

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		MR
First Name		ERIC
Last Name		HALL
Job Title (where relevant)		
Organisation representing (where relevant)	BAPT LTD	TDH ESTATES LTD
Address Line 1	MET BUILDING	11 OLD ROAD NORTH
Address Line 2	22 PERCY STREET	KEMPSEY
Address Line 3		
Postal Town	LONDON	WORCESTER
Post Code	W1T 2BU	WR5 3JZ
Telephone Number		07721780011
Email Address		ERIC@TDHESTATES.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

Policy

10

Policies Map

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

4. (1) Legally compliant

Yes

YES

No

4. (2) Sound

Yes

YES

No

4. (3) Compiles with the Duty to Cooperate

Yes

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.

BAPT support Policy 10 as they believe there needs to be some flexibility to allow ancillary uses on employment land where they are support the overall employment use. Competition for businesses to locate is high and the ability to offer complementary facilities can offer help businesses to recruit and retain staff. It would be preferable however if the policy could be extended to sites and premises on the immediate periphery of existing employment sites to also offer supporting uses.

(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.

It is suggested that the policy be amended to allow for ancillary uses in the immediate vicinity of existing employment sites by adding

“Proposals for uses other than B1, B2 and B8 business uses on existing

employment land or in close proximity to existing employment sites will be permitted if the following criteria are satisfied:"

(Continue on page 4 /expand box if necessary)

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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?

NO

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:

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Signature:

Date:

21/11/2017

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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

ES

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

ES

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.**

BAPT are the owners of the Seacourt Tower, Midland House and Seacourt Tower Retail Park and are long term investors in the district. Over recent years investment has been made in both the office accommodation and Seacourt Tower retail park, indeed there are on-going proposals for further works to the retail park element.

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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

11

Policies Map

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

4. (1) Legally compliant

Yes

No

4. (2) Sound

Yes

No

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.

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Policy 11 requires “All new development proposals should demonstrate how opportunities for local employment, apprenticeships and training can be created and seek to maximise the opportunities for sourcing local produce, suppliers and services, during both construction and operation.” Further it states that “The Council may require the submission of a site-specific Community Employment Plan (CEP) for the construction and operation of major development sites, using a planning condition or legal agreement.”

It is contended that the first part is unreasonable in relating to all new development proposals, which would mean anything for which planning permission needs to be sought including very small development proposals or indeed those for which there is no employment consequence at all.

It is further considered that the threshold for the Council to consider that a CEP may be required is also set too low given it could apply to schemes for 10 houses or 1000 sq m; again it would relate to wholly inappropriate types of development proposal which may have no employment consequences. While it is accepted that the policy includes “may require” the policy if adopted in this form would become highly suggestive should an applicant not agree.

More fundamentally it is considered that a CEP policy is fundamentally anti-competitive, restricting competition for the provision of services, the appointment of contractors, for prospective employees.

(Continue on page 4 /expand box if necessary)

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The preference is for the deletion wholesale of policy 11. If however it is to be retained in some form it is suggested that the first and second paragraph of the policy be amended to include “where appropriate”.

“Where appropriate new development proposals should demonstrate how opportunities for local employment, apprenticeships and training can be created and seek to maximise the opportunities for sourcing local produce, suppliers and services, during both construction and operation.”

“The Council may require where appropriate the submission of a site-specific Community Employment Plan (CEP) for the construction and operation of major development sites, using a planning condition or legal agreement.”

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Paragraph

Policy

15

Policies Map

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Yes

No

4. (2) Sound

Yes

No

NO

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Policy 15 seeks to restrict the uses within the Seacourt Tower Retail Park to bulky goods. The policy is unsound as it cannot be enforced/implemented. There is a long planning history on the retail park stretching back to the mid 1980s. Originally the types of goods that could be sold were restricted only to non food goods with a limit on the maximum amount of DIY goods that could be sold, the restriction being based on traffic grounds not retail policy. Since that date there have been a series of consents each of which allow the unrestricted sale of non food goods, for example as recently as P16/V2458/FUL granted in December 2016.

Earlier consents, again with no restriction on non food goods resulted in the redevelopment of phase 1 and occupation by Sports Direct, Decathlon and Dreams; while these retailers sell some bulky goods they do not exclusively or even predominantly do so.

Given that the park has enjoyed a non bulky consent for over 30 years, including recently consents, there is no prospect that the owners would seek a bulky goods consent; if post adoption a redevelopment scheme would only be granted with such a condition, it would not be implemented, rather the owners would seek to refurbish the existing space and/or complete the implementation of earlier consents which include consent to sub divide and extend the Homebase unit. It is noted in particular that these earlier consents have been implemented and therefore will not expire through effluxion of time.

The second part of policy 15 relating to convenience retailing use is supported, indeed there is such an application before the Council at the time of writing.

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Reference to Seacourt Retail Park in the first paragraph of policy 15 should be deleted.

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