



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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="John"/>	<input type="text"/>
Last Name	<input type="text" value="Watts"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation representing (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address	<input type="text"/>	<input type="text"/>

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

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

 No

4. (3) Compiles 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.

East of Kingston Bagpuize with Southmoor (Fyfield and Tubney Parish)

- It is open countryside with unrestricted views across the Corallian Ridge to the Downs to the south. It is therefore in direct conflict with the intent of the National Planning Policy Framework (NPPF) which states that "the planning system should contribute to and enhance the natural and local environment."
- It is good quality grade 2 agricultural land which should not be developed in preference over poorer quality land of which there are many amongst the 400+ other sites that have been put forward. Another disregard for the purpose of the NPPF.
- Gaps between villages, a key feature of settlements along the Corallian Ridge, will be eroded further thus destroying the open aspect of this distinctive landscape feature.
- It will do nothing to promote a thriving village or the rural community and in no way is it safeguarding the countryside and village character.
- It is no more likely to accommodate people who work in Oxford than any other town/settlement/village in the Vale or for that matter as far away as Swindon where new housing developments will be much more affordable.
- There is no employment locally. It will be akin to a characterless dormitory town, just like any other urban sprawl: remote from the real centre of Kingston Bagpuize, to which it pretends to belong, and distant from Fyfield, that, not being listed even as a small village under the Settlement Hierarchy, is considered to form part of the open countryside.
- Public transport is limited: the much quoted 66 Oxford - Swindon bus service is good for those travelling to the west and centre of Oxford, but most employment in Oxford is on the outskirts; so the service will do little to reduce the need to travel by other means, notably by

car.

- With no work available locally, and with limited public transport, the vast majority of commuters will take to their cars and add significantly to the already heavily congested, at peak hours, A420 and A415. New proposed roundabouts on both these main routes, apart from their questionable affordability, will do nothing to ease the congestion. On the contrary, that on the A420, where east bound traffic already backs up from the end of the dual carriageway at the entrance to Fyfield village to beyond the existing A420/A415 roundabout, will only aggravate the problem. Further afield, the A415 is already heavily congested at the Frilford junction with the A338.
- There has seen a noticeable growth in "rat running", the bane for villages and unsuitable country roads and lanes that are in close proximity to the main transport corridors of the A420 and A415, The development will only add to this tendency as commuters strive to avoid the traffic jams that are increasing in both physical length and duration.
- There are no immediate GP Medical facilities available locally. The nearest are in Abingdon and Faringdon. The Clinical Commissioning Group for the area is reportedly struggling to maintain services for the existing, but rapidly expanding, local population. Whilst this may be a national problem, a further 600 dwellings on this proposed development will only exacerbate the local problem. Virtually all visits to GP practices will be by car.

(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.

This site, East of Kingston Bagpuize with Southmoor (Fyfield and Tubney Parish), originally incorrectly labelled as being in the Settlement/Parish of Kingston Bagpuize with Southmoor when it is clearly not, should be de-selected from the Local Plan Part 2 allocation. It's inclusion is inappropriate, unsustainable and unsound.

(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

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:

To emphasis the inappropriate inclusion of this site within the Local Plan Part 2 allocation

***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:

J. S Watts

Date:

21st Nov. 2017

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.**

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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