

Comment

Consultee	Mr Chris Kent (872211)
Email Address	
Address	17 Bramley Close East Hanney OX12 0JX
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Chris Kent
Comment ID	LPPub619
Response Date	17/12/14 12:09
Consultation Point	Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area (View)
Status	Submitted
Submission Type	Email
Version	0.3
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.	N/A

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.

ALL COMMENTS BELOW RELATE TO THE PROPOSED DEVELOPMENT OF 200 ADDITIONAL HOUSES TO THE SOUTH OF EAST HANNEY

I consider the local Plan not to be sound for the following reasons:

1) The location of the proposed site will cause flooding - The plan suggests that there will be minimal flood risk to the village through development. My wife and I attempted to purchase a house in East Hanney (adjacent to the proposed development), subsequent to the major flooding of 2007 and were refused house insurance (by all 5 insurers approached) due to the flood risk. The village itself is

therefore constantly under threat of further flooding (letcombe brook came very close once again in 2014 to bursting its banks), and any further development will make this situation worse.

2) The proposed 200 additional houses will cause a loss of character to the village ? I have lived in the village of East Hanney for all of my 45 years. This is a small but strong village community with minimal facilities. This village of approximately 350 houses is full of character and charm and a further 200 houses will increase its size beyond recognition. Any planned development of this size will destroy the identity of the village. The very poorly planned and characterless bolt-on to the village adjacent to Sovereign Vale offices are proof of exactly what will happen if this development proceeds. This is a small village and suggestion that a development of this size will have any positive effects on the character of the village are clearly unsound.

3) Schools and education ? The plan states that East Hanney has good access to a primary school. In the school year commencing September 2015 there are 15 places at the school available with 22 school children wishing to attend. Due to recent developments that have happened in the village there are therefore already insufficient school spaces to support the local community.

4) Highways and access ? I work in Abingdon, and the A338 currently regularly queues back to Venn Mill and sometimes even as far as East Hanney to the Marcham interchange at around 8am. The planned development in East Hanney will add up to 350 cars which will make this situation significantly worse and therefore the statement that this development will have anything other than majorly adverse effects on congestion is entirely unsound.

I consider the local plan not to be legally compliant for the following reasons:

This form is incredibly complicated to understand and complete. You need to have access to the local plan and to understand the terminology, therefore many of the local residents who feel strongly about the proposals will be unable to complete and therefore the Local Plan will not be representative of the views and wishes of the community. In addition the timescales for response are inadequate.

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.

1) Flooding ? Any development of any size adjacent to Letcombe Brook, no matter what measure of SUDS or other type of building design are used, will increase the likelihood of flood risk in East Hanney. This development must be moved a substantial distance away from the main watercourse.

2) Loss of character of village ? Any development should be limited to very small numbers (say 20 houses maximum), adjacent to the sovereign Vale sites with an emphasis on tasteful design and improving the current two characterless developments.

3) Schools and education ? Any development whatsoever in the village should be met with a Developer's contribution which goes directly to the local village school to improve facilities. A Good benchmark for the amount of developer's contribution is 20,000 per additional pupil created by the development.

4) Highways and access ? any development whatsoever should be minimal to reduce effect on traffic flows.