
From: terry gashe
Sent: 13 November 2017 14:09
To: Planning Policy Vale
Subject: Local Plan 2031 Part 2 representations by Minscombe Properties
Attachments: Local Plan 2031 PT 2 reps final.pdf

Dear Policy Team

Please find attached representations made on behalf of Minscombe Properties

Kind regards

Terry Gashe
Ferax Planning

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)

Terry

Gashe

Ferax Planning

35A Market Place

Wantage

OX12 8AH

07785 242070

terry@ferax.co

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

8.4

Policy

DP 19

Policies Map

APPENDIX M

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

4. (1) Legally compliant

Yes

☐

No

☐

4. (2) Sound

Yes

☐

No

☒

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 Local Plan is unsound because it proposes an amendment to the Adopted Policies Map in relation to Development Policy 19, which has removed an area greater than the Milton Park Enterprise Zone. This is shown on the illustrative map at Appendix M which has also excluded the Minscombe Properties Land which is not part of the Milton Park EZ. Unlike the Milton Park EZ site, MP5, the Minscombe Properties land is not covered by a Local Development Order and would therefore be unallocated for any purpose should this amendment be confirmed.

It is presumed that the Roadside Services allocation is being removed from the Milton Park Enterprise Zone because that land is part of the Milton Park LDO. The Minscombe land is also part of an EZ (the Didcot Growth Accelerator EZ) but it does not benefit from LDO status.

In previous representations Minscombe Properties sought a widening of the uses that would be acceptable on their land. This would seem to be entirely appropriate given the EZ status of the site and the resolution of the Council to grant planning permission for a range of "B" class uses as well as roadside service uses. The planning application was in outline but a range of uses was indicated in order to establish the likely maximum traffic generation from the site. Permission awaits the completion of a Section 106 Agreement.

(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.

Amend Appendix M so that the Miscombe Properties land is re-instated in the Milton Interchange Services Area as part of the designation in accordance with saved Local Plan 2011 Policy TR10.

It is assumed that this is a drafting error as there is no justification for such a change. The removal of the Milton Park EZ land is explained at paragraph 8.4.

Minscombe Properties would be willing to attend the Council offices with relevant drawings in order to clarify the exact position of correct boundaries.

Include a reference in Development Policy 19 to the effect that those service areas which are also Enterprise Zones may also be developed for uses falling within "B" class uses.

(Continue on page 4 /expand box if necessary)

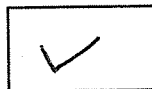
Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original 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:

In order to ensure that the Inspector fully understands the complicated history of this area and is aware of the site's key role as a Gateway location and part of the Didcot Growth Accelerator Enterprise Zone.

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:

13 NOV. 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

☐

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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