



**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.*

2. Agent's Details (if applicable)

Title	<input type="text" value="The Revd"/>	<input type="text"/>
First Name	<input type="text" value="Graham"/>	<input type="text"/>
Last Name	<input type="text" value="Sykes"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text" value="Osney Rectory"/>	<input type="text"/>
Line 2	<input type="text" value="81 West Way"/>	<input type="text"/>
Line 3	<input type="text" value="Botley"/>	<input type="text"/>
Line 4	<input type="text" value="Oxford"/>	<input type="text"/>
Post Code	<input type="text" value="OX2 9JY"/>	<input type="text"/>
Telephone Number	<input type="text" value=""/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value=""/>	<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

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.

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.

Conflict of Interest /Lack of impartiality/undue influence

The expansion of the red hatched area of the 2011 plan to include Elms Parade, The Vicarage, Field House and Vale House happened at the request of a speculative developer who had a contract with the Vale of White Horse for the sale of the land within the red lined area of the 2011 Local Plan. As no credible economic reason was given for the expansion of the site one can only assume that the expansion was to enhance the value of the land owned by Vale of White Horse District Council and create greater potential profit for the speculative developer.

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.

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

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:

I am one of the occupiers of the Vicarage which did not fall within the 2011 redlined area but is included in the new redlined area. I do not have confidence that our case will be properly represented if I am not able to participate in the oral part of the examination.

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:

15th December
2014

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

Proposals Map

5.3

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No

NO

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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.

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Effective and Justified)

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Oxford City Council – objected to the planning application P13/V2733/FUL on grounds of role of Botley in retail hierarchy, scale of the development, cinema and retail impact and traffic generation. Which evidences that fact that proper cooperation between the councils had not taken place.

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.

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

Paragraph

5.30

Policy

Proposals Map

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4.(1) Legally compliant

Yes

No

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Yes

No

NO

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

Yes

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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 store in Botley might address this imbalance.

Delete the wordsas a shopping and leisure destination.

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.

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

☐ YES

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:

I am one of the occupiers of the Vicarage which did not fall within the 2011 redlined area but is included in the new redlined area. I do not have confidence that our case will be properly represented if I am not able to participate in the oral part of the examination. As a deeply imbedded member of this community I want to represent their place relative to Oxford rather than Abingdon focused view of VWHDC.

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2014

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

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

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

Yes

NO

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.

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Oxford City Council were significant objectors to planning application P13/V2733/FUL. It was clear from their objections that there was little or no cooperation between the two councils. There was no acknowledgement by Vale of White Horse District Council of the vast Westgate Development just over a mile away or the new Waitrose store less than a mile away. Neither was there proper acknowledgement of the real impact on the traffic on regularly grid locked local roads beyond the VWHDC jurisdiction.

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There needs to be proper joined up thinking and an acknowledgement that whilst for historic reasons Botley falls under the Vale of Whitehorse DC it is in fact a suburb of Oxford being just one mile from the city centre. VWHDC need to understand that Botley is a small suburb of Oxford whose town centre is Oxford not Botley.

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.

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

YES

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:

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Signature:

Date:

15th December
2014

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

5.31

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

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

Yes

NO

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.

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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 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.

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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

☐ YES

Yes, I wish to participate at the oral examination

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Signature:

Signature:

Date:

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

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.

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.

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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 potential above ground level and on more peripheral parts of the site for a mix of uses that may include, but are not limited to, office, community, residential, and leisure activities

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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.

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Date:

15th December
2014

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

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.

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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.

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 2011 Local Plan Map for Botley Local Service Area for map 5.3

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.

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☐ YES

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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,
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Yes

No

NO

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

Yes

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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 to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

6.43. A joint Hotel Needs Assessment has been prepared with South Oxfordshire District Council⁸³ and confirms the need for a significant increase in hotel supply in the Science Vale area. It has also identified the potential need for hotels in the market towns of Abingdon-on-Thames and Wantage.

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