



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	Revd	
First Name	Andrew	
Last Name	Symes	
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

Policy 4a

Policies Map Figure 2.1 page 28

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.

Comments on planning application:

Re. The Vale of White Horse Local Plan Part 2 Core Policy 4a and 8a
East Hanney (OX12) field north of Ashfields Lane
Proposal to build 80 dwellings: why this is unsound.

I consider the development of this green field site for 80 houses unsound and very ill-advised, for the following reasons:

1. Permanent damage to rural aspect

I live in Red Roof Cottage on Ashfields Lane, directly opposite the proposed development. This quiet lane which for centuries has marked the boundary of the built-up area of the village, is used by dog walkers and families as a route down to the recreation ground and footpaths around Letcombe Brook. A large development on the north side of the lane is a cause for concern. Not only would the rural aspect be lost forever, but would Ashfields Lane be used by construction traffic first, and then by vehicles belonging to the homeowners in the new development?

2. Increase to traffic on A338.

Already the A338 through East Hanney is extremely busy at peak times. Cars coming out of the new development would have difficulty turning right towards Wantage/Steventon. There would be increased danger to pedestrians crossing the A338 from the houses east of the main road.

3. Increase to traffic in the village

Many of the new homeowners would be young families. The Primary School in West Hanney is over a mile away, which means that most families would drive their children to school. They would need to turn right on to the A338 (see point 2 above), then right again into the village and along the main street which is already effectively single track owing to the number of cars parked along it.

4. Lack of amenities in the village

Paragraph 2.47 on Page 30 of the Local Plan refers to East Hanney as a "larger village" and says it offers "a good range of services and facilities". However, there is no shop in East or West Hanney, apart from a small volunteer-run post office/community shop which is only open for a few hours per week. Again, this means a car journey is necessary for even the most basic tasks, adding to congestion.

5. Flood risk. This is the most serious potential hazard which many residents consider has not been adequately noted by those making planning decisions. The document 'Strategic Flood Risk Assessment (2013) produced by JBA Consulting for Vale of White Horse / South Oxfordshire District Council

<http://www.southoxon.gov.uk/sites/default/files/2013s6892%20VOWH&SODC%20SFRA%20Final%20Report.pdf>

says:

"Development within areas of flood risk from any source of flooding, including areas with a history of groundwater or surface water flooding, will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk."

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"The River Ock catchment contains a large number of small watercourses, draining a mainly clay catchment between the oolitic limestones (to north) and chalk (to south). In its lower reaches it represents a flood risk to a large number of properties in Abingdon. Flooding was recorded in 1947, 1979, 1992, 2003, 2007 and 2012. In the upper reaches, its floodplain impacts on parts of several villages, notably Stanford in the Vale (Frogmore Brook), Charney Basset and Lyford (Ock) and Wantage, Grove and **East Hanney** (Letcombe Brook)."

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"A review of the local flooding history, PFRA, and discussions with Council drainage teams has been undertaken to assess where there are known surface water flooding problems in the Districts...The following settlements have suffered surface water flooding problems in recent years:..." [lists a number of villages which includes **East Hanney**].

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As illustrated by these quotes, during and after periods of heavy rainfall, the Letcombe Brook and other smaller streams have overflowed, with the water collecting in the area round Ebbe's Lane and the west end of Ashfields Lane. The field north of Ashfields Lane is an important soakaway area adjacent to the Ebbe's Lane and Ashfields Lane properties. Already it is damp with a high water table. If it were to be covered with buildings and tarmac, even if these were built on platforms, there would be nowhere for rainwater to go except back down into Ebbe's Lane and then to Ashfields Lane. The already overstretched sewage system, requiring pumping of foul water all the way to Grove, would also be further burdened by a large development north of Ebbe's Lane/Ashfields Lane.

In conclusion, while small clusters of new houses around the village, and development to the east of the A338 have so far been reasonably successful, the proposal to build 80 dwellings north of Ashfields Lane is inappropriate, unless accompanied by drastic and expensive additional developments such as an eastern bypass around the congested section of the A338 in East Hanney, and a new drainage and pump system. I want to express in the strongest terms that the development should not go ahead in this location.

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.

1. Permanent damage to rural aspect. Cannot be modified: cancellation of proposed development preferred.
2. Increase to traffic on A338. Bypass required, East of East Hanney.
3. Increase to traffic in the village. Cannot be modified: cancellation of proposed development preferred.
4. Lack of amenities in the village. A small shop needed as part of any proposed development.
5. Flood risk. A major new drainage and pumping system required.

(Continue on page 4 /expand box if necessary)

Signature:

Date: **20 November 2017**

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.

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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