

Name of the Local Plan to which this representation relates:

Vale of White Horse
Local Plan 2031 Part 2

Please return by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

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

First Name

Last Name

Job Title (where relevant)

Organisation representing (where relevant)

Address Line 1

Address Line 2

Address Line 3

Postal Town

Post Code

Telephone Number

Email Address

2. Agent's Details (if applicable)

Sharing your details: please see page 3

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

20A

Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

X

No

4. (2) Sound

Yes

X

No

4. (3) Compiles with the Duty to Cooperate

Yes

X

No

5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. 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 Cooperate, please also use this box to set out your comments.

We are satisfied that the proposed Plan is legally compliant, sound and adequately discharges the Duty to Cooperate.

We note that the Publication Version of the Plan confirms that sufficient housing within the Western Vale Sub-Area has already been planned for, through known commitments, allocations in Part 1 of the Plan or windfalls. We also note that Part 2 does not allocate any of Oxford's unmet need to the Western Vale Sub-Area.

We welcome Core Policy 20A, which takes a permissive approach to further residential development that accords with the Development Management policies within the Plan or is allocated through a Neighbourhood Plan.

With this in mind, we would like to draw your attention to the attached plan that shows land within our Clients ownership that we would like to be considered for further residential development.

The land includes a farmyard and surrounding fields on the southern side of Cottage Road. We consider this land lies within the built limits of the village and could be developed in accordance with emerging Development Management policies.

The main part of our client's land is located on the northern side of Cottage Road. This land was considered as part of the HELAA undertaken in support of the Plan, covering, at least in part, STAN01, STAN02 and STAN 03.

All of these sites were considered "Suitable for further consideration" to deliver houses in the

6-15 years period. They were also all considered achievable. We agree with these conclusions.

However, they were not considered “Available” as the sites had not been promoted for development. The purpose of this representation is to demonstrate that our Client’s land, which covers the majority of the area covered by STAN01 – STAN 03 is indeed available for development within the Plan period.

We note that the principle of alternative land uses on the northern side of Cottage Road has been agreed already through the granting of planning permission for the change of use of STAN01 from agricultural to a recreation ground (Application Reference P16/V2509/FUL). This is in line with the Stanford in the Vale Neighbourhood Plan aspirations to deliver a new recreation ground for the village.

Clearly our client’s land is extremely well located in relation to this site and could potentially complement the re-development of the site for recreation and create a sustainable extension to the village.

As noted by the HELAA, there are no significant environmental constraints to development on this site.

We consider our client’s land represents a logical location for further residential development in Stanford in the Vale and would welcome the opportunity to discuss it further as the Local Plan progress.

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate 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.

N/A

(Continue on page 4 /expand box if necessary)

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?

X

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:

N/A

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

Signature:

Date:

