

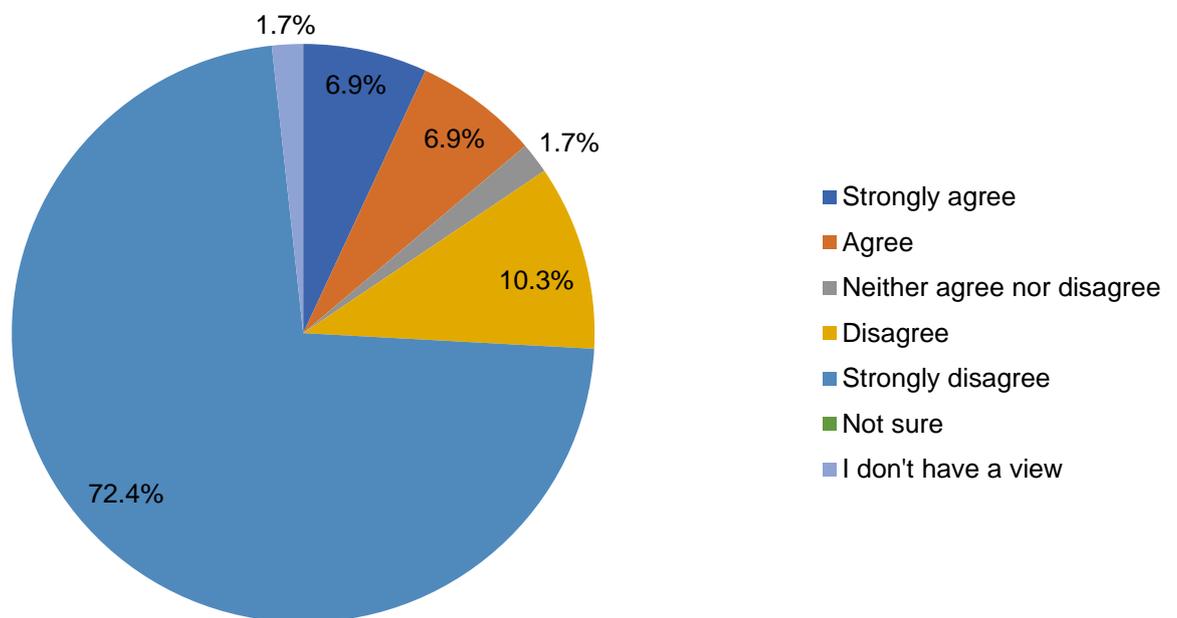
# CGR\_C – Kingston Bagpuize with Southmoor / Fyfield and Tubney

Any personal information supplied to us within the comments that could identify anyone has been redacted and will not be shared or published in the report. Further information on data protection is available in our general consultation's privacy statement on our [Vale](#) website.

## 1. How far do you agree or disagree with this proposal?

Answer Choice		Response Percent	Response Total
1	Strongly agree	6.9%	4
2	Agree	6.9%	4
3	Neither agree nor disagree	1.7%	1
4	Disagree	10.3%	6
5	Strongly disagree	72.4%	42
6	Not sure	0.0%	0
7	I don't have a view	1.7%	1
		<b>answered</b>	<b>58</b>
		<b>skipped</b>	<b>107</b>

## How far do you agree or disagree with this proposal?



## 2. If you have any comments on this proposal please provide them below:

Answer Choices	Response Percent	Response Total
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## 2. If you have any comments on this proposal please provide them below:

