

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

Mrs

First Name

Judy

Last Name

Long

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

2.33

Policy

3.44

Policies Map

EHAN-C

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

4. (1) Legally compliant

Yes

☐

No

☐

4. (2) Sound

Yes

☐

No

No

4. (3) Compiles with the Duty to Cooperate

Yes

☐

No

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.

SITE NORTH OF EAST HANNEY – FOR ALL REASONS SEE MY ATTACHMENT

(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.

REMOVE SITE NORTH OF EAST HANNEY FROM LOCAL PLAN PART 2

(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:

--	--

***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. A. Long

Date:

20/11/2017

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

☐ Yes

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.**

The Vale Local Plan Part 2

The inclusion of 130 houses split 80/50 allocated to East Hanney in the Vale Local Plan Part 2 is both alarming and surprising. We were led to believe only one of the two sites, the 50 East of East Hanney, would be included even though we would prefer this also be removed.

North of East Hanney site – 80 dwellings

In Ch.2, section 2.33 it states that the larger village of East Hanney offers a good range of services and facilities and is relatively unconstrained as it is not located within the Oxford Green Belt or AREAS OF FLOODPLAIN! It also states that the provision of smaller site allocations is important and necessary to ensure housing is delivered.

To address these points: -

East Hanney is now classified as a smaller village due to the loss of the mobile library.

The range of services and facilities offered include one very small shop run by volunteers, a small post office which does not offer all the services and closes on Saturdays and all weekday afternoons and a local butcher.

Also, one pub, one restaurant and one small primary school where development is restricted due to land constraints.

There are fewer buses running through the village which adversely affects the elderly residents quite badly.

A village hall which is often unavailable due to it being fully booked.

The village hall car park is also the car park for Hanney school, it cannot cope at present and often overflows into nearby roads causing danger and stress to those trying to park and to the residents.

I agree East Hanney is not within the Oxford Green Belt, but I must object to the statement that East Hanney is not located in areas of floodplain, this is totally wrong!

There are areas of flood zones 1, 2 and 3 within East Hanney, the village floods often and causes great anxiety for many residents.

Some of the worst flooding has occurred in Ashfields Lane and Ebbs Lane, halfway down Ebbs Lane is the very lowest point in the village, so all floodwaters tend to run towards this point. Residents of Ebbs Lane have acquired their own water pump to use during these floods, the water is pumped into a field alongside the site North of East Hanney where you have allocated 80 dwellings. This area is important to the village as a floodplain which can absorb water and so help protect East Hanney from flood. 80 dwellings on this site would defiantly add to the probability of flooding.

The A338 running alongside this North site also floods very badly so to choose a site which is bordered by Ebbs Lane, Ashfields Lane and the A338, all significant flood areas is foolhardy.

Ch.2, section 2.33 also states smaller sites deliver houses faster.

East Hanney has delivered well over 200 houses in a relatively short space of time almost doubling its housing stock. There is outline planning permission already given for another 100 dwellings at Dews Meadow, Summertown and the garden nursery, Steventon Road. The

infrastructure of the village can hardly cope at present and certainly will not be able to cope with any further large developments, 80 dwellings constitutes a large development in East Hanney.

Approaching East Hanney from the North the view towards this site is a very attractive rural setting to the built form of the village. This area should be protected and enjoyed by future generations, this is our heritage.

The Detailed Policies and Additional Sites document states that the 200 houses proposed for Summertown, South of East Hanney in Part 1 was removed by the inspector stating that the site did not relate well to the village and was not close to the village's services and facilities. These very same points apply to the site North of East Hanney which is on the very northern fringe of the village and is not closer to these facilities as stated. There is no pedestrian link and the site access onto the busy A338 would create a very dangerous place for the residents.

There are many other negative points associated with this proposed site.

It is adjacent to a conservation area including listed buildings which need protecting from dubious developments.

There would be added road noise and pollution from the generated traffic which is in addition to the already very busy A338 running alongside this North site. Future large developments in Wantage and Grove will also generate more noise and pollution along the A338 from increased traffic flow from these sites. It will not be a healthy place to live and raise a family.

East Hanney is a Dark village, 80 dwellings would add greatly to the light pollution.

Loss of property value would apply to nearby houses.

Over development and high density would ruin the character.

Need is not proven for East Hanney village.

Extending the village into countryside outside of the village envelope is not appropriate.

Also, it is not included in the emerging Neighbourhood Plan for East Hanney.

For all the above reasons I request that you **REMOVE** the North of East Hanney site for 80 dwellings from the Vale Local Plan Part 2

Judy Long

20th November 2017.

Photographs of floods next to the proposed site North of East Hanney for 80 dwellings

The first three pictures show the A338 and the junction on the A338 into Ashfields Lane.

