

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.

2. Agent's Details (if applicable)

Title

MRS

First Name

PENELOPE

Last Name

MCCALL

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

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.

not sound because sufficient attention has not been paid to the impact of these developments on a rural village and its environment.

(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.

Look for more appropriate sites

(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:

22-11-17

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

☐

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.**

FLOOD DANGER/SURFACE WATER There have been several surveys carried out because this whole areas is known to flood and become waterlogged regularly. Other residents will be submitting photographs to illustrate this fact which I can support having lived here for 33 years. However Planning Permission was given recently for the 4 houses in Ebbs Lane and two in Halls Lane on what the Environmental Agency classified as Grade 3 flood risk. Whilst these, and presumably the 80/50 proposed houses in the Plan, will be built in such a way as to ensure THEY do not flood, WHERE WILL THE DISPLACED SURFACE WATER GO? It was quite apparent during the serious floods of 2007 that water flowed from all directions down towards Ebbs Land and the bottom of Ashfields Lane AND NOT UP TO THE A338.

RURAL ASPECT This village ONLY JUST met the criteria to be classified a Large Village opening the door to permission to build more homes. This has already meant an increase from 350 homes to at least 500 in just a few years. There are more private developments in the pipeline. This is a complete change to the rural aspect of East Hanney. 'New' East Hanney will soon be larger than 'Old' East Hanney. This is an unnaturally fast and large expansion and will be difficult to absorb into the community and completely change the rural aspect of the village. I think we have already been asked to absorb more than our share and can't help thinking there must be other sites which will not be quite so blighted by such large developments.

TRAFFIC The Council are keen to build homes "with access to facilities". It is true that we have a community-run shop, a pub, a church and a school. These are all in the middle of the village and in order to "access" these facilities most people will drive (as I did when my children attended the school). Main Street is a village road - narrow in parts, on-street parking, a narrow bridge (damaged several times in the past few years) and a bus. The extra pollution and traffic will be awful. It is possible to exit these proposed site on to the A338 and re-enter the village at Summertown, but good luck getting out onto the A338 in the morning, let alone trying to turn back into East Hanney at Summertown.

?comment on Policy or Policy Map

Comment on 3 areas, environmental impact on a rural village, flood danger, traffic congestion

Flood danger. There have been several surveys carried out because this whole area is known to flood and become waterlogged regularly. Other residents in the village will be submitting photographs to illustrate this fact which I can support having lived here for 33 years. However, Planning Permission was given recently for the 4 large houses in Ebbes Lane and two in Halls Lane on what the Environmental Agency classified as Grade 3 flood risk. Whilst these, and presumably the 80 proposed houses in the Plan, will be built in such a way as to ensure THEY do not flood, WHERE WILL THE SURFACE WATER GO. It was quite apparent during the serious floods of 2007 that water flowed from all directions down towards Ebbs Lane and the bottom of Ashfields Lane AND NOT UP TO THE A338.

RURAL ASPECT

This village only just met the criteria to be classified a Large Village (the mobile library no longer visits which would take us out of the Large Village classification). This classification has allowed Planning Permission to build homes which has caused an increase from 350 to 550 in the last few years. There are more PRIVATE developments in the pipeline which will further increase this number. This is a complete change to the rural aspect of East Hanney. 'New' East Hanney will soon be larger than 'Old' East Hanney. This is an unnaturally fast and large expansion and will be difficult to absorb into the community and completely change the rural aspect of the village. I can't help thinking there must be other areas which would not be quite so blighted by such developments.

TRAFFIC

The Council are keen to build homes "with access to facilities". It is true that we have a community run shop, a pub, a church and a school. In order to "access" these facilities, those living on the proposed land for 80 homes will need to drive to them. I live on the corner of Ashfields Lane and mostly drove our 4 children to the school. I imagine these homes will be for families which will mean many more cars driving along Main Street to "access" the school and other facilities. Main Street is a village road – narrow in parts, on-street parking, a narrow bridge (damaged several times in the past few years) and a bus. The extra pollution and traffic will be awful. It is possible to exit this proposed estate onto the A338, re-entering the village at Summertown, but good luck getting out onto the A338 in the morning, let alone turning back into East Hanney at Summertown!

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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