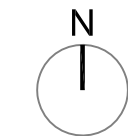


NOTES

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.
 This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
 Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright 100 018896.



- **Assessment Boundary - 2.56ha**
- **Retained Land for Drainage Purposes**

Appendix 1

Scale 1:1250 @ A3



rev	date	description	by
D	Feb 2015	Areas updated	LMF
C	Feb 2015	Revised and updated	LMF
B	Dec 2014	Revised red line - 2.56ha	LMF
A	May 2014	Revised Issue.	LMF
-	Feb 2014	First Issue.	LMF



- masterplanning ■
 - environmental assessment ■
 - landscape design ■
 - urban design ■ FPCR Environment and Design Ltd
 - ecology ■ Lockington Hall
 - architecture ■ Lockington
 - arboriculture ■ Derby DE74 2RH
- t: 01509 672772
 f: 01509 674565
 e: mail@fpcr.co.uk
 w: www.fpcr.co.uk

client
Gladman Developments Ltd

project
**Land North of Summer Town
 East Hanney**

drawing title
Location Plan

scale
 1:1250

drawn
 LMF

date
 February 2015

drawing number
5977-L-01

rev
D

7 MAR 2015

Planning

HEAD OF SERVICE: Adrian Duffield



**Vale
of White Horse**
District Council

CONSULTATION WITH EAST HANNEY PARISH COUNCIL

OFFICER: Adrian Butler
CONTACT: Adrian Butler

PLEASE RETURN TO VOWH NOT LATER
THAN 12 NOON ON 18 MARCH 2015

Planning@whitehorsedc.gov.uk
Tel : 01235 540505
Textphone: 18001 01235 540505

Abbey House Abbey Close
Abingdon OX14 3JE

Application Reference: P15/V0343/O (Outline)
Application Type (see definition over): Major
Proposal: A residential development for up to 55 dwellings, including site access.
public open space and landscaping
Address: Land North of Summertown East Hanney Oxon

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 :

OBJECTS to this application for the following reasons :

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)

*Please see
attached
letter.*

.....
.....

Signed on behalf of East Hanney Parish Council

Date 15 MARCH 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.



MATERIAL PLANNING CONSIDERATIONS

Normally taken into account in the determination of applications

The Statutory Development Plan
Oxfordshire Structure Plan
Waste & Minerals Local Plan
Vale of White Horse Local Plan
Section 54a of the Town & Country Planning Act 1990 requires that applications or appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise
Planning/Development Briefs produced by Vale of White Horse District Council
Government Advice
Planning Policy Guidance Notes (PPG's)
Circulars
Previous Planning decisions (including existing uses)
Amenity considerations

- Overlooking
- Over-development
- Character of area
- Scale and bulk resulting in loss of light
- Trees
- Noise
- Smell

Traffic generation, parking and safety
Design
Materials
Crime and community safety
Need (eg. Agricultural Workers Dwelling)

NON-MATERIAL PLANNING CONSIDERATIONS

Not normally considered in the determination of applications

Loss of property value
Land ownership and boundary disputes
Competition

- takeaways
- name of business (eg. Different supermarket chains)

A loss of a private view
Legal rights/consents
deeds, covenants, private rights of way, licences (eg. entertainment)
Internal layout
Provision of services
Matters controlled under other legislation

Application Type

Government Definition

Major	10 or more dwellings or the site area for residential development is 0.5 hectares or more 1000 sqm or more, or the site is 1 hectare or more
Minor	less than 10 dwellings or the site area for residential development is less than 0.5 hectares less than 1000 sqm, or the site is less than 1 hectare
Other	Changes of use, householder development (development within the curtilage of a residential property), adverts, listed building consents, conservation area consents, lawful development certificates, agricultural notifications, telecommunications, etc.

Guy Langton, Clerk

East Hanney Parish Council

12 Brookside • East Hanney, Wantage, Oxfordshire OX12 0JL • Phone: 01235867403
E-Mail: gl-chpc@outlook.com

Adrian Butler
Planning, VWHDC
Abbey House, Abbey Close
Abingdon
OX14 3JE

15th March 2015

Dear Mr Butler

The Parish Council object to the outline planning application for the following reasons.

1 Layout and density.

The application is for 55 houses on only 1.99 hectares (28 homes per hectare). This is an inappropriate density for a rural village location especially as it is adjacent to a conservation area. There is no detailed layout plan and there is serious concern that there is insufficient space for car-parking space and footpaths within the plot boundary.

There is confusion over the land on the North East corner. This currently occupied by farm buildings and is shown in Drawing 5977-L-03 Rev H outside the assessment boundary. But the drawing 5977-L-01 Rev D show this land as retained for drainage purposes. It is not clear how this land will be used and why is it not been treated as part of the assessment area?