The second two pictures show different views in Ebbs Lane.

The third two pictures show Ashfields lane and the junction where Ashfields Lane meets Ebbs Lane.









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

Please return this form 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

22 NOV 2017

Mrs Judy Long

20/11/2017

Please find enclosed my representation to the Vale Local Plan 2031. (PAGES 1 TO 6)

The Vale Local Plan Part 2

The inclusion of 130 houses split 80/50 allocated to East Hanney in the Vale Local Plan Part 2 is both alarming and surprising. We were led to believe only one of the two sites, the 50 East of East Hanney, would be included even though we would prefer this also be removed.

North of East Hanney site – 80 dwellings

In Ch.2, section 2.33 it states that the larger village of East Hanney offers a good range of services and facilities and is relatively unconstrained as it is not located within the Oxford Green Belt or AREAS OF FLOODPLAIN! It also states that the provision of smaller site allocations is important and necessary to ensure housing is delivered.

To address these points: -

East Hanney is now classified as a smaller village due to the loss of the mobile library.

The range of services and facilities offered include one very small shop run by volunteers, a small post office which does not offer all the services and closes on Saturdays and all weekday afternoons and a local butcher.

Also, one pub, one restaurant and one small primary school where development is restricted due to land constraints.

There are fewer buses running through the village which adversely affects the elderly residents quite badly.

A village hall which is often unavailable due to it being fully booked.

The village hall car park is also the car park for Hanney school, it cannot cope at present and often overflows into nearby roads causing danger and stress to those trying to park and to the residents.

I agree East Hanney is not within the Oxford Green Belt, but I must object to the statement that East Hanney is not located in areas of floodplain, this is totally wrong!

There are areas of flood zones 1, 2 and 3 within East Hanney, the village floods often and causes great anxiety for many residents.

Some of the worst flooding has occurred in Ashfields Lane and Ebbs Lane, halfway down Ebbs Lane is the very lowest point in the village, so all floodwaters tend to run towards this point. Residents of Ebbs Lane have acquired their own water pump to use during these floods, the water is pumped into a field alongside the site North of East Hanney where you have allocated 80 dwellings. This area is important to the village as a floodplain which can absorb water and so help protect East Hanney from flood. 80 dwellings on this site would defiantly add to the probability of flooding.

The A338 running alongside this North site also floods very badly so to choose a site which is bordered by Ebbs Lane, Ashfields Lane and the A338, all significant flood areas is foolhardy.

Ch.2, section 2.33 also states smaller sites deliver houses faster.

East Hanney has delivered well over 200 houses in a relatively short space of time almost doubling its housing stock. There is outline planning permission already given for another 100 dwellings at Dews Meadow, Summertown and the garden nursery, Steventon Road. The infrastructure of the village can hardly cope at present and certainly will not be able to cope with any further large developments, 80 dwellings constitutes a large development in East Hanney.

Approaching East Hanney from the North the view towards this site is a very attractive rural setting to the built form of the village. This area should be protected and enjoyed by future generations, this is our heritage.

3-4-4

The Detailed Policies and Additional Sites document states that the 200 houses proposed for Summertown, South of East Hanney in Part 1 was removed by the inspector stating that the site did not relate well to the village and was not close to the village's services and facilities. These very same points apply to the site North of East Hanney which is on the very northern fringe of the village and is not closer to these facilities as stated. There is no pedestrian link and the site access onto the busy A338 would create a very dangerous place for the residents.

There are many other negative points associated with this proposed site.

It is adjacent to a conservation area including listed buildings which need protecting from dubious developments.

There would be added road noise and pollution from the generated traffic which is in addition to the already very busy A338 running alongside this North site. Future large developments in Wantage and Grove will also generate more noise and pollution along the A338 from increased traffic flow from these sites. It will not be a healthy place to live and raise a family.

East Hanney is a Dark village, 80 dwellings would add greatly to the light pollution.

Loss of property value would apply to nearby houses.

Over development and high density would ruin the character.

Need is not proven for East Hanney village.

Extending the village into countryside outside of the village envelope is not appropriate.

Also, it is not included in the emerging Neighbourhood Plan for East Hanney.

For all the above reasons I request that you REMOVE the North of East Hanney site for 80 dwellings from the Vale Local Plan Part 2

Judy Long

20th November 2017.

Photographs of floods next to the proposed site North of East Hanney for 80 dwellings

The first three pictures show the A338 and the junction on the A338 into Ashfields Lane.

The second two pictures show different views in Ebbs Lane.

The third two pictures show Ashfields lane and the junction where Ashfields Lane meets Ebbs Lane.









