

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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Steven"/>	<input type="text"/>
Last Name	<input type="text" value="Moss"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation representing (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address	<input type="text"/>	<input type="text"/>

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

And App B

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) Compiles 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.

During Part 1 of the Local Plan process, the Inspector concluded that it was not appropriate (for a number of reasons) to allocate a major strategic site for ~200 dwellings in East Hanney. This was further tested in a premature planning application which was rejected by the Council and again, at appeal, by the planning inspectorate. It was notable that a number of significant permissions had already been granted for residential development in the village in the absence of a current Local Plan.

The proposed Part 2 allocations, amounting to 130 dwellings, when taken together with the permitted but not-yet-developed Summertown development of ~50 dwellings are roughly equivalent to the rejected major site allocation. Nothing substantial has changed which makes this level of development appropriate in this location and, furthermore, the Plan does not make any infrastructural commitments which will address the impact of these proposed allocations. Indeed, because the growth of Hanney is now proposed in several discrete and 'unconnected' parcels, the likelihood of significant infrastructural investments to address their impacts is further weakened.

The dubious original categorisation of East Hanney as a 'Larger Village' by the Council has led to an overemphasis on expansion of the village. Ad-hoc permissions have led to a number of developments but, as yet, the village has yet to see any service, amenity or transport related benefit arise as a result of this growth. The village is in danger of becoming an semi-suburban sprawl close enough to Grove/Wantage to miss out on services for itself but far enough away to, for example, maximise car use (for work, school and leisure purposes).

Hanney would have to bear the additional traffic of these developments without significant

offsetting road improvements or bus services. The County Council evidence which preceded the Part 1 Plan consultation clearly showed that the A338 was at a critically loaded position and that peak hours traffic loadings at the A338/Steven Road intersection would soon result in severe congestion. These proposals will give rise to a significant number of turning movements onto/off these two roads close to a near-capacity junction with no alleviating measures.

Looking to the future, it would seem prudent to keep open to option of bypassing Hanney in some way and yet these proposals have the effect of further ‘strangling’ the A338/Steven Road intersection reducing the options for addressing traffic management on the A338. It is apparent that, even since the launch of the Local Plan process, the level of traffic passing through the Hanneys to/from the west, presumably attempting to bypass Wantage/Grove, has increased substantially. This puts even further emphasis on the long term evolution of the A338 route. Why, for example, is there not a land reservation for road improvements measures such as has been made at Marcham, Frilford and a number of not-disimilar traffic hot-spots?

(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.

The simplest way to address these weaknesses would be to remove or substantially reduce the proposed site allocations in Hanney

(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:

SYM

Date:

20/11/17

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

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