



**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 2031 Pt 1

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.*

2. Agent's Details (if applicable)

Title	MR	MR
First Name	DAVID	JEREMY
Last Name	MASON	FLAWN
Job Title (where relevant)		ASSOCIATE
Organisation (where relevant)	OXFORD DIOCESAN BOARD OF FINANCE	IMPACT PLANNING SERVICES LTD
Address Line 1	C/O AGENT	UNIT 1 THE COURTYARD
Line 2		COPSE FARM, LANCASTER PLACE
Line 3		SOUTH MARSTON PARK
Line 4		SWINDON
Post Code		SN3 4UQ
Telephone Number		
E-mail Address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation : **OXFORD DIOCESAN BOARD OF FINANCE**

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

Paragraph **5.28 - 5.31** Policy Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Please mark as appropriate.

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.

The plan is not sound in that it is not 'effective' – it is incapable of delivery as currently drafted in relation to the Central Botley Area.

Page 16 of the Local Plan 2031 Part 1 Consultation Statement (February – May 2013 and February – May 2014) indicates, under the sub-heading 'Central Botley Area' at the second main bullet point that in revising the Plan:

"The site area reflects land stated to be available for development or redevelopment, and the full area is included to ensure comprehensive design and access solution is achieved, whether or not existing buildings remain on some parts of the site."

Figure 5.3 of the Local Plan 2031 Part 1 defines the Botley Central Area by a red line on the map base, while the draft Proposals Map shades the area in blue. The defined area is subject to redevelopment proposals as set out in Core Policy 11 and paragraphs 5.28-5.31. It includes the Vicarage, a property controlled by the Oxford Diocesan Board of Finance (see attached map outlining the property boundary). The Local Planning Authority has been advised on a number of occasions that the Diocese is not a willing vendor of the Vicarage and therefore the land is not available for development, notwithstanding what the Part 1 Consultation Statement says.

The comprehensive redevelopment of the Botley Central Area as described in paragraphs 5.28 – 5.31 and Core Policy 11 is therefore incapable of delivery as presently drafted.

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.

The boundary of the Botley Central Area which is the subject of paragraphs 5.28-5.31 and Core Policy 11 should be redrawn in figure 5.3 and on the Proposals Map to exclude the Vicarage, the boundary of which is delineated in red on the plan that accompanies these representations.

The Oxford Diocesan Board of Finance is only prepared to make the Vicarage available for redevelopment as part of the Botley Central Area if there is public consensus that it should be included as part of a wider re-development of the Central Botley Area and a valid planning permission is granted for the re-development of the Area.

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?

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

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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 Oxford Diocesan Board of Finance (ODBF) reserves the right to appear at the oral part of the examination in public as this site is not currently available for development and the ODBF is keen to have the opportunity to debate these representations with the Local Planning Authority in front of the Inspector, should the opportunity arise.

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:

19 December
2014