

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, 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 led primarily 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.

In any case, Fyfield and Tubney Parish Council has entered positive discussions with Kingston Bagpuize with Southmoor Parish Council with a view to agreeing to co-operate in a constructive manner should this or other similar developments were to go ahead in any form in due course.

Fyfield and Tubney Parish Council

July 2022