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17 JAN 2014

Planning

HEAD OF SERVICE : Adrian Duffield



**Vale
of White Horse**
District Council

CONSULTATION WITH EAST HANNEY PARISH COUNCIL

OFFICER: **Laura Hudson**
CONTACT: **Mrs Jayne Webley-Smith**

**PLEASE RETURN TO VOWH NOT LATER
THAN 12 NOON ON 22 JANUARY 2014**

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Abbey House Abbey Close
Abingdon OX14 3JE

Application Reference: P13/V2608/FUL (Full Application)
Application Type (see definition over): Major
Proposal: Erection of 16 dwellings with associated access, public open space and landscaping
Address: land to the rear of Saxon Gate East Hanney OX12 0FA

EAST HANNEY PARISH COUNCIL:

FULLY SUPPORTS this application for the following reasons

has **NO OBJECTIONS** to this application

has **NO OBJECTIONS** to this application but wish the following comments to be taken into account :

STRONGLY **OBJECTS** to this application for the following reasons :

SEE ATTACHED SHEETS

If you have a current Parish Plan does it support your view on this application?

If so, please give details of the relevant section below:

YES/NO
(Please circle)

.....
.....

Signed on behalf of East Hanney Parish Council

.....

Date 16. January. 2014

PLEASE NOTE: We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward Member and, if the application is referred to committee, attend the meeting to present your views.



11 Minns Road
Grove
Wantage
OX12 7NA

16 January 2014.

The Planning Service
Vale of White Horse District Council
Abbey House
Abingdon
OX14 3JE

For the attention of Mrs. Jayne Webley – Smith

Planning Application P13/V2608/FUL
Land to the rear of Saxon Gate, East Hanney, OX12 0FA

This planning application has been considered by each of the members of East Hanney Parish Council who have supplied written comments.

The comments below represent the views expressed by councilors.

Each of the councilors has expressed their strong objection to this application.

The principal, but not the only ground for objecting, is in respect of the drainage arrangements.

This site floods – we enclose a recent picture which shows the extent of the flooding.

This site is part of the natural temporary water storage area for the surrounding areas. Any development which reduces this storage capacity is likely to have an adverse effect on surrounding properties

The Flood Risk Assessment states that ‘ water ... is unable to infiltrate into the ground due to soil saturation and surface geology ‘ . In the summary there is a statement which says ‘ the site lies above ... Northmoor sand and gravel .. which has very good infiltration characteristics ‘

As there are no diagrams, depth profiles or any other information on the extent and depths of the sand/gravel and impermeable soils there are no facts presented in support of a SUDS situation.

There is no proposed solution to the overland flows which are unable to infiltrate the ground.

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There is a suggestion of using traditional drainage but no indication of where these drains discharge to or any diagrams showing the heights and falls of such drains.

There is no indication as to where and how discharge from the sub base is to be achieved.

It is claimed that the design will direct flood flows to areas of the site to cause minimum flood risk but these areas are not shown on the plans nor are any design details provided.

The conclusion being that there is sufficient detail to demonstrate that a suitable drainage scheme can be built.

The proposed development is pushing the village boundary into open green field land and is not part of any agreed overall village plan.

This site is some distance from the village shop, the village hall, playing fields, shop and pub and is separated from the bulk of the village by a busy A road. This is entirely the wrong place to extend the village.

Although the increase in traffic from this development would be small it is yet more traffic going onto a busy road at an uncontrolled junction on a part of the road which is only just within the 30mph limit.

At the present time the village school is at full capacity; therefore, unless all of the properties on this development are sold to people without children of primary school age, the most pressing local need is for additional school capacity rather than more housing.

The plans include a public open space but make no reference as to how this will be managed and by whom.

There is an area to the north of plots 1,2 and 3 which contains important drainage ditches. There appear to be no access arrangements to this area to permit the maintenance of these ditches.

It will be seen from the above that East Hanney Parish Council consider this application should be rejected.

However if, unwisely, it is decided to permit this development it is essential that there is a continuing dialogue between the developer, the district council and the parish council in order to ensure that:

1. There is a no report of the problems caused by contractor's vehicles being parked in neighbouring roads.
2. The points raised above are dealt with to local satisfaction.
3. There is an open discussion as to the allocation of section 106 monies.

At a meeting held in October 2012 senior officials from both the County Council and the

Vale of White Horse District Council openly agreed that the then existing system lacked clarity and would be improved. This must happen.

Yours faithfully

John Hedderley

Clerk to East Hanney Parish Council

Cc Matthew Barber

EHPCplanning14114

