

From: G R Planning Consultancy <grplanning@globalnet.co.uk>
Sent: 09 November 2017 19:02
To: Planning Policy Vale
Subject: Representations by Mays Properties Ltd to VOWH Local Plan Part 2 Publication Version
Attachments: Representations by Mays Properties Ltd to VOWH Local Plan Part 2 Publication Version 09-11-2017.pdf
Importance: High

Please find attached a pdf version of my clients, Mays Properties Ltd's, objections to the above Plan.

I have downloaded a copy of the Comment Form, but there appears to be a problem with some of the 'boxes' within this Form as its not possible to insert any date or figures. I am happy, however, to complete the Form if you are able to provide us with a version that overcomes these issues.

In the meantime, I would be grateful if you could acknowledge receipt of these objections and keep us informed of the progress of the Plan

As you will see, we have confirmed our intention to pursue these objections at the Local Plan Hearings.

Regards,
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The contents of this message are confidential and may also be privileged. If received in error please contact the sender immediately

Date: 9th November 2017

Representations by Mays Properties Ltd to Draft VOWH Local Plan Part 2 Publication Version

These representations relate to my client's landholdings at Milton Interchange Services in Milton and the Fairacres Retail Park in Abingdon-on-Thames.

Comments on the relevant policies, my client's objection or support for these and any changes sought to the Local Plan are dealt with in turn.

Representations were submitted by us on behalf of our clients to the Preferred Options Version of this Local Plan on the 3rd May 2017. The objections set out in those representations remain outstanding and are therefore simply repeated below.

My client's intention is to pursue the outstanding objections at the Examination in Public through attending the relevant Hearing dates that will consider the 'Matters' that arise from these objections.

Core Policy 16b: My clients do not object to the principle of the Didcot Garden Town or to the master planning of this area. However, they do object to the fact that the designated area includes their land at Milton Interchange. Their site benefits from outline planning permission for roadside services (reference P15/V2880/O dated the 20th April 2017). In view of this and the allocation of the site for roadside services in the adopted Local Plan (reaffirmed in draft Development Policy 18 - see below), there is no justification nor any planning reasons to include it in an area that will be subject to the Didcot Garden Town masterplan.

Similar objections (dated the 27th July 2017) were submitted by us on behalf of our clients to the draft Didcot Garden Town Delivery Plan.

Change Sought – Remove land south of the A4130 at Milton Interchange from the designated Didcot Garden Town master planning area.

Development Policy 14: My clients support a policy that specifically applies to the District's retail parks, including their Fairacres Retail Park in Abingdon.

My clients also support the ability to promote, in the second part of the Policy, new convenience uses (floorspace) or new convenience units on these retail parks, subject to compliance with Policy CS32. However, since the publication of the Preferred Options Version of this Plan, the Council have granted planning permission for a foodstore comprising 1,494 square metres gross within one of the permitted new units that will form part of the future Phase 2 redevelopment of the Fairacres Retail Park (reference P17/V1800/FUL dated the 28th September 2017). This commitment should be recognised in the supporting text to this Policy.

In addition, the reference in the first sentence of the Policy to 'bulky goods' should be deleted. It is not a definition that is now used within retail planning, reflecting the fact that it is a historic definition that has been superseded by changes within the retail planning sector. It is not a definition that is to be found within the National Planning Policy Framework (NPPF) (2012) or the National Planning Practice Guidance (NPPG) (2014). It is therefore not a definition that is supported by national policy and is not appropriate for inclusion in the Local Plan. Similarly, it is not a definition that is or has been used by this Council in granting planning consents for new retail development within the Districts retail parks.

The reference to 'bulky goods' is also not included in the text and/or policies of Part 1 of the Local Plan (adopted December 2016). Policy CS32 of the latter simply refers to the provision of retail development outside existing centres. The supporting text merely refers to the fact that Fairacres Retail Park provides the largest concentration of comparison floorspace in the District and that future proposals for retail warehouse development will be determined in line with Policy CS32 (which repeats the retail tests from the NPPF).

Change Sought – Delete the first sentence of the Policy and replace it with – *“New development, refurbishment or redevelopment on the retail parks within the district, including Fairacres in Abingdon-on-Thames and Seacourt Tower in Botley, will be restricted to large format retail units (defined as units over 465 square metres gross internal area) selling comparison goods, subject to compliance with Policy CS32.”* Also, add, in the supporting text, reference to the foodstore commitment (planning permission) on the Fairacres Retail Park.

Development Policy 18 – My clients support the continued allocation of their site at Milton Interchange for roadside services in line with saved Policy TR10 of Part 1 of the adopted Local Plan and their outline consent for roadside services (reference P15/V2880/O granted on the 20th April 2017). However, to be consistent with the accepted range of uses that roadside services normally include and also to be consistent with their outline consent (P15/V2880/O), the list of appropriate uses within the first part of the Policy should be reworded.

Change Sought – Amend the first sentence of the Policy to read – *“The provision of additional service facilities (including facilities for refuelling, ~~car and lorry parking~~, toilets, ~~refreshment facilities~~, ~~picnic areas~~, hotel accommodation, restaurants, drive-thru's, garage repair and small convenience uses) along the A420 and A34 will be permitted within the boundaries of the following sites identified on the proposals map: i Milton Interchange....”* Also, add, in the supporting text, reference to the roadside services commitment (planning permission) on the Milton Interchange site.