

Comment

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Comment by Mrs Philippa Manvell
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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. 2.3.3 and Appendices

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.

Comments on The Local Plan 2031 Part 2 relating to up to 130 houses north and northeast of East Hanney

It is no longer evident that additional housing in the local area needs to be planned to address Oxford City's unmet housing needs since recently updated housing figures. Furthermore, East Hanney has already expanded considerably since 2011.

East Hanney is not a suitable location for a variety of reasons and even the Appendices for sites 7 and 8 of the Plan highlight many of those difficulties.

1) Aspects contrary to policies indicative of an unsound plan:

The proposed locations are outside the existing built village envelope.

The additional building will detract from the visual amenity and character of the village boundaries, particularly approaching the village from the north and east.

The housing density suggested is much higher than the neighbouring areas of the established village, so uncharacteristic. Site is also adjacent to a conservation area.

Although the plan indicates the sites are outside the flood risk zone, there is a very recent history (2007, 2008 and 2014) of flooding in both areas and there is no clear agreement that updated flood plans have been confirmed by the EA. In any event, additional building, even with flood alleviation measures, will increase the risk of neighbouring areas being susceptible to flood, contrary to core policies. Properties and roads in Ashfields Lane, the A338 and Steventon road were badly affected and the sites proposed are regularly under water. The water table is very high, as evidenced by problems recently encountered during gas main installation in Ashfields Lane, making the use of SUDS difficult.

Policy 2.33 identifies East Hanney as a larger village with a good range of services. The classification is no longer true since loss of the library service. The village may have some facilities but these are only sufficient to support a smaller village, not one with urban suburbs of significant size.

The proposed areas are not integrated with the existing village as there is very limited pedestrian or vehicular access. The village roads are already congested with parked vehicles and in many places have no pavement, aspects which would be very difficult to change due to the narrow nature of the roads.

The suggested sites are over 1 mile from the village centre and facilities, so the policy to reduce vehicular traffic is not going to be met, as car journeys to the centre of the village (shop, school, village hall or church) will be made by many being especially important for the elderly, young children and at night.

The A338 is increasingly busy due to the cumulative effects of building over the past few years and regularly at a standstill through Hanney. This is exacerbated when the A34 is closed and traffic diverted onto the A338.

There is a limited bus service to Oxford, Abingdon and Wantage but no access to Didcot, Milton or Harwell employment areas so further building will result in even further traffic increase.

The school, shop, butcher, pub, restaurant, village hall and sports facilities are currently barely adequate to support East Hanney and the adjoining village of West Hanney and will be overwhelmed by yet additional developments. This is contrary to the statement that East Hanney has "a good range of services".

2) The plan does not demonstrate duty to co-operate:

It is not in accordance with the emerging neighbourhood plan

It is not in line with the wishes of the community already expressed in comments on the earlier draft of the VWHDC Local Plan 2031 Part 2

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.

It seems very unlikely the NPFF core framework and the Vale policies on planning can be met by any application to build on either of these 2 sites. It is therefore suggested the council takes note of the village's emerging neighbourhood plan and removes these 2 sites from the VWHDC plan as there is no need to build additional housing in East Hanney.

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