

From: Mr and Mrs R J Taylor

Local plan 2013 Part 2,
Planning policy,
Vale of White Horse District Council,
135, Eastern Avenue,
Milton Park,
Milton, Abingdon.
OX14 4SB

20th November 2017

The Vale Local plan Part 2

I am writing to request that you remove the plan for 80 houses on the land to the north of East Hanney from the Local Plan Part 2 for the following reasons:-

1. Traffic.

The exit from this site will have to be onto the A338 either directly or indirectly from Ashfields Lane.

This is a very busy road at peak times and can take 30 minutes to get the 3 miles to Frilford lights. The congestion is going to get worse with all the new build in Wantage and Grove and it will make the exit onto the main road very dangerous unless lights or a roundabout is built into the plan and the road even more congested than it is at present.

2. Flooding.

The proposed site is within 21 metres of a medium risk flooding zone and it seems foolhardy to be considering to build 80 houses in an area where flooding is very common and occurs quite regularly.

I understand that residents in Ebbs Lane have purchased a water pump to alleviate the flooding in that road and pump the excess water into the field where the development is proposed.

To alleviate flooding, water meadows must be left to absorb the excess water and to allow it to drain into underground aquifers. It seems totally illogical to build on water meadows thus making the likelihood of an increase in flooding for a greater number of properties both existing and new.

3. East Hanney

Is a small, dark village which has already endured an additional 200 houses built in a relatively short amount of time and outline planning permission given for 100 more. These will further increase light pollution.

The site is adjacent to the Conservation area and only 100m from some listed buildings.

4 Sewage and drinking water.

It is acknowledged that the drainage system to Wantage water treatment works is already above capacity and is unlikely to cope with increased demand and consequently reinforcement to the sewer network would be required.

In the last serious flooding in Ebbs Lane it had to endure raw sewage in the road.

Could the water supply system cope with additional demand.?

5. School.

The primary school has recently doubled its intake. An additional 80 houses would probably average 2 children per house, many of which would be of primary school age so a further expansion would be needed and the school does not have the space to accommodate this.

Older children would have to be bussed to senior schools and I am advised that they also have limited additional capacity.

Traffic outside the school causes a potential danger and the only safe place cars can stop is the village hall car park which gets full at peak times.

In summary:

A development of this size so close to the old part of the village would ruin the character and spoil the countryside surrounding it.

AND DOES THE VILLAGE REALLY NEED MORE HOUSES?