The existing public right of way which links the proposed development to the village is extremely narrow and not wide enough for mobility scooters, double width push chairs or suitable for a cycle and footpath.

2 Comments on the Travel Plan and Transport assessment

2.1 Walking and cycling

The travel plan lists a number of proposals to publicise the use of sustainable transport but there are no concrete proposals to make it actually easier to use sustainable transport.

The site in East Hanney cannot be easily accessed to the healthcare facilities at Grove and Wantage by foot or cycle.

Cow Lane is designated as a restricted bridleway but is an unmade tractor route which is so heavily rutted and boggy that it is not even passable by foot. It cannot be considered a viable cycle route to Grove.

Footpath 198/13/20 to Grove crosses a ploughed field, 8 styles and an uncontrolled crossing of the main railway between London and Bristol. It cannot be considered a viable footpath to Grove.

Footpath 198/15/20 is across ploughed fields and is un-walkable except in the driest of conditions with substantial footwear. It also requires crossing the busy A338 main road.

Footpath 198/16/10 is also across ploughed fields and can only be accessed by walking along the main A338, which has no footpath.

2.2 Isochrones

The walk isochrones shown in Figure 2 is completely wrong and misleading.

It assumes you can walk along the main A338 which has no footpath and is extremely busy

It assumes you can walk along the Steventon Road which has no footpath.

It assumes you can walk towards Gallows bridge which has blind bends and no footpath

It assumes you can walk across private land.

The cycle isochrones shown in Figure 4 is wrong and misleading.

There are a number of routes shown which are at best only walkable.

2.3 Bus routes

There are no direct bus routes to the designated centres of economic growth at Harwell, Didcot or Milton Park. Travel to these centres will be via private car, motorcycle or bicycle.

2.4 Summertown/A338 junction

The transport assessment calculates 12 additional vehicles requiring to turn right during the peak 0730-0830. Currently the volume of traffic coming from Grove is so great that large queues form and in the absence of improvements at this junction turning right is both difficult and dangerous even now. The increase housing to be built at Grove Airfield, Monks Farm and Crab hill will make this junction even more difficult to negotiate. The plans do not indicate any mitigation measures to make turning right onto the A338 easier.

3 Foul Drainage

Gladman states that inward migration accounts for 30% to 40% so that most of the most of the foul drain demand would be existing foul flows discharging within the same local network. If we assume that the local network is the system connecting East and West Hanney to the sewage treatment works then this is clearly ridiculous.

It is proposed to build 8 x 1 bed, 10 x 2 bed, 10x 3 bed, 15 x 4 bed and 12 x 5 bed. This gives a total of 178 bedrooms. Are Gladman are assuming that up to 70% of the 178 will be people from East Hanney!

The sewage system within East Hanney is known to be in poor condition and there is no evidential statement that the sewage system is able to cope with the extra 55 houses.

It is noted that that alternatives to insufficient capacity include on site storage of foul water and pumping during off peak times. There is no indication of where this storage facility will be located and the consequences for pump failure.

4 Failure to meet housing needs

The application has made no attempt to address any local housing need or sought any consultation with local residents or the parish council on any such need. The application suggests that East Hanney is in need of more housing suitable for a younger generation but propose 22% of the housing is 5 bedroomed. 18% of the housing stock in East and West Hanney are 5 bedroomed houses so the Gladman proposal is to make the imbalance worse.

There is no indication of the suitability of any of the housing to be appropriate for older people within the village who may want to down-size to a smaller and easy to maintain property.

5 Flood risk

Gladman state that there is a need to consider the impact of swales on local groundwater levels but are proposing swales as a SUDS solution without considering the effect on ground water.

The existing land has deep furrows which store water. The greenfield run off calculation may not have taken this into account.

Gladman state that the ground water is known to be at shallow depth and varies with the seasons. How can any below ground storage 'blankets' or swales work if they full of water because of the high water table.

The flood risk assessment does not show how SUDS are to be implemented and does not prove that a solution is possible with high water tables.

6 Primary school

The primary school is already over capacity and any residents with primary school children will have to take them by car to Grove or elsewhere. The statement by the pupil place service manager confirms this fact. This also does not take into account the recent approval for construction in East Hanney of 55 houses by Greenland, 25 by Lagan Homes, 16 by Linden Homes and 4 by Builders Ede.

7 Home working

There are no proposals to encourage working from home by providing some houses with rooms that could be used as offices or workshops. There are no proposals for additional parking to allow potential clients to visit. There are no buildings on the proposed development designated for commercial operation.

