

## Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mrs Philippa Manvell
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Consultation Point	Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area ( <a href="#">View</a> )
Status	Submitted
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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.**

5. The Vale policy requires the site to be integrated and consistent and appropriate (CP39). This site does not meet those criteria and the village character and identity will be lost. To build 200 additional homes in one block will completely overwhelm the existing village of East Hanney which currently has some 330 homes, built over time and intermingled one period with another and including listed buildings and a conservation area. There is no safe pedestrian access (pavement or public rights of way) from the site into the existing village and the current road layout and drainage ditches, together with the proximity to the Letcombe Brook, would make this difficult to achieve,. The proposal is for a new access from the A338 thus making the development a separate entity and not integrated with the existing village. Mitigation of water run-off and flood risks are again required in policy CP39, but no measures to manage them are proposed (see above). The target of 30 dwellings per hectare defined in CP 23 is much higher than the current density of the established village. The proposed site of 8.2ha and some 200 houses (Appendix A Site development templates 3. Abingdon-on-Thames and Oxford Fringe Sub-Area) will not even be below 30 when account is taken for open spaces, landscaping and infrastructure.

**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.**

Vale Council should reconsider their site selections and ensure that the only locations identified are appropriate to provide the local housing needs in a sustainable way. This site in East Hanney is unsound in a number of areas of the Vale's core policies on housing development.

**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