

## Comment

**Consultee** Miss Emma Wardall (1142755)  
**Email Address**  
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**Event Name** LPP2 Publicity Period Oct - Nov 2017  
**Comment by** Miss Emma Wardall  
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**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** 2.45 and 2.46

**Q2 Do you consider the Local Plan is Legally Compliant?** No

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** No

**Q5 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 co-operate. 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.**

1.Not consistent with the National Planning Policy Framework ('NPPF') in respect of sustainability, historic heritage or land use. 2.Not justified because the evidence base for the site is seriously flawed and biased, conflicts with the DC's own policies, objectives and special hierarchy, is not needed and causes unjustifiable harm to the parish of Fyfield and Tubney. 3.Not positively prepared because it is not sustainable and because of the social and environmental harm done to Fyfield and Tubney. 4.Not effective because the development will not be financially viable if it has to support the amenities already proposed by the developers and the additional measures that would be required to mitigate environmental and amenity harm.

**Q6. 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.**

the test of "soundness"

1.The A420 is running at capacity now, it will run at over-capacity, should the Fyfield site development go ahead. 2.Modelling of traffic impacts relies on an out-of-date baseline. 3.Traffic surveys undertaken by Fyfield residents, together with video and online (Google Maps) evidence, indicate that current traffic flow is under-estimated. 4.RAG analysis of traffic impact in LPP2 is out-dated and misleading. 5.Trip rates indicate the Fyfield site will have a severe impact on the A420. 6.New roundabout on A420 will encourage rat-running and the access road to the Fyfield site cannot be considered a 'relief road'. 7.Proposed mitigations will have little or no impact on traffic congestion on the A420 and may exacerbate problems. 8.Improvements to public transport (four buses per hour instead of three) will not be enough to enable commuters to access new employment growth centres

**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.**

**Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?** Yes - I wish to participate at the oral examination

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

**Q7 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

So I can explain my issues with the plan further.

**Would you like to hear from us in the future?** . Please do not contact me again