



## **Minutes for the Parish Council Meeting held on Tuesday 13<sup>th</sup> October 2020 via Zoom commencing immediately after the presentation relating to the Radcot Green development which commenced at 7.00pm**

Present: Michael Jenkins, Rita Atkinson, Jennifer Corrigan, Simon Lazare, David Butler, Eileen Dawe, District and County Councillor Richard Webber

Clerk: Helen Savery

21 Members of the Public

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Prior to commencement of the formal Parish Council meeting, a presentation by FCC and their representatives was made relating to the proposed development "Radcot Green". They were represented by

Will Savage – Community Engagement Officer for Snapdragon Consultancy

Matt Hayes – Estates Management – FCC

Andrew Bateson – Planning Partner at West Waddy architects

Lee Kendall – Technical Director and Transport Consultant.

The representatives went through various slides in relation to the proposed development and confirmed the following:-

- Nothing has formally been agreed yet, this development was put forward to VOWH as a response to their call for sites as the area is reaching the end of its life as a landfill site.
- They aim for it to be a carbon neutral, self sustainable site which, with properties covering 120 hectares of land and creating up to 5,000 new jobs.
- No development would take place until the completion of the new Science bridge and road, which is at least four years away.
- The traffic implication of the site to the village is as yet unknown as matters are still at an early stage it is believed that most traffic would use the new route and not go through Sutton Courtenay itself.
- They intend to have close consultation with local people.
- They would hope to enhance the infrastructure to encourage use of public transport – this is already being commenced through the Science Vale Cycle Network, a new park and ride for people to use Appleford Station and a potential new bus route would be considered. All properties on site would have an electric charging point to encourage the use of "green" private transport.

They then invited Councillors and Member of the Public to raise any issues/make comments.

. These were as follows:-

- The amount of traffic through the village in particular Appleford Road needs to be considered.
- Properties abut directly to Millennium Common, effectively filling the areas that are supposed to be left between villages.
- What infrastructure would be being created – this was confirmed as village hall, shops etc which were required by the District Council in any event.

- How would key workers be incentivised as suggested – this would be considered further through the development stage
- Have FCC developed any other former landfill sites – this was confirmed as Edwin Richards Quarry Site in the West Midlands which is being developed and various others which were at the application stage.
- Would the link road hold enough capacity – this would not be known until modelling was done.
- How can landfill be built on without smell or flies – this involves ground stabilisation works to be carried out.
- Is it feasible to build houses next to a major road – yes, there are many standards that have to be met. The houses would not be that close to the road – this would be used for the proposed park and ride and school playing field.
- Would flooding affect the site – no houses were being built on the flood plain. It was pointed out that the village has very high water levels and water management issues affected the area.
- The development took up less than 45% of the available land to allow drainage requirements to be put in place. Concern was raised on the affect on the village – for consideration of the rest of the village, historic flooding information should be looked at.
- Confirmation and proof is needed that the new road will take the traffic away and not increase it.
- In relation to proposed bus routes and increase in traffic, the corner of the road at Appleford Road/Church Street needs looking at – buses struggle to get round already.
- Design separation between Sutton Courtenay and the new development – this would be looked at by the Local Authority at the application stage. There is scope to provide more separation going forward.
- Consultation is likely to place in 2022/2023 and FCC are open to more meetings like this one.
- It was raised that the residents have little confidence in FCC looking at upkeep of the current infrastructure on FCC land – how are they going to improve this going forward.
- It was commented that village residents would find it difficult to have any confidence in the assurances from FCC at this meeting given the condition they have left our footpaths in.
- A member of the Public commented on the ethical behaviour of FCC as a company – it was confirmed that all lobbying groups were registered on the lobbying register which is a publicly accessible document.
- It was commented that the proposed development was against Vale Policy and the principles of Didcot Garden Town plans.
- It was commented that the area was not brownfield but was supposed to be being returned to agricultural land.

*After this the presentation and questions session finished. FCC and their representatives and the majority of the members of the public left the meeting. The Parish Council meeting commenced at 8.30pm.*

2020/189      Apologies for Absence  
Apologies had been received from Councillor Hemamda

2020/190      Declarations of Interest  
There were no Declarations of Interest

2020/191      Public Participation

One member of the public confirmed that he was taking notes.

One member of the public asked how much land was supposed to be returned to agricultural use. This was confirmed as the whole site.

It was also raised that river dredging used to take place – this is now not done.

2020/192

Councillor Lazare mentioned that although FCC state that the development was at an early stage following the District Council's Call for Sites, an application was made in 2015 to enable 'Back Filling' of Phase 3 to enable development. Although this has not taken place, the quarry has been "tanked" in Summer 2020.

It was raised that the developers seemed to know the exact location of the proposed new road yet the Parish Council were only told this, after many months of trying, at a meeting the day before this meeting

Councillor Corrigan raised that these plans are incredibly well developed with no local consultation to date.

Councillor Atkinson also raised that the land appears to be very well developed for a response to the Call for Sites. The Clerk is to chase the District Council for confirmation of the sites put forward, their criteria for choosing sites and ways in which the local communities will be involved in discussing the suitability of the sites. District Councillor Webber to be included in the emails.

Councillor Atkinson also raised the development was wholly within the boundaries of Sutton Courtenay and would effectively split the village into two.

Councillor Lazare reminded the Parish Council that Millennium Common was merely on loan to the residents and this would expire in 60 or so years.

It was raised that the timescales referred to in relation to the new river crossing and related road do not match up with the dates supplied by Oxfordshire County Council at the meeting the previous day.

The previous flooding in 2011/2012 should be considered as during this period there was only one way into and out of the village,

Councillor Lazare mentioned that when the land was used for extraction, the water was pumped out into the Thames. However, this has now stopped and the tanks have been lined with LPL (effectively a thick layer of clay) This means that ground water cannot drain into them which may mean raised water levels in other parts of the village.

It was agreed that the first tasks to be completed by the Parish Council were to discuss the Call for Sites with the Vale of the White Horse in particular for information on areas in the village which had been put forward, the criteria for agreeing sites and how local knowledge of the area would be obtained by the District Council. It was also vital that proper data for the traffic modelling for Sutton Courtenay, looking in particular at the junctions was obtained.