

Comment

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Address	Tamarisk Main Street Wantage OX12 0JE
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Clive Manvell
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Q1 Do you consider the Local Plan is Legally Compliant? No

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. South of East Hanney

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

Q3 Do you consider the Local Plan complies with the Duty to Co-operate? No

Q4 Please give 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 co-operate, please also use this box to set out your comments.

The proposed development south of East Hanney is unsound as the proposed housing density cannot be justified. The VWHDC state that "The Vale is a special place, it is uniquely beautiful with a rich

natural and man-made heritage; a predominantly rural area located in the south-west of Oxfordshire. It is an attractive and popular place to live?. The current housing density within the existing village of East Hanney is 0.88dph yet the proposed new development is at the staggering contrasting level of 25dph*, this being the level currently in areas of the urban centres of neighbouring Grove and Wantage. Core Policy 23: The housing density on all new housing developments a minimum density of 30 dwellings per hectare (net) will be required unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours. The new housing development density of around 200 dwellings @ 25dph*, in a village with currently 340 dwellings @ 0.88dph, cannot be justified in that it would have a significant adverse effect on the character of the area. *It is understood that the proposed figure will be much higher than that since open areas, infrastructure and landscaping have to be excluded from calculations, and no details of these are currently available.

A 60% increase in the number of dwellings will have a significant adverse effect on the amenity of neighbours, put unsustainable additional pressures on local roads and amenities. The village does not have a commercially viable retail shop, only having a small community shop manned by volunteers and a small part-time post office.

Q5 Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate 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 Plan as proposed for the site south of East Hanney should be abandoned as there has been no consultation regarding the proposal and what is proposed has not been justified and is unsound.

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