

Local Plan 2031 Part 2
Publication Version
Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse
Local Plan 2031 Part 2

Please return by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

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	Mrs	
First Name	Charlotte	
Last Name	Reaney	
Job Title (where relevant)	Chartered Surveyor	
Organisation representing (where relevant)	n/a	
Address Line 1		
Address Line 2		
Address Line 3		
Postal Town		
Post Code		
Telephone Number		
Email Address		

Sharing your details: please see page 3

Part B – Please use a separate sheet for each representation

Name or organisation:

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

Paragraph

2.45 &
2.46

Policy

8a

Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

☐

No

☐

4. (2) Sound

Yes

☐

No

☒

4. (3) Complies with the Duty to Cooperate

Yes

☐

No

☐

5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. 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 Cooperate, please also use this box to set out your comments.

I object to the misleading nature of these paragraphs and others which completely fail to recognise the seriousness of the impact which the development will have on already congested roads and the environmental harm that will be caused to Fyfield and Tubney. Earlier reports prepared for the OCC identified some of these problems but understated them. The paragraphs completely ignore these impacts, particularly the evidence base presented in Topic Paper 5. I believe that they are so severe that the site does not meet the NPPF's criterion of environmental sustainability. The proposal to build on KBAG-A (Fyfield site) is for that reason unsound. See **Further Comments below**.

(Continue on page 4 /expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate 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.

Remove KBAG_A (Fyfield site) from LPP2

(Continue on page 4 /expand box if necessary)

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:

Because you need to hear the views of the people who are living in the area- the people who will be negatively impacted by this proposed development.

Please note the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature

Date:

20/11/17

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

Would you like to hear from us in the future?

I would like to be kept informed about the progress of the Local Plan

☒

I would like to be added to the database to receive general planning updates

☐

Please do not contact me again

☐

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

QUESTION 5

The proposal to build at least 600 houses on the Fyfield site is unsound because of the traffic impacts this will have on the A420. My reasons are:

The A420 is running at capacity now, it will run at over-capacity, should the Fyfield site development go ahead. I drive in to Botley everyday for work and the road is extremely busy as it is. It is often at a standstill between Tubney and Fyfield and the idea of creating a roundabout is madness. 600 homes will mean at least another 1,200 cars on the road making congestions unbearable not to mention the pollution levels.

Modelling of traffic impacts relies on an out-of-date baseline.

Recent traffic surveys undertaken by Fyfield residents, together with video and online (Google Maps) evidence, indicate that current traffic flow is under-estimated.

RAG analysis of traffic impact in LPP2 is out-dated and misleading.

Trip rates indicate the Fyfield site will have a severe impact on the A420.

New roundabout on A420 will encourage rat-running and the access road to the Fyfield site cannot be considered a 'relief road'.

Proposed mitigations will have little or no impact on traffic congestion on the A420 and may exacerbate problems.

Improvements to public transport (four buses per hour instead of three) will not be enough to enable commuters to access new employment growth centres.

Traffic between the Fyfield site and the Science Vale and retail facilities in Abingdon would have an adverse impact on the Marcham AQMA.

It seems to me as though you are willing to overlook many of your own policies in order to agree to this development which makes me wonder why you have such policies in the first place. The fact that the road is at capacity already and that the area is a conservation area seems to mean nothing. Having moved to the area for some peace and quiet from central Oxford just 3 months ago we are very worried about how the development is going to negatively impact our and our neighbours quality of lives. As well as the congestion the noise from the traffic is already loud, especially when in our garden.

Further details of the objections to the Fyfield site are included in the representation made by Fyfield and Tubney Council which I support and agree with in its entirety.

Alternative formats of this form are available on request. Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email planning.policy@whitehorsedc.gov.uk

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