8 Loss of Ridge and Furrow field

The field is known to be a medieval ridge and furrow field and these are becoming extremely rare. There is growing debate by DEFRA and English Heritage over the loss of such nationally important remains and the loss of yet another is of concern.

9 Loss of Historically important site

The site is known to be historically significant (See Appendix 1) It is essential that sufficient archaeological surveys are carried out before any building work is carried out.

Sincerely,

Guy Langton
Clerk

Appendix 1 – History of the site

The proposed site for development now known as Dewe's Meadow is actually part of one of East Hanney's oldest manors- **the Manor of Herles Court**. It is probably of ancient origin as it stretches across several neighbouring parishes and is recorded as being of the parish of Wantage. The Abbey of Abingdon held the Manor before the Dissolution of the Monasteries and it was during this time that the Herle family became lessees. The Lords of the Manor were entitled to hold both Court Leet and Court Baron and it seems that from an early stage the manor house itself was in East Hanney.

The Manor which had become separated, passed through various families, being united by Henry Dewe in 1676. The Dewe family remained Lords of the Manor until the death of Charles Dewe in 1816.

The land for development is within this manor.

The 1803 Enclosure Map for East Hanney clearly shows the possessions of Mr Dewe and the subsequent advertisement in the Reading Mercury for the Sale of the Manor and the document of the Bill of Sale in 1816 tells us what the manor comprised. It seems likely that the house itself might have stood at the bottom of the garden of the modern house Waylands in Main St. where there is a platform to be seen. Apart from the Mansion House and 'detached offices' there were lawns, a gravelled coach road, shrubbery, large gardens' inclosed within substantial brick walls clothed with choice fruit trees' and a large paddock to the Turnpike Road. There was also a farm yard, barn and stables with road and a cottage and garden. These latter buildings were probably on the land by the entrance to the site proposed by the developers.

Observation of the site shows a significant water course edging the site running along the western boundary, entering the pond behind the new house on 'Lakeside' and leaving it to carry water along the village water system which served all the homes in the village and watered the animals. The Bill of sale refers to a Fish Pond.

The paddock described in 1816 as fronting the mansion house is clearly marked with the evidence of strip cultivation. The strips run up to the edge of the road which was replaced by the turnpike in 1775. The old headlands can still be seen following the much wigglier old road and the old fields of furlongs ignore the turnpike road and continue on the other side. The strips marked in Dewe's Meadow may have been 'fossilised' at an earlier stage of farming as a government report of 1522 into the effects of enclosure notes that East Hanney had a number of fields changed to livestock farming.

In the 1803 Enclosure Map a red line around the village marks the area of old enclosures. This is important as it points to possible previous village plans. With the land concerned, for reasons unknown, it bisects Dewe's Meadow then follows a curve to the left to cross the road at the corner of Summertown and continues to include the site of the Manor of Southbury, also under threat of development. From the Summertown corner, Main Street then snakes in a curve from the front of Half Acre to Lay Cottages. In so doing the road respects the line of the Manor. This could suggest that the Manor is older than the present road. Having passed the manor, land on either side of Main Street has been divided into fairly regular plots, each designed to support a family. This could indicate that the village was replanned at some early date, possibly when a water system was also laid out. The village has a very complicated manor history and this may reflect cooperation between manors and

also a re-ordering of the furlongs of the Open Fields.

What happened to the Manor?

Charles Dewe died in 1816.

His property- an elegant selection of Georgian furniture, china, glass, silver, carpets, clocks and a pianoforte was put up for sale. Also in the sale were the farm stock and farm implements, cheeses and bacon.

In 1820 all the materials of the Mansion House and Offices were offered for sale. These included building stone and brick, straight and bow windows, the lead from gutters, slates from the roof, waiscotting, doors, brick walks with pallisades, entrance gates surrounding the gardens, a 4-stall stable, 2 barns, granary cowsheds etc.

The freehold Manor of Herles Court was also offered for sale.

The land which is now proposed for development was also to be sold by Auction- 'All that piece or parcel of rich pastureland containing 9A 3R 15P surrounding the mansion house...with a cottage, three barns and sundry buildings, two fishponds, shrubbery etc.'

Comment

Much of this old Manor of Herles Court remains as clues across this parcel of land selected for development. It also conceals evidence of the various stages in the development of an English village. It would be most unfortunate if no consideration were paid to this hidden history.

Sources

Victoria County History

Floyd Family Papers in Berkshire R.O

East Hanney Enclosure Map and Award

Bill of Sale 1816

Sale advertisements- Reading Mercury Sept 9th 1816, May 8th 1820

Ann Fewins

Hanney History Group (ann@clivefewins.co.uk)

17th Feb. 2015.