

Campbell Gregg
Managing Director
David Wilson Homes Southern
Cygnet House
Cygnet Way
Charnham Park
Hungerford
RG17 0YL

13 October 2025

Dear Campbell,

Abbey Fields Abingdon Development

Vale of White Horse District Council – Planning Permission P17/V0050/O - Land north of Dunmore Road and Twelve Acre Drive Abingdon - Formal complaint on inability to implement Highways Package 5 of the S106 Agreement

Thank you for your reply to my letter on behalf of the residents and Town Council of Abingdon-on-Thames, concerning the long outstanding and incomplete foul water connection and roundabout improvement works covering the Dunmore and Oxford Roads and Oxford Road roundabout.

It is very welcome to see your confirmation that David Wilson Homes also wish to see this work completed with the least possible further delay and that Councillors will receive regular updates on how you are progressing the plan to finish the project.

Abingdon Town Council also welcome the additional project management that you plan to put in place, although I am sure you will understand that judgement has to be reserved on whether that is effective until work restarts.

However, after reviewing your reply and the discussions in the September meeting the Vale of White Horse Planning team arranged with your Land and Planning Directors, the Town Council still feel that our residents are not being given fair explanations and consideration for the following reasons:

1. The key point Abingdon Town Council and residents would like answered was omitted from your reply, namely why have occupations been ongoing on the central land package when this is specifically prohibited in the S278 Highways Agreement?

For your ease of reference I have again attached my highlighted copy of the S278 and would welcome your explanation to our residents of how these occupations have been proceeding contrary to the Agreement?

2. Also, In view of those very specific terms stated in the S278 please could you confirm that occupations will now cease immediately.
3. The first attempt to undertake the work was undertaken without the necessary Thames Water legal agreement signed and in place but requested. At the last meeting I attended I was told this on the assumption that it would be agreed as a matter of course, which I'm told was what would normally have been expected.

Abingdon Town Council accepts that wouldn't have prevented the later unexpected pipes being encountered. Crucially though, the initial long term legal delay would, and could, have been totally avoided had the very simple step of having all the required agreements and permits agreed at outset been followed, so why wasn't that done?

The Council understands that David Wilson Homes and Oxfordshire County Council Highways are due to meet on Wednesday 15th October to discuss how to take the project further.

However, to bring this to an effective conclusion with the minimum period of disruption for Abingdon residents the Town Council has raised the following points with the Highways Team:

- 6 months to complete works was mentioned at 10th October Developer Meeting by David Wilson with Vale of White Horse Planning Officers, Councillors and a Highways Officer.
- **Why 6 months?** This isn't acceptable to residents, especially as some parts of the specified works have already been undertaken, e.g. trenching in Oxford Road, digging out of traffic islands at Peachcroft Roundabout, new slip road line at Dunmore Road and bottom of Lodge Hill.
- Road space needs to be made available for the 2 unexpected pipes to be checked by Thames Water and Southern Gas Networks starting in the October school holiday to minimize disruption.
- David Wilson Homes and Hope and Clay really need to present a full, extremely robust plan to Highways Officers for agreement to complete the works effectively but much quicker than 6 months, so:

1. Road space needs to be available from the reopening of the trench at the end of October onwards to allow full works to recommence asap.
 2. Longer weekday working hours, plus through weekend working and Christmas embargo and holiday period is absolutely essential to ensure this project delivers swiftly and finally as effectively and rapidly as possible.
 3. Manned Traffic Management was recently required for 12 hours a day, 7 days a week. The expectation is that this will be required again, so the active working day should be for those same manned traffic management hours, using flood lights through the coming shorter daylight hours.
 4. Active and immediate communication of any issues encountered on site that do, or may, cause a delay to traffic flow or plan, to Highways Officers and Councillors to allow proactive management of plan and resident information.
- Local residents must be notified by mailshot of the agreed plan and works duration by David Wilson Homes at their cost, prior to work commencement, as has recently been done by Highways England during 7 weeks of nightly A34 works.
 - The mailing must include attended and working, emergency contact numbers, including for out of hours contact, to avoid repeating the weekend light failure experiences of the summer months.
 - The other Highways Package works for Toucan crossings, active travel routes and other new bus stops currently on hold until your work can be completed, really do need to be progressed as quickly as possible.
Not having those in place, has recently caused a near miss traffic incident for a mobility scooter dependent resident, trying to cross the road from the Bellway development. This highlights precisely why there needs to be an effective, short term delivery plan from David Wilson to allow all essential improvements to progress with urgency now.

Conclusion

In summary, Abingdon-on-Thames Town Council believes there is a most urgent need to both give our residents clear answers to our outstanding questions and work to a robust effective plan as outlined.

Once again, in view of how seriously the Council view this situation, our occupations breach request and the need for a effective robust and least disruptive work plan, this letter is copied to Layla Moran, MP for Oxford West and Abingdon.

We understand that she received a letter from your Regional Director, Julian Hodder, but unfortunately that also doesn't appear to have answered our questions regarding the S278 breach.

I look forward to urgently hearing your views and solutions offered to get this resolved once and for all please.

Yours sincerely

Mark Giddins

Mark S Giddins

Chair Planning Committee

cc:

Layla Moran MP

Cllr Emily Smith, Cabinet Member Planning & Development Vale of White Horse District Council

Adrian Duffield, Head of Planning Vale of White Horse District Council

Cllr Andrew Gant, Cabinet Member for Transport Management, Oxfordshire County Council