



Kingston Bagpuize with Southmoor Parish Council
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PROPOSED BOUNDARY CHANGE TO THE PARISH OF KINGSTON BAGPUIZE WITH SOUTHMOOR

Historic Boundaries

The Parish of Kingston Bagpuize with Southmoor was substantially different from its present shape. In 1900 the Parish straddled the A415 from the parish's southern end on the River Ock up to New Bridge on the Thames to the North. Since then the northern segment has been moved to Longworth Parish. Much of the western end of the settlement fell within the Parish of Longworth. The advent of the A420 village bypass in the early 1990's resulted in the land south of the new road falling totally within Kingston Bagpuize with Southmoor including land to the west of Southmoor thus reducing the size of the Parish of Longworth.

Present Boundaries

The boundaries now form a rough rectangle:-

- a) The western boundary runs from the Round House in the north at the point that the bypass reverts to two-way traffic to just south of the junction of the Charney Road and Digging Lane.
- b) The southern boundary follows roughly the line of the River Ock to a point on the river directly south of Sunnybrook farm.
- c) The eastern boundary runs northward to the A420 east of the Kingston Bagpuize roundabout. A small revision to this boundary is referred to below
- d) The northern boundary follows the bypass westwards back to the Round House.

Development history

Kingston Bagpuize with Southmoor has undergone extensive development over the past 10 years. Beginning in 2012 with Wellington Way and progressing through a series of substantial housing developments up to the present where the village now has an additional 675 dwellings over the 950 recorded in the 2011 census, an increase of 71%. This came about as a result of the Local Plan identifying some of the larger villages in the Vale as suitable for expansion thus correcting the shortfall in housing provision and has subsequently seen the greatest increase of all the larger villages.

Part of this development included an application for housing at Edward Strauss Park to the east of the Village on a site hitherto in the Parish of Fyfield and Tubney. The Parish Council here applied to have this site included within the Parish boundary because of its close association with this community. This was accomplished in 2014.

Future development

The Vale of the White Horse District Council 's Local Plan has identified a large site to the east of Kingston Bagpuize, within the Parish of Fyfield and Tubney owned by St John's College, Oxford and has ear-marked it for housing development. Lioncourt Strategic Land submitted an outline application for nearly 700 new dwellings and supporting infra-structure in 2018. This went to committee in February 2021 and was refused. A series of reasons for refusal were

cited revolving around highways objections and incomplete environmental analysis. It remains to be seen what happens when the developer comes back with this work complete.

The view of the Parish Council in Kingston Bagpuize and Southmoor is that any such development would by its nature impact heavily on this community since it would be a contiguous extension to the already developed east side of the village while hardly at all affecting Fyfield and Tubney other than causing highway problems on the A420. The neighbouring villages at Frilford and Marcham have also expressed concern about traffic generation and environmental impact. There is no doubt that this large increase in population will have a huge impact on Kingston Bagpuize with Southmoor in excess of anywhere else locally. As a result of past developments here, there are now two Co-op shops, a One-Stop shop, a post office, a school and one business park and a Millennium Green, all of which represent significant 'magnets' for future nearby residents. For that reason, the Parish Council here would want to have direct influence on how that increase is to be managed into the future. Whether or not Lioncourt are eventually successful, the fact that the site is included in the Local Plan means that at some stage this site will be developed unless there is a government change of strategy on meeting the housing shortage.

Proposed change

The Parish Council are concerned about their inability to have direct influence over the extension of their village without the site in question being included within our Parish boundary. Quite apart from any other consideration it seems logical that the association of this land with Fyfield and Tubney is an anomaly brought about by the A420 dual carriageway. Ambulant access to this land is all but impossible from the north but is from the west. *For all the above reasons we seek to have the land in question included within the Parish of Kingston Bagpuize and Southmoor.*

There are a number of precedents for adjusting parish boundaries to suit development of open land. A recent example in the Vale was land off Dunmore Road Abingdon, which was in Sunningwell Parish and is transferred to Abingdon Town. This land was earmarked for housing and is now being developed. This is sensible planning for the future and ensures that proper consideration is given to development opportunities in a timely fashion.

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19 January 2022

Plan showing area requested to be moved within the Kingston Bagpuize with Southmoor parish boundary (outlined in red)