1	Open-Ended Question	100.00%	41
1		Fyfield & Tubney Parish Council have already responded to this proposal and wish to add a further statement to that objection in the attached document.  ...Fyfield & Tubney PC	
2		No comments or concerns	
3		It prepares the way to build 100s of houses which we don't need	
4		this is purely to add more housing to KBS. due to Fyfield winning a block on housing in their hamlet ... there isn't enough infrastructure to support more housing . Dr's , pharmacy, schools, older persons services, busses, eater electricity and gas all suffer from the extension to KBS .. there's only so big one village can be !	
5		The whole area will be built on	
6		I am worried that this is a rubber stamp for building more houses on that area – which will not be supported by the infrastructure (notably the already busy A415) or the facilities in the village.	
7		I do not approve of the planning permission application in regards to building on this land as a part of Kingston Bagpuize. It will ruin the much loved countryside and walking access.	
8		There is not enough infrastructure to extend the parish of Southmoor and Kingston bagpuize further. Even if the schools could take more children, the poor roads and lack of parking will cause a serious accident. Cars already park along the main road for school runs, making it hazardous for both pedestrians and drivers of bikes and cars. If the parish was extended this should come with new schools, doctors and dentists to cater for the increased population. Money should also be spent on maintaining the roads and highways to cater for the increased traffic.	
9		We don't want any more houses built without an increase in the facilities such as doctors, schools, bypass of the village	
10		From what I understand, the moving of the boundary lines is to enable the planning application for a further 700 homes to be considered for a second time – having been rejected on first submission. The reasons for the plan being rejected still remain pertinent, and the infrastructures required (water, sewage, roads, school provision, GP surgery, pharmacy, provision for the elderly, etc.) have not yet been met. During the recent storm, the retirement home in Kingston Bagpuize was without power and water for more than two days. This was partly due to the water supply not being connected to the mains, but relying on electricity to operate a pump mechanism. This was in part because when the large development of housing was built in Kingston Bagpuize and Southmoor, concerns from Thames Water and existing residents were ignored. To move boundary lines purely to get around the planning process is frankly diabolical and for that reason I oppose the change.	
11		This is purely to accommodate the massive development planned east of Kingston Bagpuize which I strongly object to	
12		Leave Fyfield land in Fyfield. Kingston Bagpuize with Southmoor has been stretched and over developed for many many years, the village more than doubling in size with absolutely no care or regard for local services or the additional traffic on surrounding roads. It is disgusting to think that this change is to enable a further 800 dwellings.	
13		Moving the boundary to wave previously rejected planning through is a disgrace.	
14		Why are you trying to move the boundary, just because it was opposed by the parish which incorporated Tubney & Fyfield? There has been too many houses built in this area yet no doctors, no extra schools & the traffic has increased too much. There are accidents every month on the A420 & a number of fatalities in the last 12 months, you increasing the traffic even more is going to make it worse. Unless we have a guarantee that a doctors surgery, schools, better bus services nor just sporadic ones that stop at a stupid time at night so people cannot go out or work late.	
15		No gain for the people of KBS.	
16		This appears to be an attempt to build more housing in an already pressured community. No more housing should be considered without improvements to local infrastructure.	
17		I know there are planning permission applications on this site, I strongly object to more housing on this site and any change in boundary	
18		Disagree with such a sneaky way to try and get new build houses approved that fyfield parish council rejected. Disgusting	

