



The Fyfield Elm

Matter 9: Development Management Policies

Question 9.1 *Are the development management policies in the plan positively prepared, justified, effective and consistent with national policy?*

Submission by

Fyfield and Tubney Parish Council

and the Fyfield Land Action Group (FLAG)

In Support of Representation ID: **730255** (Dr Stephen Fraser)

Fyfield and Tubney Parish Council wish to be represented at the Public Examination by:

Mark Baker (ID109518)

This submission is should be read in conjunction with the representation on the Publication version of LPP2 paragraphs 3.217 to 3.221 and with the Summary of Representations pp 415-419.

We maintain our objection to the absence of any Development Policies dealing with landscape matters and in particular to the absence in the Local Plan of any replacement for its predecessor's Saved Policy NE7. The Saved Policy protected the Corallian Ridge from inappropriate development (such as the current proposal to build 600 or more houses on Fyfield land).

The National Planning Policy Framework 2012 identifies the need to recognise the intrinsic character and beauty of the countryside as one of its Core Planning Principles (paragraph 17). This should therefore be reflected in the Development Management Policies of this Local Plan. Although reference is made in this Local Plan to the Corallian Ridge as being an important part of the landscape character of the District (paragraph 3.217), its protection is not contained within any proposed Development Management Policy.

The DC has not dealt adequately on this topic in its summary of representations with the representations of CPRE and ourselves. District-wide Core Policy CP44 in the adopted Vale of the White Horse Local Plan Part 1 will have no effect unless its words are given substance by specific guidance in Development Policies to protect the Vale's distinctive landscape features. It is already being ignored: both the Vale planners and their consultants have systematically disregarded the location of Site KBAG_A (Fyfield Land East of Kingston Bagpuize) in the Corallian Ridge in advocating the site's allocation for development.

The complete absence of any Development Policies dealing with Landscape Character to reinforce the LPP1 Core Policy 44 is unjustified, ineffective and unsound.

MAWB 6.5.18