
From:
Sent: 20 November 2017 13:23
To: Planning Policy Vale
Subject: Local Plan 2031 Part 2

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?

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*

2. Agent's Details (if applicable)

*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 DR

First Name Susan

Last Name Tyack

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

Sharing your details: please see page 3

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) 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.

Flooding:

Not allocated as flood plain but the field north of Ashfields Lane is usually pond-like when it rains. If this is concreted over the water will have to go somewhere,

Ebbs Lane, Ashfields Lane and A338 were badly affected by floods in 2007 and 2014. See attached photos.

In 2004 the floods were not as bad as Ebbs lane had bought a pump which pumped the water on to the field which is now the one you are planning to build on.

Ditches which used to drain the area have been filled in to enable vehicles reach their destination.

Water table about 1 foot below surface. Boreholes at the site need to be done.

(Gas company has been upgrading the gas supply in Ashfields Lane and have had great difficulty as the water table is so high now.)

Flooding will increase due to climate change.

When I lived in Walnut Cottage I made a claim and after that had great difficulty in getting further insurance.

Traffic:

A338 already congested and will increase causing increased noise and pollution.

Access to the development north of Ashfields Lane will have to be onto the A338.

Access to the site East of the village will have to be on to the Steventon Road which is dangerous.

Both sites are a mile from the centre of the village. Small children will have to go by car to the school which will increase the traffic through the village.

Car park areas are not large enough for the extra cars.

When the A34 is closed the traffic is diverted onto A338 which leads to grid

lock. The houses on that road already shake when traffic goes by, what about their foundations and those of the proposed development.

Further developments in Grove and Wantage will increase the traffic on the A338.

Bus stops need to have their own lay by as they cause delays and people pass them on the wrong side of the keep left signs.

The buses no longer go through the village to the village facilities.

Facilities:

East Hanney was classed as a large village but no longer can be classed as such.

There is no longer a mobile library

The village shop is very small and run by volunteers and under threat of closure.

The post office is only open in the mornings Monday to Friday.

The school is too small for the children now so would not be large enough for the expected increase in numbers. The size is restricted by land.

Miscellaneous:

Expansion to the village boundary.

Density of houses, especially on the edge of the village.

Light pollution, especially as the village is committed to being a dark village.

The plan does not have the support of the community.

It is on the edge of a conservation area.

Pedestrians from the east of the A338 have not safe crossing.

Medical Facilities are in Wantage and are already full.

The visual impact of the new buildings will adversely affect the village.

2007 1 Walnut Cottage Garden

2007 2 Corner of Ashfield Lane and A338

2007 3 Corner of Ashfield lane and Ebbs Lane

(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.

Both plans need to be refused,

(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.

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: S R
Tyack
20/11/2017

Date:

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.

