

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Oliver Cornish
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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 suggested development of 200 houses South of East Hanney was a completely new development for which there was no consultation with the people of East Hanney. In February 2014, a plan to the

East of East Hanney was proposed, and discussed at a village meeting. In October 2014, the plan for the development South of East Hanney was in the consultation document. The impact of any development of 200 houses on East Hanney will be significant. We are a village of approximately 350 houses. The addition of 200 plus houses (the paper states 'around 200 houses?'), plus further infill developments will increase the size of the village by around 60%. This will completely change the nature of the community. The designation of East Hanney as a 'large village?' is inaccurate. There is one small community shop, staffed by volunteers, and one pub. There are no commercial shops, no petrol stations and no street lights that would normally be associated with the classification of a 'large village?'. The school is at capacity, and a small number of children who currently live in the village are being taken by bus to an adjacent school. There are communities that have a facilities score of 7 more than East Hanney, and over 1000 homes, which have been allocated a development site of 220 houses (a 22% increase). The route from the proposed new development to the school includes a narrow single lane bridge on a corner, which at peak times, cannot currently cope with the traffic demand. This route would have to be used by all the 200 houses needing to go to the school. There is not a continuous footpath along this stretch of road, thus rendering it unsafe for pedestrians. There is no scope for enhancing this stretch (NPPF Planning guidance paragraph 75). There are no public footpaths to offer an alternative route to take. The current housing density of the village is approximately 3 per hectare. The proposed housing development has 25 homes per hectare. This is not in keeping with the existing community. For the reasons stated, the plan is not legally compliant, is unsound, and does not comply with the duty to co-operate.

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.

There are two issues that need to be addressed in order to make this Local Plan compliant. There needs to be consultation with the local residents about the development south of East Hanney to allow local people to shape their surroundings.

The second issue is to reassess East Hanney to identify if the designation as a 'large village?'. Given the lack of facilities in the village, the lack of street lights, the narrowness of some of the roads, it needs to be resolved whether this is an accurate assessment.

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