



**Vale of White Horse Local Plan Part One:
Strategic Sites and Policies**
Publication Stage Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email planning.policy@whitehorsedc.gov.uk no later than Friday 19 December 2014 by 4.30 pm precisely.

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	Lingfield and Diageo Pension Trust
Address Line 1	<input type="text"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/>
Line 4	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>

2. Agent's Details (if applicable)

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
JPPC
Bagley Croft
Hinksey Hill
Oxford
<input type="text"/>
OX1 5BD
<input type="text"/>
<input type="text"/>

Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

CP15
CP29

Proposals Map

☒

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

☐

No

☒

4.(2) Sound (Positively Prepared, Effective and Justified)

Yes

☐

No

☒

4 (3) Complies with the Duty to co-operate

Yes

☐

No

☐

Please mark as appropriate.

**No comment to make
in this respect**

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(continue on a separate sheet/expand box if necessary)

Please see attached sheet

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see attached sheet

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

☐

No, I do not wish to participate at the oral examination

☒

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

The site covers over 27ha. of land and should be recognised as part of the Strategic Employment Sites allocated in the District, consistent with the expectations of the Plan in respect of employment growth being supported and with the NPPF

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:



Date:

18-12-2014

Core Policy 15

Core Policy 15 (the Spatial Strategy for the South East Vale Sub-Area) provides that existing business premises around Didcot Power Station will be safeguarded for employment use (not including vacant surplus land). It is not clear what is meant by “vacant surplus land”, nor why the Policy should seek to exclude such land from the strategic employment allocation. These comments have been made previously, however it is not clear to us that they have been taken into account in the further advancement of the Emerging Local Plan.

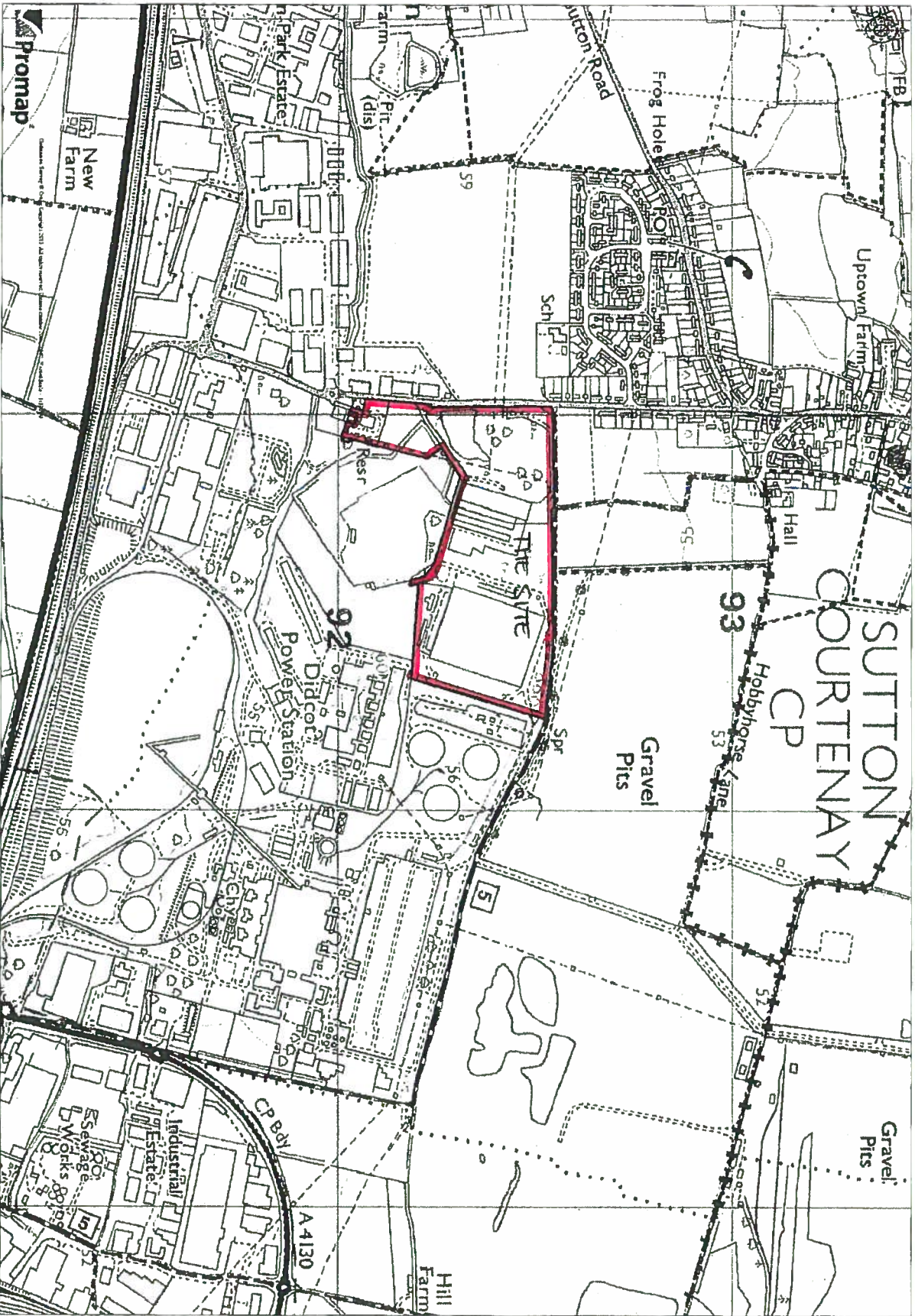
It is the objective of the National Planning Policy Framework (NPPF) to deliver sustainable development by creating a strong and competitive economy. At Paragraph 21 of the NPPF it is identified that in drawing up Local Plans, local planning authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable growth, identifies strategic sites to meet anticipated needs over the plan period and supports existing business sectors, taking account of new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changing economic circumstances. This includes higher than expected levels of economic growth.

