

Vale of White Horse Local Plan Part One: Strategic Sites and Policies

Publication Stage Representation Form

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(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

Personal Details*		2. Agent's Details (if applicable)
	se complete only the Title, Name and Organisation full contact details of the agent in 2.	
Title	The Revd	
First Name	Graham	
Last Name	Sykes	
Job Title (where relevant) Organisation		
(where relevant) Address Line 1	Osney Rectory	
Line 2	81 West Way	
Line 3	Botley	
Line 4	Oxford	
Post Code	OX2 9JY	
Telephone Number		
E-mail Address (where relevant)		

Name or Organisation :				
3. To which part of the Local Plan does	this representa	ation relate?		
Paragraph Policy		Proposals Map	5.3	
4. Do you consider the Local Plan is:				
4.(1) Legally compliant	Yes		No	NO
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No _	
4 (3) Complies with the Duty to co- operate	Yes			
Please mark as appropriate.				
 Please give details of why you cons is unsound or fails to comply with the opossible. If you wish to support the legal compliance with the duty to co-operate comments. 	duty to co-oper ance or soundr	ate. Please be as proness of the Local Plan	ecise as	
Conflict of Interest /Lack of impartiality. The expansion of the red hatched area House and Vale House happened at the Vale of White Horse for the sale of the credible economic reason was given for expansion was to enhance the value of create greater potential profit for the specific control of the specific control	a of the 2011 p ne request of a land within the or the expansion of the land own	lan to include Elms P speculative develop e red lined area of the on of the site one can ed by Vale of White I	er who had a contra 2011 Local Plan. 3 only assume that t	act with the As no he
6. Please set out what modification(s) or sound, having regard to the test you Please note that any non-compliance examination). You will need to say why sound. It will be helpful if you are able text. Please be as precise as possible.	i have identifie with the duty to y this modificat to put forward	d at 5 above where the co-operate is incapa ion will make the Loc	his relates to sound able of modification cal Plan legally com	Iness. (NB at pliant or
Revert to the uncontested redlined are area and not because of the undue inf			n for the genuine ne	eeds of the

Please note your representation should cover succinctly all the and supporting information necessary to support/justify the resuggested modification, as there will not normally be a subsemake further representations based on the original representations. After this stage, further submissions will be only at the resuggested, based on the matters and issues he/she identification.	presentation and the quent opportunity to ation at publication equest of the	е
examination.	1163 101	
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have indicated that they wish to participate at the oral part of the examina		
Signature:	Date:	15 th December 2014

Name or Organisation :				
3. To which part of the Local Plan does	this representa	tion relate?		
Paragraph Policy		Proposals Map	5.3	
4. Do you consider the Local Plan is:				
4.(1) Legally compliant	Yes		No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co- operate	Yes			
Please mark as appropriate.				
 Please give details of why you consi is unsound or fails to comply with the d possible. If you wish to support the legal compliance compliance with the duty to co-operate comments. 	luty to co-opera	ate. Please be as pr ess of the Local Pla	ecise as n or its	

The unanimous rejection of planning application number P13/V2733/FUL on the basis of its scale, the loss of Elms Parade, the Vicarage, Field House and Vale House and many other criteria demonstrates that the expansion of the site to include these buildings is not sound.

FOI notices have revealed that the VWHDC expanded this area at the request of a developer rather than by going through any proper, open and straightforward process of consultation with the community.

The new redlined area makes no social, environmental or economic sense as the locus of the Botley Local Service area is around the present West Way Shopping Centre. The recent planning application was a back door attempt at turning the Local Service area into a District Service area, Which is not justified by the infrastructure, geography or demography of the locality.

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.

Revert to the uncontested redlined area of the 2011 plan which was drawn for the genuine needs of the area and not because of the undue influence of a speculative developer.	
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.	
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Signature: Date: 15 th 201	December 4

Name or Organisation :				
3. To which part of the Local Plan does t	his representa	tion relate?		
Paragraph Policy		Proposals I	Map 5.3	
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.				
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Oxford City Council – objected to the p Botley in retail hierarchy, scale of the o Which evidences that fact that proper	development,	cinema and re	etail impact and traffic ger	neration.
6. Please set out what modification(s) yor sound, having regard to the test you Please note that any non-compliance vexamination). You will need to say why sound. It will be helpful if you are able text. Please be as precise as possible.	have identified with the duty to this modification.	d at 5 above w co-operate is ion will make t	where this relates to sound incapable of modification the Local Plan legally com	Iness. (NB at apliant or
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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: 15 th 201	December 4

Name or Organisation :				
3. To which part of the Local Plan does	this representat	ion relate?		
Paragraph 5.30 Policy		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	NO
4 (3) Complies with the Duty to co- operate	Yes			
Please mark as appropriate.				
 Please give details of why you consist is unsound or fails to comply with the copossible. If you wish to support the legal compliance with the duty to co-operate comments. 	luty to co-opera	ite. Please be as pre- ess of the Local Plan	or its	

The inclusion of the words 'food superstore' in this paragraph is a denial of the outcome of planning application P13/V2733/FUL where it became clear that the proposed development's fundamental flaw was the outdated ideas of a superstore. The expansion of the site from the 2011 Local Plan, it was argued, was because of the 'need' for such a superstore and all kinds of extra peripheral activity, such as a cinema and additional cafes and restaurants, to sustain it. All the major supermarket operators confirmed in writing that they had no interest in a store of that size in that location. Superstores are proving to be of the past and not the future. Furthermore the planning committee were clear that the loss of housing was not justified by the unsubstantiated claims of economic benefit for the area.

A further flaw in the proposal was that it was trying to turn Botley Local Centre into 'a shopping and leisure destination' which the infrastructure and the local plan's plan for future housing development just does not justify.

