



**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		Mr
First Name		Steven
Last Name		Sensecall
Job Title (where relevant)		Partner
Organisation (where relevant)	Lands Improvement Holdings Limited	Kemp & Kemp LLP
Address Line 1	10 Lower Grosvenor Place	1-3 Ock Street
Line 2	London	Abingdon-on-Thames
Line 3		Oxfordshire
Line 4		
Post Code	SW1W 0EN	OX14 5AL
Telephone Number		
E-mail Address (where relevant)		

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	Infrastructure Delivery Plan	Policy	Appendix 1	Proposals Map	N/A
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4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

As set out in the table below, some of the “developer funding” requirements set out at Appendix 1 to the Infrastructure Delivery Plan (IDP) are at odds with the figures agreed in the s106 Heads of Terms (HoTs) signed off by the Vale, OCC and LIH pursuant to outline application reference P13/1764/O,

which the Vale's Planning Committee resolved to approve in February 2014.

Contribution	IDP Figure	Agreed s106 Figure
Primary School	£8,344,000	£8,003,492
Secondary School Contribution	£9,821,000*	£6,220,364
Special Educational Needs	£247,500	£205,981
Site Specific Works	£3,000,000	Not presented in this form**

*It states in the final column of IDP table that the secondary school contribution includes a contribution toward lands costs. It has been agreed explicitly in the s106 negotiations that land cost is to be excluded.

**Extensive site-specific works are identified in the draft 106 but there is no reference to a figure of £3,000,000. This appears to be a generic or "ball-park figure".

Appendix A also lists a MUGA, a football pitch and a clubhouse/pavilion and attributes a cost to each. These are part of the on-site facilities that will be funded directly by the developer. It is not necessary or appropriate to list them in the IDP schedule.

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.

AMEND the list of Crab Hill infrastructure contributions set out at Appendix A such that the primary, secondary and special educational needs payments tally with those agreed in negotiations pursuant to planning application P13/1764/O.

Make it clear that the "site specific works" figure is generic and will be settled in the s106.

DELETE the references to MUGA, football pitch and clubhouse/pavilion contributions.

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?

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

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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:

LIH wishes to appear at the Examination to explain in detail the extent and outcome of its negotiations with Vale and OCC in respect of the Crab Hill infrastructure package and to provide evidence that the scheme is deliverable in the time period of the Plan.

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:

18.12.2014