## 2. If you have any comments on this proposal please provide them below:

19	I am worried there isn't the infrastructure to support a new housing development – especially GP and school access.
20	We are already suffering lack of infrastructure and services as a result of the significant housing increase in recent years. Our roads are so much busier and noisier with poor quality. A420 is already at breaking point at peak times. This is just a blatant underhand ploy to get even more housing without further resources and investment in the community given the extra housing was already rejected in fyfield
21	I believe the boundaries are only being amended so further new homes can be built. Unfortunately the infrastructure just isn't in place. I believe this would put further strain on services (schools, GP, pharmacy) that are already full.
22	If Fyfield didn't agree with it, because there's not enough supporting infrastructure to go ahead ! Why should we. We are not prepared for this massive change. Water and gas supply is struggling with the amount of new houses. The A420 and other roads will become more dangerous than they already are now. Doctors are not taking on any more clients. Schools are struggling to keep up. Can't even keep a Post Office open for very long. No pharmacy.
23	The infrastructure is not there to support more housing which will be built on the land made available by this boundary move. This has already been declined by Fyfield for the same reasons.  KBS already has issues with GP surgeries, services for young and older people, bus routes are being cut, water supply is lacking, A420 is ridiculous for traffic and accidents. The list goes on.
24	Insufficient support services for young people and older persons. Doctors surgeries have no capacity as it is. Public transport Infrastructure (busses are being cut, A420 is already congested)
25	Please ignore my last entry which was from... as I didn't realise the reason you want it to swap. I do not agree with this land being built on.
26	Because the Kingston Bagpuize infrastructure cannot cope with more houses without further investment into roads, community hubs, doctors surgeries and schooling.
27	There isn't enough infrastructure to add further occupancies to the village, and I know this would include the proposed housing. Doctors surgeries already at capacity, no school placements available. So that why I disagree with this.
28	It seems that this proposal is beneficial only to the developers who have so far failed to get permission for 700 houses on the land. This raises some very serious concerns as to the integrity of the proposal
29	It is not popular proposal at all!
30	Any development on the land included in the boundary change would have a HUGE impact on Fyfield, particularly, but not only, in terms of traffic. The land should remain in Fyfield and Tubney so that the community has a say in the evolution of the development and properly receives S106 and CIL resources to mitigate the worst consequences of the impact.
31	This boundary change is clearly paving the way for development of what is currently open countryside. A planning application to this effect has already been rejected by the planning department, this change of boundary is an attempt to circumvent this decision and get planning via the back door.
32	We don't have the infrastructure to support any further houses.
33	This is all about house building which Fyfield keeps rejecting or blocking.
34	The parish of Fyfield and Tubney (F&T) is classified as 'open countryside' where no large scale development is permitted without the agreement of the residents. The proposal to change the parish boundary is therefore a necessary pre-cursor to approving the planning application by Lioncourt Strategic for 660 new houses plus a care home. Residents of F&T have expressed their opposition to this development (98% signed a petition to this effect). It will be a commuter dormitory and not really part of F&T or Kingston Bagpuize with Southmoor (KBS). It will effectively close the gap between the two communities. The increase in traffic generated by the proposed development will have more of an impact on F&T than on KBS. If the parish boundary is changed all Section 106 and CIL monies will go to KBS and F&T will have no funds to pay for necessary mitigation (such as bunds to reduce traffic noise from the A420 and to provide a safe road crossing at Tubney). Further it will leave the small community of Fyfield Wick isolated and cut off from the rest of the F&T parish. I therefore object to the planning application for the development on Land East of Kingston Bagpuize and on the proposed boundary change to permit it. Both are unnecessary and undesirable.
35	This proposal is so wrong on so many levels, but my strongest objection to this boundary change is that it is so obviously in favour of housing developers. Change the boundary, and all of a sudden the

