

**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](mailto: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

Dr

First Name

Judy

Last Name

Bradley

Job Title (where relevant)

Organisation representing  
(where relevant)

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.

The inclusion of the KBAG-A (the Fyfield site) is unsound because the traffic impact on the local road network arising from the development is unsustainable. Traffic surveys conducted in October and November 2017 by residents of Fyfield and Tubney indicate that the traffic flow along the A420 at Fyfield & Tubney is understated in the evidence base presented in Topic Paper 5. The Atkins Report produced for OCC is using baseline data from the Dept of Transport from 2013 which, in itself, was estimated. No actual traffic survey has been conducted since 2012 and our survey suggests that the DoT estimates, relied upon by Atkins, are far too low.

(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.

KBAG\_A (the Fyfield site) should be excluded from LPP2 pending a comprehensive Environmental Assessment by OCC and the Highways Authority of the Traffic Impact on the A420 and A415

(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:

**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:

19/11/2017

### Sharing your personal details<sup>1</sup>

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 Fyfield site will add a further 600-700 more houses, populated by commuters, who will rely on the A420 and A415 to get to work. The proposed roundabout, allowing access to the site, will add to congestion at the Fyfield bottleneck on the A420 and encourage rat-running through surrounding villages. There are no mitigation measures proposed, or even conceivable, which will overcome the problems.

The Fyfield site is remote from major employment opportunities, is in a rural setting, and unsuitable for such a large-scale development. Fyfield and Tubney Parish Council have submitted a thorough and detailed representation on Traffic Impacts of the development which I whole-heartedly support.

It is clear to me that no development of this magnitude should be included in LPP2 before a comprehensive environmental assessment of its traffic impact is undertaken. As it stands, such an assessment will only be taken after its inclusion in the local plan and prior to planning permission being granted. Surely no developer will pay in the region of £85m for the land without a clear indication from the District Council that they will not refuse planning permission because the A420 and A415 cannot cope with the extra traffic. For this reason the proposed development might be INEFFECTIVE as well as UNSOUND.

**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](mailto:planning.policy@whitehorsedc.gov.uk)





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