



**Vale of White Horse Local Plan Part One:
Strategic Sites and Policies**
Publication Stage Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email planning.policy@whitehorsedc.gov.uk no later than Friday 19 December 2014 by 4.30 pm precisely.

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

Mr

First Name

Andrew

Last Name

Heron

Job Title

Planning Officer

(where relevant)

Organisation

West Berkshire Council

(where relevant)

Address Line 1

8 Stevenson Close

Line 2

East Hanney

Line 3

Wantage

Line 4

Oxon

Post Code

OX12 0FF

Telephone Number

E-mail Address

(where relevant)

Part B – Please use a separate sheet for each representation

Name or Organisation : Andrew Heron

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

CP4

Proposals Map

East Hanney housing
site allocation

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

X

No

4.(2) Sound (Positively Prepared,
Effective and Justified)

Yes

No

X

4 (3) Complies with the Duty to co-
operate

Yes

X

No

Please mark as appropriate.

5. 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.

I consider it to be unsound. The East Hanney site allocation is unjustified and fails to comply with national policy. It is unjustified as it is not considered the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. East Hanney is a small village.

Development of the size proposed would create a harmful impact upon the rural character of the area. I consider it would fail to fit with the existing settlement boundary.

Furthermore, the village of East Hanney is prone to flooding. The site itself is a critical drainage area. Development of this scale would potentially have a detrimental impact upon the village. The proposed development fails to accord with the NPPF which states that LPA's should ensure flood risk is not increased elsewhere.

The development would also result in a loss to important ecology and biodiversity. Development of the site was appraised by the Vale of White Horse DC to bring about a "major negative" effect in terms of the natural environment as an "important wild life corridor" which "runs alongside the western boundary of the site" and "contains potential UK priority habitat" The site proposed includes a recognised wildlife corridor along Letcombe Brook which is home to protected and endangered species. An ancient orchard that is over 100 years old is situated on the proposed site. The orchard was previously considered "undeliverable" in appendix 8 of the draft local plan. The site is therefore contrary to the NPPF which states that, allocations of land for development should prefer land of lesser environmental value.

East Hanney already suffers from traffic congestion. An additional 200 homes would severely increase congestion. This highlights the unsustainability of the site. It is considered that the site is isolated from the settlement of East Hanney. Furthermore, the current services will not be able to accommodate such development. There is one community run village shop/post office which operates at reduced hours, a rural bus system, and one pub. With the exception of the primary school, village hall, and church this is all of the minimal services East Hanney has. Furthermore, the small primary school in East Hanney has exceeded its capacity. In addition to this, the nearest local secondary school is distanced 7.3 km away.

It is important to note that larger villages within the district with a wider range of services and facilities have not been earmarked for development.

6. 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 at 5 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.

Further consideration of other more suitable smaller sites in and around East Hanney. Further to this larger villages such as Grove, Wooton and Steventon should be considered as these have the services to meet the demand of new residents.

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 adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Date:

17/12/14