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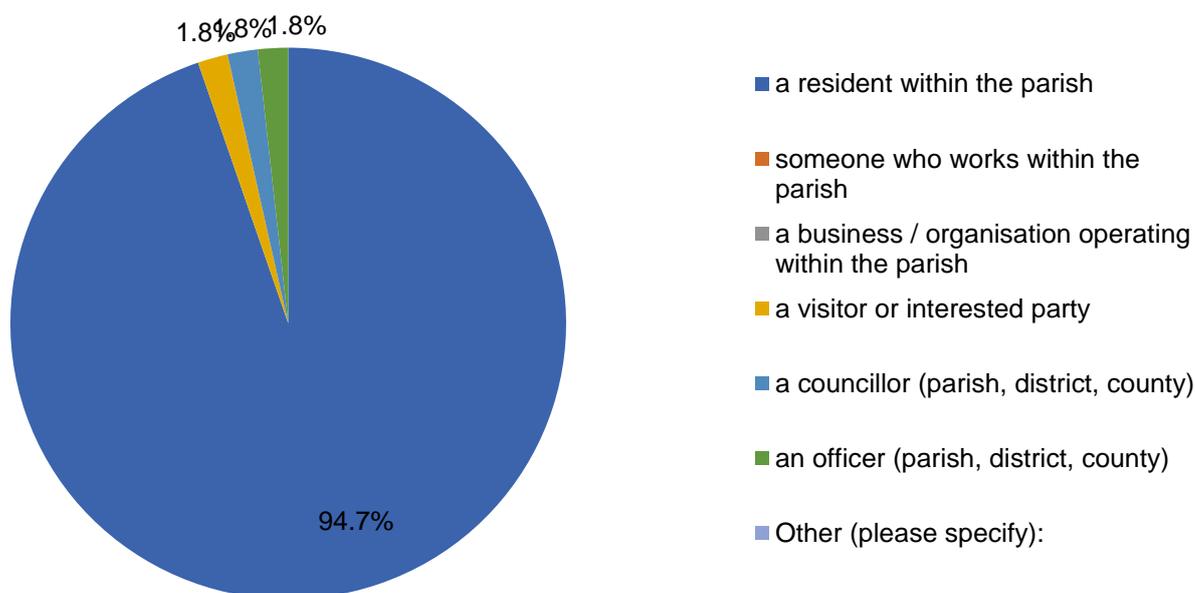
	land currently under discussion for even more homes to be built on between KB & Fyfield comes under the KB ward. This is a stealth move to ensure the homes that are not wanted by the local villages are built. Neither Kingston Bagpuize, nor Fyfield have the infrastructure to support more homes, more residents. Water, sewers, roads, schools, Dr's etc. etc. are all at capacity.
36	<p>Kingston Bagpuize with Southmoor want to move the boundary to encompass a field? Planning permission has already been refused on this land and since the objections of the Government inspector to the last application are not rectified a current repeated request for planning permission on this land should also be refused.</p> <p>It is a poor show that Kingston Bagpuize claim that other villages will not be affected as much as they would by any future planning grant here. The village of Fyfield has consistently led the protest against construction on this land because of the massive effect it would have on a small historic village. Kingston Bagpuize have no more say as to what happens here than the other villages and therefore their proposal is ridiculous. See <a href="https://savingfyfieldandtubney.com">https://savingfyfieldandtubney.com</a></p>
37	<p>There is currently no formal authority for the development to proceed except its inclusion in the current Local Plan, but with strict conditions to be fulfilled before it can go ahead:</p> <ul style="list-style-type: none"> <li>- The eastern portion of the proposed development is closer to the centre of ***Fyfield*** than the centre of Kingston Bagpuize/Southmoor.</li> <li>- The negative effects of the development, particularly on the local roads, will be felt more in ***Fyfield and other neighbouring communities*** than in Kingston Bagpuize/Southmoor. Any works to alleviate these will have to be financed from the Fyfield and Tubney and the other Parish Council funds.</li> <li>- Efforts in opposing the development have been successful to date and as regards representing the local communities, these efforts have been entirely led by Fyfield and Tubney Parish Council, with tremendous support, funding and input from residents of the Parish under the banner of FLAG. This has involved unprecedented input over the last 4 1/2 years to achieve.</li> <li>- When planning application for this development was submitted recently, ignoring the fulfilment of these conditions, objections were recorded by all public bodies providing services, namely transport, health and education, on the basis that these services could not be adequately provided.</li> <li>- The formal Examination process that took place in 2018 led to very clear recommendations by the Inspector, Mr Reed. Based on these, and specifically the requirement for significant improvements in the local infrastructure to be completed before further consideration for this development, the continuing efforts of the developers to progress with this site have been rejected by the planning authorities.</li> </ul>
38	<p>There is no logical reason to move the parish boundary, other than to pre-empt a housing development that has been refused.</p> <p>I object for a number of reasons:</p> <ol style="list-style-type: none"> <li>1) the centre of Fyfield is closer to the land Kingston Bagpuize would like to have than it is to the centre of Kingston Bagpuize!</li> <li>2) the logic in their documentation, they are ignoring planning conditions and pre-empting something that will not happen in the current scheme. If it were to be developed on, then the resultant problems would be felt in Fyfield and Tubney</li> <li>3) the precedent could begin to remove further land areas south of Fyfield under the same pretence meaning Fyfield and Tubney lose more land.</li> <li>4) I regularly enjoy walking to and from the local amenities and use the old road as a running and cycling area from Fyfield. I vigorously contest their point that it is near impossible to ambulate to Kingston Bagpuize from Fyfield. If that is indeed their assertion, adding housing will only make that even more impossible!</li> <li>5) The proposed boundary change has no clear natural or man-made boundary, whereas its current boundary, on the edge of Kingston Bagpuize's Sprawling metropolis, is clearly a man-made boundary we can use. Fyfield (by its name) is fields and open countryside. We have proudly protected this and will continue to do this. We want this land in our name to protect and safeguard this parish</li> <li>6) Currently there are no neighbourhoods or houses straddling the parish boundary.</li> </ol> <p>Many thanks for your consideration. I trust you reject the suggestion.</p>
39	<p>This is gerrymandering of the worst possible sort, brought about by the rapacious pressure of Oxford's wealthiest college, its multi-billion pound estate agent proxy and a developer who plies the attractions of a rural, 'aspirational' idyll by covering the countryside with housing estates. That Kingston Bagpuize &amp; Southmoor PC had proved itself sufficiently pliant to propose this boundary change indicates how little they have come to care about the well-being of their own rural community and its ecology. Despite the past assurances of ex DC head Matthew Barber to their PC that Kingston Park would be the last major development in the area, it would appear that KB &amp; S PC as presently constituted has surrendered any wish to remain that rural community and has embraced the status of would-be dormitory town with open arms. It is a lasting pity that concrete, brick, tarmac and traffic have replaced green fields, fresh air and wildlife habitat (which are NEITHER sustainable</p>

