

**Re application for planning consent: P19/V1998/RM, Land North of Dunmore Road, Abingdon**

In the opinion of the Friends of Abingdon Civic Society this application for development of the largest tranche of the land to the north and northwest of Abingdon is extremely disappointing. Specifically, the following points should be addressed before permission to proceed with this important development is granted.

1. Compared with the existing layouts in the Peachcroft and Long Furlong estates the standard of layout and disposition of house types is uninspiring at the very least. Given the existence of the Vale's own Design Guide, the advice in the NPPF that poor design should be refused, and the recommendations of the Building Better, Building Beautiful Commission which reported in the past twelve months, this proposal should either be negotiated to a far higher quality or refused permission.
2. Objections have been raised by the Vale's own Landscape Architect that areas of landscaping have already been eaten away compared with the Outline Master Plan. The proposed landscaping is of poor quality and unnecessarily limited quantity, and is uninspired and unrelated to the specific character of the site. This should either be improved greatly in all these respects or permission should be refused.
3. Abingdon Town Council and individual objectors have pointed out the continuing erosion of the housing mix, contrary to the SHMA recommendations. This should be reversed or the application should be refused.
4. Unless the holding objection by Highways England is withdrawn in relation to the Lodge Hill slips and evidence of this change of recommendation is put on the website, the application should be refused due to the adverse effect of additional traffic on traffic congestion, air quality and noise on the adjacent and more distant development.
5. We are concerned that, to our knowledge, no proposals from CEG for the local centre have been produced, although according to the Statement of Community Engagement (para 3.22) dated June 2019, these were expected 'later next year', i.e. later in 2019.