The infrastructure simply would not support the presence of a superstore which was one of the issues leading to the rejection of P13/V2733/FUL. Traffic and EIA was simply not credible.

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.

Reword the paragraph as follows: The provision of a larger food sto Delete the wordsas a shopping and		ress this imbalance.		
Please note your representation and supporting information needs suggested modification, as there make further representations be stage. After this stage, further submit Inspector, based on the matter examination. 7. If your representation is seeking a repart of the examination?	essary to support/jue will not normally be ased on the original hissions will be one ers and issues he/	stify the represent oe a subsequent of representation at ly at the request she identifies for	tation and the opportunity to t publication of the	
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have indicated that they wish to partic			ιο riear those wh	U
Signature:			Date:	15 th December 2014

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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.				
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Oxford City Council were significant ob their objections that there was little or racknowledgement by Vale of White Ho a mile away or the new Waitrose store acknowledgement of the real impact or VWHDC jurisdiction.	no cooperation rse District Co less than a mi	between the tw uncil of the vas le away. Neithe	wo councils. There was not wit Westgate Development er was there proper	o t just over
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There needs to be proper joined up thin Botley falls under the Vale of Whitehors city centre. VWHDC need to understan Oxford not Botley.	se DC it is in fa	act a suburb of	Oxford being just one mi	le from the

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Signature: Date: 15 th Dece 2014	ember

Name or Organisation :					
3. To which part of the Local Plan does this representation relate?					
Paragraph 5.31	Policy		Proposals Map		
4. Do you consider the Loc	al Plan is:				
4.(1) Legally compliant		Yes		No	
4.(2) Sound (Positively Pre Effective and Justified)	•	Yes		No	NO
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The inclusion of the words 'large supermarket' in this paragraph is a denial of the outcome of planning application P13/V2733/FUL where it became clear that the proposed development's fundamental flaw was the outdated ideas of a superstore. The expansion of the site from the 2011 Local Plan, it was argued was because of the 'need' for such a superstore. All the major supermarket operators confirmed in writing that they had no interest in a store of that size in that location. Furthermore the planning committee were clear that the loss of housing was not justified by the unsubstantiated claims of economic benefit for the area.

Oxford Association of Hotels and Guest Houses objected on the grounds that a hotel is not needed and will destroy the existing local guest house market in Botley and the issue of traffic impact.

Many of the objections which were upheld by the rejection of the planning permission were because the developer was trying to create a district centre when infrastructure can only support a local centre.

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.

Reword the paragraph as follows:				
Redevelopment of the area could provide a new supermarket, shops, offices and housing car parking to meet the needs of the Botley local area. Core Policy 11 therefore supports proposals for the redevelopment of Botley central area (figure 5.3 which should show the map included in Local Plan 2011) which includes the West Way Shopping Centre.				
Please note your representa and supporting information n suggested modification, as th make further representations stage.	ecessary to support/justere will not normally b	stify the representation e a subsequent oppo	n and the rtunity to	
After this stage, further sul Inspector, based on the ma examination.	•	-	he	
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Please note the Inspector will determine have indicated that they wish to pa			ear those who	
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Signature:	Signature:			Date:

Name or Organisation :				
Name of Organisation.				
3. To which part of the Local Plan does this representation relate?				
Paragraph Policy	Core Policy 11	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	NO
4 (3) Complies with the Duty to co- operate	Yes			
Please mark as appropriate.				
 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 inclusion of the word 'hotel' in Core Policy 11 dates back to the desire of a developer to build an hotel. It is not supported by evidence of present or future need and is a hangover from the developers desire to turn Botley into a 'destination' rather than it being a Local Service Area.				
Oxford Association of Hotels and Guest Houses objected to P13/V2733/FUL on the grounds that a hotel is not needed and will destroy the existing local guest house market in Botley and the issue of traffic impact. Local knowledge supports that objection.				
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.				
Reword the paragraph as follows:				
ii. effective use is made of development the site for a mix of uses that may include leisure activities				

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Signature:	Date:	15 th December 2014
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Name or Organisation :				
3. To which part of the Local Plan does this representation relate?				
Paragraph Policy	Core Policy 26	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	NO
4 (3) Complies with the Duty to co- operate	Yes			
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.				
There is an inherent contradiction between this policy and map 5.3. The redlined area in Map 5.3 is based on a developers idea of expanding the Botley Local Centre into a District Centre. The western end of that redlined area is the location of Field House' an age restricted housing complex with 67 units. If the redlined area is left as it is a future developer could argue for the demolition of Field House and have no obligation to replace it.				
This formed one of the key objections of a large number of objectors to planning application P13/V2733/FUL which is where this new map first appeared.				
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Revert to the 2011 Local Plan Map for E	Botley Local So	ervice Area for map	5.3	

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Signature:	te: 15 th December 2014

Name or Organisation :					
3. To which part of the Local Plan does this representation relate?					
Paragraph 6.43 Policy		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 	NO	
4 (3) Complies with the Duty to co- operate	Yes				
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. Once again the inclusion of Botley Local Service area in this paragraph is a hangover from the desire of a developer who failed to get planning permission. Oxford Association of Hotels and Guest Houses objected to P13/V2733/FUL on the grounds that a hotel is not needed and will destroy the existing local guest house market in Botley and the issue of traffic impact. Local knowledge supports that objection. 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 text. Please be as precise as possible. 6.43. A joint Hotel Needs Assessment and confirms the need for a significant identified the potential need for hotels i	has been prepaincrease in hot	ared with South Ox tel supply in the Sci	fordshire District Cou ence Vale area. It ha	uncil83 as also	

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