## 2. If you have any comments on this proposal please provide them below:

		<p>NOR renewable) in so much of our neighboring parish but we do not want their overspill here. What part of the world's environmental crisis has Kingston Bagpuize &amp; Southmoor Parish Council not grasped as yet? Jobs, growth, lifestyle choice (which is what this development is flogging) are no longer adequate excuses for tearing up our precious green spaces – those days are over. Take some responsibility for your children and throw out this proposal, and let us fight our own battles.</p>
40		<p>I am extremely concerned by the motivations behind this proposal. A review of the Kingston Bagpuize parish council minutes give no understanding of the motivation for this change. The reference in the minutes of December 21 and January 22 is brief and vague to an extent that indicates that they must be deliberately so given the significance of the proposal. It is only right that the residents of the parish of Fyfield and Tubney have access to the substance of the discussion that is motivating this proposed boundary change.</p> <p>In the absence of such information one can only speculate as to the reason why an historic rural parish boundary needs to shift. That the land in question represents that on which an aggressive property development company is seeking to build an unsustainable, large housing estate which (on numerous occasions) has been shown to be an unsound proposal is hardly likely to be a coincidence.</p> <p>The residents of the parish of Fyfield take very seriously their responsibilities to hold officials and companies to account when future development within the parish is discussed. Issues of transportation, traffic, infrastructure, services, air quality and healthy communities have all been considered and, in the case of the existing Lioncourt proposal, have been shown as problematic. One could be cynical and suggest that perhaps we have done rather too good a job. Given the minutes of KB Parish Council reveal their grave concern about the overload of foul water systems since the building of Kingston Park, one might point out that they have been insufficiently robust in their response to property development in their parish within its current boundaries.</p> <p>How the erosion of a rural parish (with the land being incorporated into a parish that appears to have no coherent development strategy and is simply becoming an urbanised dormitory town with no infrastructure to support its growing population and which churns ever more traffic onto already overburdened roads) is in line with a commitment to environmental responsibility is baffling. I wonder what motivations those parish minutes should really have captured?...</p>
41	<p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p> <p>Submitted at end of survey under 'Any other comments'</p>	<p>See attached document.</p> <p>no .. please listen to YOUR parishioners</p> <p>Please do not grant permission for the new proposal of houses on this land. The community need the old road and surrounding countryside. Also, as the Parish council have strongly voiced opinions that they will not adopt the maintenance of the new Bloor estate, many residents cannot see that even more building work and potential issues with water and even more construction will be beneficial. The joy of living in areas such as these is the surrounding countryside. The old road and fields should be preserved as green belt land.</p> <p>You need to seriously think about the amount of development in this area as it stands. Bowing to pressure from local and national government to fill a quota of new homes no matter the cost to the environment and the general welfare of current residents is something that you should all be ashamed of.</p> <p>Do not allow the houses east of Kingston Bagpuize</p> <p>Stop over developing our village.</p> <p>No rationale has been given for this change. No logic. No reasons. Purely greed and to approve housing rejected by Fyfield.</p> <p>Think of those ALREADY living in the area not just think of money.</p> <p>We need more services including a gp service with used to be excellent and is now at breaking point The a420 needs resurfacing where it is a dual carriageway as the noise is constant. Cars speed as do motorbikes and at times the noise is deafening 10 years ago we barely heard any noise. Now it is constant and makes it unpleasant being outside The surface should be replaced by one which causes less noise pollution given the significant extra traffic as a result of all the development</p> <p>Please do whatever makes it more unlikely for that land to be built on!! Thank you.</p>



