

Fyfield and Tubney Parish Council  
10<sup>th</sup> November 2018

To: Roger Cox  
Vale of White Horse District Council

cc: Adrian Duffield  
Vale of White Horse District Council

Ian Kemp  
Programme Officer

Susan Halliwell  
Oxfordshire County Council

Ed Vaizey  
Member of Parliament

Dear Mr Cox,

### **Vale of the White Horse Local Plan Part 2: Land East of Kingston Bagpuize**

We have been notified by Lioncourt Strategic Ltd of their imminent intention to submit a planning application for 700 houses and a 70-bed care home on the above site (copy enclosed). Lioncourt have justified their intention on the basis of a factually incorrect statement and therefore this, or any other application submitted, has no policy support until the LPP2 has been modified in accordance with the Inspector's report and therefore becomes the planning framework.

We would expect the District Council to take this into account when assessing any such application and that you will continue to follow the usual planning guidelines and lawful procedures and the planning policy currently in place (which does not include this site).

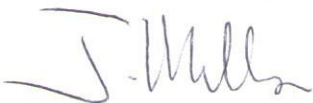
It is apparent that Lioncourt have intentionally misinterpreted and misrepresented the Inspector's Post Hearing letter of 30th October 2018 to Mr Duffield. The letter from Mr Reed quite clearly focuses on the need to clarify the capacity of the Dalton Barracks site in the first instance. He is equally clear in stating that "there are a number of other matters where modifications to the LPP2 will be required but these will be set out in due course." For Lioncourt to state that the Inspector has not identified any issues specific to this site as their reason for submitting the planning application at this time is not only disingenuous but goes against democratic principles. A copy of Fyfield and Tubney Parish Council's response to Lioncourt is enclosed for your information.

It should also be noted that the number of dwellings specified in the intended application exceeds the number proposed in the LPP2. Lioncourt also fail to address the necessity for improvements at the Frilford Junction put forward at the hearing by the District Council, and how these will be funded. You will recall that the District Council and the County Council jointly stipulated that occupation of dwellings on the site could not be permitted until such improvements were put in place, which might not be until 2024. There are also air quality management issues at Marcham which have yet to be satisfactorily addressed and which may be further impacted by the decision on the size of the Dalton Barracks development.

Worryingly, it has also come to our attention that a number of district councillors, who have not previously seen the Inspector's letter of 30th October, are of the impression that the Fyfield site has been approved. I would be grateful if you could shed some light on how this inaccurate news was disseminated.

We recognise the huge effort that the Council has put into the LPP2. Unfortunately, that will count for nothing if due process and transparency are ignored ahead of receiving the Inspector's final report.

Yours sincerely,



Julian Mellor  
Chair, Fyfield & Tubney Parish Council