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

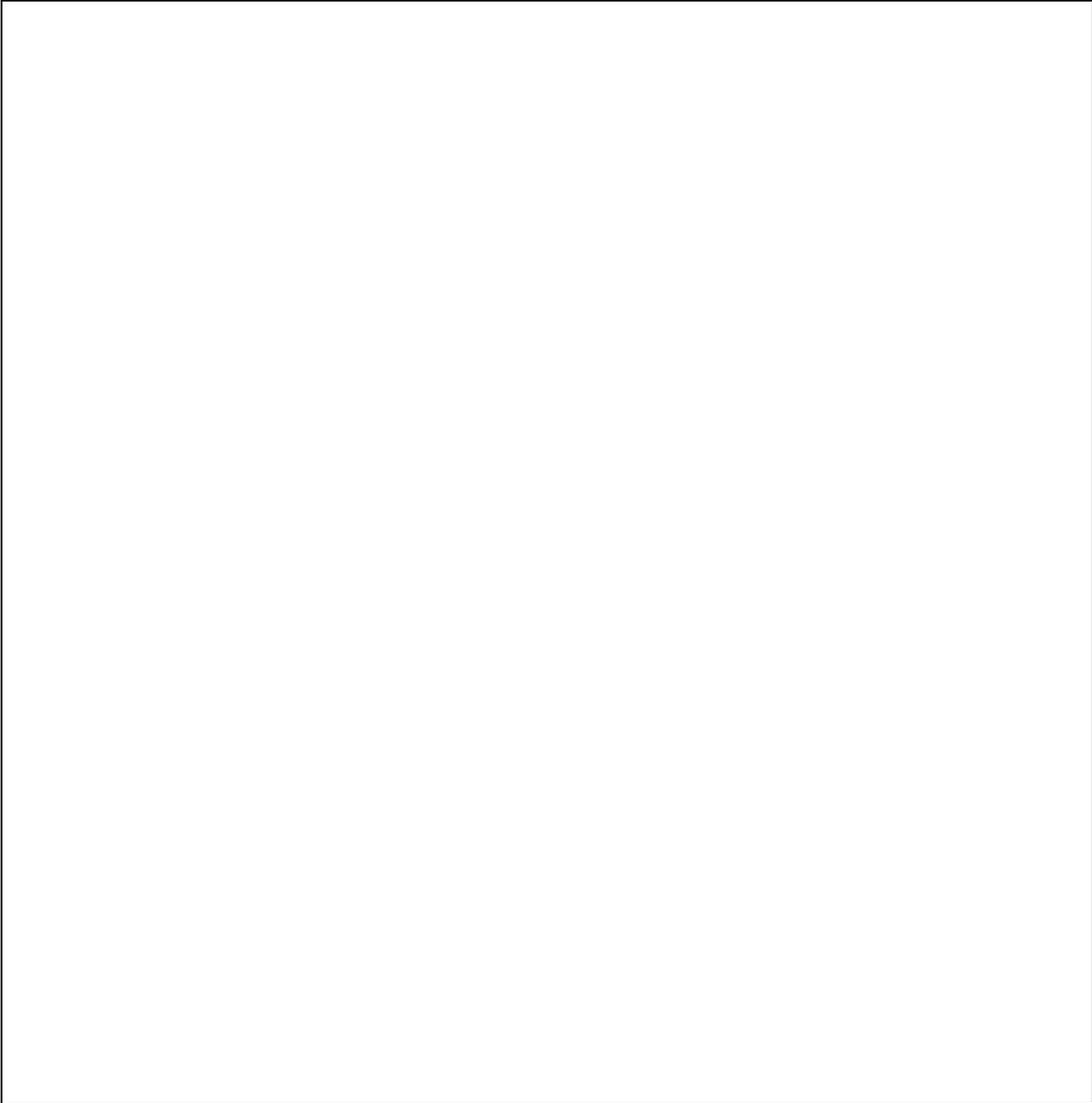
Would you like to hear from us in the future?

I would like to be kept informed about the progress of the Local Plan

I would like to be added to the database to receive general planning updates

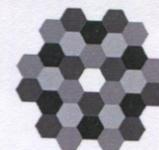
Please do not contact me again

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**



Alternative formats of this form are available on request. Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email planning.policy@whitehorsedc.gov.uk

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Official copy
of register of
title

Title number ON288796

Edition date 04.05.2010

- This official copy shows the entries on the register of title on 04 JUN 2014 at 12:16:34.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 04 Jun 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

OXFORDSHIRE : VALE OF WHITE HORSE

- 1 (13.11.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Cottage Farm, Upper Green, Stanford In The Vale, Faringdon (SN7 8HY).
- 2 (04.05.2010) The registered proprietor claims that the land tinted blue on the title plan has the benefit of a right of way with or without vehicles over the accessway shown tinted brown on the title plan. The right claimed is not included in this registration. The claim is supported by a Statutory Declaration dated 10 March 2010 made by Stuart John Tanner.

NOTE: Copy filed.