## Are you responding to this request as: (tick all that apply)



### 4. If you are responding as a business / organisation, council or body please provide its name:

Answer Choices		Response Percent	Response Total
1	Open-Ended Question	100.00%	3
1	Fyfield & Tubney Parish Council		
2	N/A		
3	Fyfield & Tubney Parish Council		
		answered	3
		skipped	162

### 5. To help us analyse responses, please provide the first part of your postcode (e.g. OX12 1)

Answer Choices		Response Percent	Response Total
1	Open-Ended Question	100.00%	57
		answered	57
		skipped	108

6. You can upload any supporting documents using the button below.

File Type	Average Size	Files Uploaded
.pdf	20428Kb	2
To view the files uploaded, go into the individual results.	answered	2
	skipped	163

## **Supporting documents (1 of 2)**

### **Proposed boundary change:**

#### **Transfer of Land East of Kingston Bagpuize from Fyfield and Tubney Parish Council to Kingston Bagpuize with Southmoor Parish Council**

### **Boundaries**

Fyfield and Tubney Parish Council encompasses an area that currently straddles the A420 (please see attached map). The Parish has operated effectively since the A420 Kingston Bagpuize bypass was built in the 1990s, and the residents use the local road network for most of their daily activities.

The proposed Lioncourt development would become another residential area which would be part of the parish. Noting that it would be situated a significant distance from the edge of Kingston Bagpuize with Southmoor and a very long way from most of its amenities (current primary school, shops etc.), its residents would also have to rely on use of the local road network for most of their needs. The plans associated with the development acknowledge this fact by highlighting the need for road infrastructure to be put in place in order to allow the new residents to move in and out easily and join the local road networks.

It is not therefore the case that this new community would be in any way integrated into the KBS Parish, but instead its residents would be in a similar position to all the other residents of Fyfield and Tubney PC. Significant parts of the proposed new development would in fact be closer to the centre of Fyfield than the centre of Kingston Bagpuize/Southmoor. Therefore the boundary change would be arbitrary, going against the natural boundary set by the old Roman Aelfrith Ditch that has defined the separation of the two parishes, and with no obvious logistical or functional reasons to support its introduction.

Finally, as can be clearly seen from the attached map, if a boundary change were to come into effect, it would effectively cut off the parts of Fyfield and Tubney Parish situated in the south of the proposed new development, and this would clearly be detrimental to the Fyfield and Tubney parishioners residing there.

### **Future development**

There is currently no formal authority for the development to proceed except its inclusion in the current Local Plan, but with strict conditions to be fulfilled before it can go ahead.

When planning application for this development was submitted recently, ignoring the fulfilment of these conditions, objections were recorded by all public bodies providing services, namely transport, health and education, on the basis that these services could not be adequately provided locally.

