



Local Plan 2031 Part 2
Publication Version
Representation Form

Ref:

(For official use
only)

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)

Mr

Mike

Robinson

Partner

Strutt & Parker

269 Banbury Road

Oxford

OX2 7LL

01865 366670

mike.robinson@struttandparker.com

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

2.133

Policy

19a

Policies Map

Land safeguarded for
Grove Railway Station

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

4. (1) Legally compliant

Yes

✓

No

4. (2) Sound

Yes

No

X

4. (3) Compiles with the Duty to Cooperate

Yes

✓

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.

The location for Grove Railway Station is **not justified** and therefore fails the test of soundness as set out in paragraph 182 of the NPPF (see p4 below for explanation).

(Continue on page 4 /expand box if necessary)

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.

Deletion of the land safeguarded for the Grove Railway station on land associated with Williams' operational campus. An alternative location should be proposed, potentially on land further west within the Monks Farm Allocation.

(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?

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:

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:

21 November 2017

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



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.**

4. Do you consider the Local Plan is sound? (Policy 19a)

Williams Grand Prix Engineering Limited ('Williams') owns and controls land within the Monks Farm Allocation and has secured outline planning permission for the development up to 160 dwellings on part of the site. Williams has supported the identification of land for new residential and economic growth at Monks Farm within the Science Vale area.

Williams will retain a significant area of land to facilitate its own commercial growth requirements, and the overall scheme at Monks Farm is well placed to deliver further employment growth which may well prove to be of a complimentary nature. As such, it is well placed to provide for balanced employment and housing growth within the Science Vale Area, with itself being a significant local employer (currently over 900 employees).

Williams moved to Grove in the 1990s and has invested significant sums at Grove in capital equipment and site capabilities, including two state of the art wind tunnels, metallic and composite manufacturing centre, research and development laboratories and in 2014 an £8M Advanced Engineering Centre, opened by the Prime Minister. Williams wishes to build on the investment already made in Grove and has exciting aspirations and plans for a complete reconfiguration of their operational campus which will result in further jobs for the local economy. These plans will enable the existing campus to be better utilised in terms of its layout and space. Williams have also considered how land that is surplus to their operational needs can be brought forward for development to provide the investment required.

It is noted that the Council continues to support the reopening of the railway station at Grove and is working with Oxfordshire County Council and others to investigate how this ambition can be achieved. It is also noted that detailed feasibility work is now underway to inform the preferred location of the station although this information has not been made public.

The plan with respect to Grove Railway Station in Appendix B: Land safeguarded for future transport schemes continues to show an area of land which includes part of Williams' current operational land. Williams therefore continues to strongly **object** to this area being identified for such a use. The area safeguarded appears to give no consideration to the significant implications and practical realities of a station being located on an active high-tech employment site. Over the last 20 years Williams has invested over £100M in a business which is recognised globally for its research and development across multiple industries. The location of a station on the site of these facilities is impractical and would pose a long term risk to continued growth and investment of both Williams and the Science Vale area.

The proposed station is not justified as it is not founded on a robust and credible evidence base. Such evidence should include considered research and analysis to demonstrate how the choices have been made. Furthermore, there should be evidence of the participation of local community and relevant stakeholders as part of the decision making process. The evidence base for the Local Plan is lacking in this regard and therefore it has not been demonstrated that the delivery of a new station is reasonably likely within the period of the Local Plan. Policy 19a consequently fails the test of soundness as set out in paragraph 182 of the NPPF.

Williams are not against the principle of a train station at Grove and are open to working with both the District and County Councils with respect to this project. However, any proposal for a station needs to be considered in the context of Williams' operational campus, planning for the wider Monks Farm Local Plan allocation along with matters such as access, infrastructure and any wider community benefits.

Williams therefore suggest that the Council adopt a more open and coordinated approach with respect to local stakeholder engagement. This will enable proper consideration of alternative locations including land within Williams ownership outside of their operational site.

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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