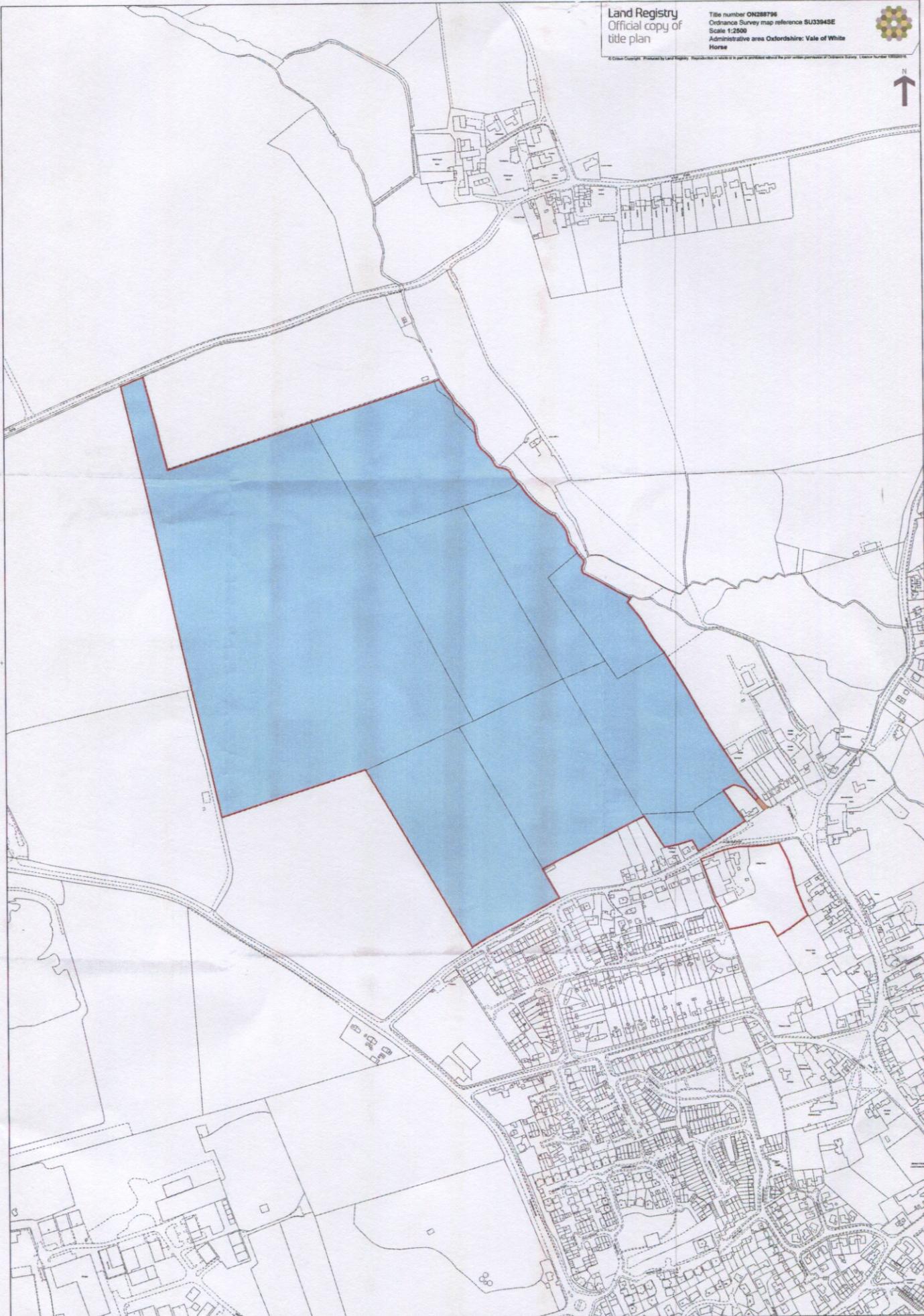
B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (13.11.2009) PROPRIETOR: STUART JOHN TANNER of Cottage Farm, Upper Green, Stanford In The Vale, Faringdon, Oxfordshire SN7 8HY.
- 2 (13.11.2009) The value stated as at 13 November 2009 was £1,560,000.

End of register



This official copy issued on 5 June 2014 shows the state of this title plan on 4 June 2014 at 12:47:51. It is admissible in evidence to the same extent as the original (s.57 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Gloucester Office.