Efforts in opposing the development have been successful to date and as regards representing the local communities, these efforts have been almost entirely led by Fyfield and Tubney Parish Council, with tremendous support and input from residents of the Parish.

The negative effects of the development, particularly on the local roads, will be felt more in Fyfield, Tubney and other neighbouring communities than in Kingston Bagpuize/Southmoor. Consequently, any works to alleviate these will have to be financed mainly from Fyfield and Tubney Parish Council funds.

**Proposed change**

The formal Examination process that took place in 2018 led to very clear recommendations by the Inspector, Mr Reed, including specifically the requirement for significant improvements in the local infrastructure to be completed before further consideration for this development.

This is the accepted position at the moment and therefore considering boundary changes on the basis of this proposed development is premature. Furthermore, if a development were to go ahead in any form in the future, it would certainly be a standalone community and in no way a natural extension of the current Kingston Bagpuize with Southmoor "larger village" which in any case has recently seen the greatest expansion of all other larger villages in the area.

Fyfield and Tubney Parish Council firmly believes that it would be unwise to have this land taken away from our parish, if we are to make sure that our local area's and residents' interests and potential needs are fairly represented both now and in the future.

**Fyfield and Tubney Parish Council**

6 April 2022

## Supporting documents (2 of 2)

Dear Mr Corrigan,

### **Transfer of Land East of Kingston Bagpuize from Fyfield and Tubney Parish Council to Kingston Bagpuize with Southmoor Parish Council**

We are writing to formally register our opposition to this proposed boundary change.

We understand that the Kingston Bagpuize with Southmoor Parish Council is proceeding with a request to the Vale of the White Horse District Council for a change of boundary. The only reason communicated to us for this proposal is so that the land where a major new development has been proposed can come under the jurisdiction of KBS Parish Council.

The unanimous view of the Fyfield and Tubney Parish Council is that the land should remain with Fyfield and Tubney Parish Council as it has always been the case.

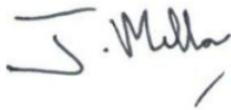
The principal reasons behind this are as follows:

- There is currently no formal authority for the development to proceed except its inclusion in the current Local Plan, but with strict conditions to be fulfilled before it can go ahead.
- When planning application for this development was submitted recently, ignoring the fulfilment of these conditions, objections were recorded by all public bodies providing services, namely transport, health and education, on the basis that these services could not be adequately provided.
- Efforts in opposing the development have been successful to date and as regards representing the local communities, these efforts have been entirely led by Fyfield and Tubney Parish Council, with tremendous support and input from residents of the Parish under the banner of FLAG. This has involved unprecedented input over the last 4½ years to achieve.
- The eastern portion of the proposed development is closer to the centre of Fyfield than the centre of Kingston Bagpuize/Southmoor.
- The negative effects of the development, particularly on the local roads, will be felt more in Fyfield and other neighbouring communities than in Kingston Bagpuize/Southmoor. Any works to alleviate these will have to be financed from the Fyfield and Tubney and the other Parish Council funds.
- The formal Examination process that took place in 2018 led to very clear recommendations by the Inspector, Mr Reed. Based on these, and specifically the requirement for significant improvements in the local infrastructure to be completed before further consideration for this development, the continuing efforts of the developers to progress with this site have been rejected by the planning authorities.
- This is the accepted position at the moment and therefore considering boundary changes on the basis of this proposed development would be premature. In this context a recent comment by Kingston Bagpuize/Southmoor Parish Council that it reached "*its own decision, based on the belief that this development is very likely to go ahead sooner or later*" should be of concern to all local stakeholders. Such a statement appears to indicate an unwillingness to recognise and accept current

guidance, a disregard for the interests of neighbouring communities and is a failure to abide by the decisions of the planning authorities.

We hope this presents an objective set of reasons for not supporting the proposal at this stage. Further discussion could be appropriate if any changes regarding this site come into effect at a future date .

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Mellor', with a horizontal line above the first part and a diagonal slash below the end.

Julian Mellor  
Chair, Fyfield and Tubney Parish Council