

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"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<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

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:

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:

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.

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.

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.

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20 NOV 2017

VALE OF WHITE HORSE

	Local Plan 2031 Part 2 Publication Version Representation Form		Ref: (For official use only)	20 NOV 2017 DISTRICT COUNCIL
Name of the Local Plan to which this representation relates:			Vale of White Horse Local Plan 2031 Part 2	
<p>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</p>				
<p>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.</p>				
Part A				
1. Personal Details*		2. Agent's Details (if applicable)		
<small>*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.</small>				
Title	Mr			
First Name	Alan			
Last Name	Woodward			
Job Title (where relevant)	Retired			
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?

Parag

Policies

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

4. (1) Legally compliant

4. (2) Sound

4. (3) Complies with the Duty to Cooperate

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.

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You fail to recognise the seriousness of the impact the development proposed on land east of Kingston Bagbuize in the parish of Fyfield and Tubney will have on the already congested A420 at Fyfield and Tubney. An extra 600 houses in addition to the 200 soon to be built must inevitably make a severe problem intolerable. I live on the A420 at Tubney and being retired I try not to use the road at peak times, however, I occasionally have to take grandchildren to school in Marcham and Abingdon and at that time of day exiting my driveway is only possible with goodwill of other motorists and can be extremely dangerous and nerve-racking waiting in the road waiting to turn right back into my drive. What should be a 15 minute journey can take up to 40mins.

The Plan contradicts your own stated policy in "Sustainable Appraisal". Objective 3 states, "To Reduce the need to TRAVEL". The proposed development is in a rural setting, not near any major source of employment and it is quite obvious that most of the new residents will need to use their cars on a daily basis. Only a small number who choose to work in the centre of Oxford will use the bus service. Those working in Abingdon or Harwell will make worse the Marcham AQMA issue.

This proposed development will INCREASE the need to travel. Other sites nearer to areas of employment should first be considered.

The Local Plan is unsound and should be scrapped.

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The Local Plan for 600 houses on land in the parish of Fyfield and Tubney should be abandoned for reasons stated above.

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.

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Sign

Sharing your personal details

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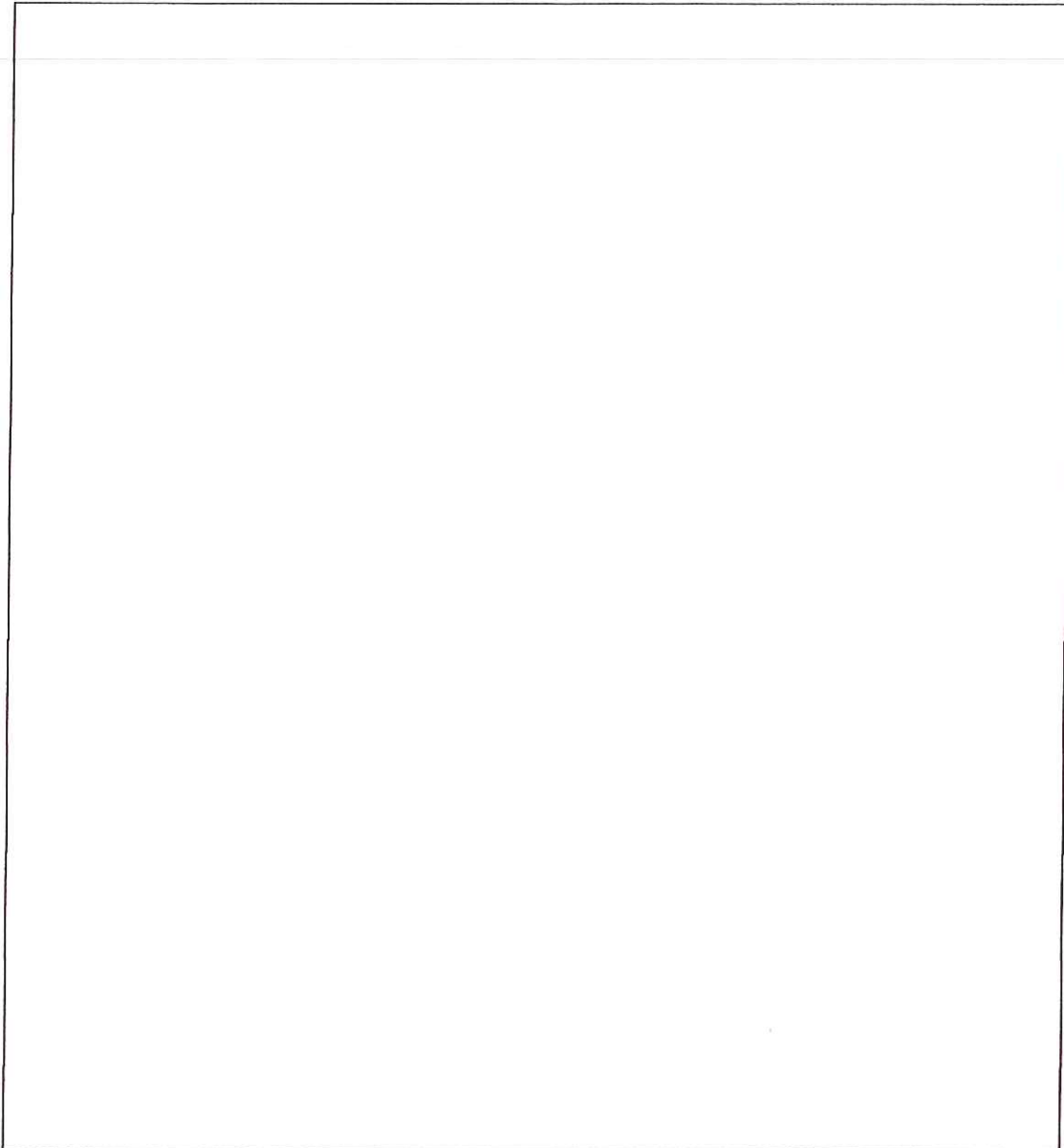
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