

Comment

Consultee	Mrs Philippa Manvell (829463)
Email Address	
Address	Tamarisk Main Street East Hanney OX12 0JE
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mrs Philippa Manvell
Comment ID	LPPub824
Response Date	18/12/14 13:42
Consultation Point	Core Policy 42: Flood Risk (View)
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Submission Type	Email
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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.

2. The core policy 42 relating to flood risk sets out to ensure that developments include measures to reduce flood risk to the site and surrounding areas.

The proposed site is adjacent to various areas already classified as Flood Zone 3 and the village has a recent history (2007 onwards) of significant floods causing damage to property and vehicles as well as cutting off road access. Development of this site can only increase the risk of flooding to existing properties by increasing both water run-off and processed sewage entering the Letcombe Brook.

Furthermore, the site is downstream on the Letcombe Brook of both Grove and Wantage (two areas also identified as sites for major expansion) which will also contribute increased runoff and discharge from the local sewage treatment works.

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.

Vale Council should reconsider their site selections and ensure that the only locations identified are appropriate to provide the local housing needs in a sustainable way. This site in East Hanney is unsound in a number of areas of the Vale's core policies on housing development.

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