents the views of the much wider group, who are closely involved in efforts to preserve the character of both Hanneys. We will be glad to amplify these comments on request.*

(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.

Our comments are on the two main building proposals affecting East Hanney. Our simple point is that these are entirely inappropriate and should not go ahead. They also appear to lack support from more recent documents calculating housing need and questioning the forecasts on which local growth seems to be based.

(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?

☐

**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:

***Because this group is well briefed on the views of a broad and representative group of villagers We have 48 members and around 30 occasional members. We also contributed in detail to the Neighbourhood Plan .***

**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.

**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.**

**We found this form distinctly non user friendly to use on line. Hence the bizarre signature and out of place ticks!**

**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](mailto:planning.policy@whitehorsedc.gov.uk)

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