

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.

Title	Mr	
First Name	Clive	
Last Name	Manvell	
Job Title (where relevant)		
Organisation representing (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Postal Town		
Post Code		
Telephone Number		
Email Address		

2. Agent's Details (if applicable)

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

Policies Map

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) Complies 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.

The proposed developments north and east of East Hanney are 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 new developments exceed this. 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. New housing developments with higher than existing densities 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.

This is a site beyond the built-up area of the village extending into the open countryside, which does not accord with the District's strategy for growth and therefore results in demonstrable harm to the character and setting of the village. As such, the proposal is considered contrary to the provisions of the Vale of White Horse Development Plan, in particular Core Policies 1, 3, 4, 8, 37 and 44 of the Local Plan 2031 Part One, Saved Policies DC6 and NE9 of the Local Plan 2011, the National Planning Policy Framework, and advice within the council's adopted Design Guide 2015 SPD.

The proposed development would be visually unattractive approaching the village as it would be on one of the fields currently outside existing buildings, and being close to the main road would infringe yet another fine wildlife / pasture asset. The field is frequently water logged and this development will impinge significantly on the ability to adequately drain this area. Although the development proposals suggest the sites are outside the flood risk zone, there is a very recent history (2007, 2008 and 2014) of flooding in both areas and there is no clear agreement that updated flood plans have been confirmed by the EA. In any event, additional building, even with flood alleviation measures, will increase the risk of neighbouring areas being susceptible to flood, contrary to core policies. Properties and roads in Ashfields Lane, the A338 and Steventon road were badly affected and the sites proposed are regularly under water. The water table is very high, as evidenced by

problems recently encountered during gas main installation in Ashfields Lane, making the use of localised SUDS impractical.

A significant increase in the number of dwellings will have an 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.

Policy 2.33 identifies East Hanney as a larger village with a good range of services. The classification is no longer true since loss of the library service. The village may have some facilities but these are only sufficient to support a smaller village, not one with urban suburbs of significant size. The village has a small school, farm shop, a community shop (which only exists through volunteers), church, playground, one pub, shares a village hall, tennis courts etc. with West Hanney commensurate with it being a village and that is a key reason for people to live here. These services are already at capacity and will not function with the increase in the population that will occur if this development is approved. People may not even want to live in the houses being proposed without additional infrastructure which is not part of the current planning considerations.

The proposed areas are not integrated with the existing village as there is very limited pedestrian or vehicular access. The village roads are already congested with parked vehicles and in many areas have no pavement, aspects which would be very difficult to change due to the narrow nature of the roads.

The suggested sites are both over 1 mile from the village centre and facilities, so the policy to reduce vehicular traffic is unsound, as car journeys to the centre of the village (shop, school, village hall or church) will be made by many being especially important for the elderly, young children and at night.

The A338 is increasingly busy due to the cumulative effects of building in South Oxfordshire over the past few years and regularly at a standstill through East Hanney. This is exacerbated when the A34 is closed and traffic diverted through the village past one or both of the proposed sites.

There is a limited bus service to Oxford, Abingdon and Wantage but no direct access to Swindon, Didcot, Milton or Harwell employment areas so further housing development will result in even further traffic increase.

For other services including doctors, dentists, hospitals, secondary education, main shopping, libraries, sports facilities, cinema, theatre, etc. travel to Grove, Wantage, Abingdon, Didcot or even Oxford and Swindon (hospitals) are necessitated. These services will not be adequate for the significant increase in population currently stressed by existing housing developments in East Hanney as well as those in Wantage and Grove and other Vale villages.

The village currently is not significantly afflicted by light pollution, proudly having little street lighting for its resident astronomer, bird, bat and other nocturnal wildlife enthusiasts and it is an important ecological consideration to retain it as a dark area. The site currently has an occupied barn owl, a threatened and declining species, nest site, which would be adversely affected by the building work and subsequent occupation of this development.

The plan does not demonstrate duty to co-operate:

It is not in accordance with the emerging village neighbourhood plan

It is not in line with the wishes of the community already expressed in comments on the earlier draft of the VWHDC Local Plan 2031 Part 2

(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.

Smaller scale developments within existing village boundary, matching existing housing density and mix of building styles and sizes.

(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:

Date:

21 November 2017

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

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