The exclusion of “vacant surplus land” from this allocation appears to be at odds with national policy, as well as the objective of providing 209 hectares of employment land in the South East Vale Sub-Area. There is no justification in planning terms for the exclusion, particularly where adjacent land is still considered suitable for allocation. The Council has not sought to provide justification, despite the representations made on the subject in the Spring of 2013 when the Council published the Local Plan 2029 Part 1 for consultation, and in April 2014 when we commented on the Housing Delivery Update of the Local Plan 2031.

Land to the west of the Power Station was granted full planning permission in 2011 (VOWHDC Ref: 11/01088/RENEWAL) for either B2 or B8 development. There have been no significant changes of policy since that date which would warrant a different view. The part of the site upon which the 2011 permission was granted was included within Policy E6 of the currently Adopted VOWH Local Plan.

The land to the west of the Power Station has also been the subject of two outline applications seeking planning permission for its redevelopment to provide new buildings for storage and distribution (VOWH Refs: P13/V1832/O and P14/V1906/O). Prior to the submission of the first application, the Council’s pre-application response identified no objection in principle to the redevelopment of the whole of the area edged in red on the attached plan (**Appendix One**). The Officer’s report to the District’s Planning Committee in respect of application P13/V1832/O (21st May 2014) identified that the land in question “is clearly within an easily identifiable parcel of [employment] land and is closely related to other employment/industrial uses. The site (and its environs) remains an allocated employment site in the adopted 2011 Local Plan and the emerging Local Plan 2031. Therefore, the fact that around a third of the site has not been developed to date is not a matter for debate in planning terms. As such officers have reached the rounded view that there is no conflict with the proposals and the local plan in terms of land use”.

Such a view was reiterated in the Officer’s Report to Committee in respect of application P14/V1906/O (17th December 2014); at paragraph 6.6, the report notes that “the Council’s policy section has stated there are no policy objections to the proposed use (B8) being accommodated across the whole of the application site,



Key
Dashed line indicates boundary

cordesavills

PLANNING

chertwoodsg

Report No. 1000

LAND EAST OF SUTTON COURTENAY
LANE & WEST OF DIDCOT POWER
STATION, SUTTON COURTENAY

Site: CORDEN SAVILLS

Drawing Title: SITE LOCATION PLAN

Drawing No. 11

Author	Date	Drawn	Check
1377/21	1		

Appendix 1