
Part B – Please use a separate sheet for each representation

Name or Organisation: Oxalis Planning Ltd

1. To which part of the Local Plan Review does this representation relate?

Paragraph Policy

2. Do you consider the Local Plan Review is:

(1) Legally compliant	Yes <input type="text"/>	No <input type="text" value="X"/>
(2) Sound	Yes <input type="text"/>	No <input type="text" value="X"/>
(3) Complies with the Duty to co-operate	Yes <input type="text"/>	No <input type="text"/>

Please tick as appropriate.

3. Please give details of why you consider the Local Plan Review 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 Review or its compliance with the duty to co-operate, please also use this box to set out your comments.

As Planning Agents acting on behalf of HL and the Trustees of the Eastern Green Land Pool Trust, we have an ongoing interest in the Eastern Green mixed-use allocation referred to in these representations, now known as 'Pickford Gate'.

Policy DS4 Part D in the CCCLP concerns specific principles of development for the Eastern Green allocation. Criterion 'X' of that policy requires the development to '*Make appropriate provision to aid future integration of the new rapid transit route within the site once the final route is known*'.

In conjunction with CCC, it was envisaged at the time of the existing adopted Local Plan, and when the Outline planning permission was granted, that CCC aspired for a rapid transit route to enter and exit the Pickford Gate site via the eastern boundary of the site (via Juniper Park). Since development of the site has progressed, including approvals of key infrastructure corridors within the site, CCC have made it clear that their application to link the 'Public Transport Corridor' through Juniper Park has since fallen away. This was the Council's envisaged route for the rapid transit corridor, and the eastern boundary of the site is considered the only feasible opportunity for the site to integrate a major new dedicated public transport network (as allowed for via the planning permission). Therefore, if the link to the site boundary via Juniper Park will no longer be pursued the Pickford Gate site can no longer provide a rapid transit route. Delivery of the rapid transit connection was always to be delivered in conjunction with the Council who controls

Juniper Park and who would deliver any future rapid transit system up to the site boundary. In the absence of progress with the envisaged link to join the approved corridor within the Pickford Gate site (and planning permission), it is unclear how the proposed retained criterion 'X' can be delivered.

The wording implies there may be other future routes or links into the site proposed, but that ignores progress made with reserved matters having been submitted and approved in some phases of the site, and other applications with CCC for determination. Third party developers have now bought or are in the process of buying other phases or parcels, and in order to deliver the housing allocated to the site, these partners require clarity and confidence regarding the policy context and expectations of the Council and Local Plan. Given the planning status of the Pickford Gate site, a loosely worded and open-ended policy criterion such as that proposed currently is entirely inappropriate and unworkable.

We therefore object to the soundness of Policy DS4 Part D, on the basis that criterion 'X' can no longer be delivered. This requirement of the policy for the Pickford Gate site should be removed.

Please refer to the written representations submitted alongside these forms, as well as the supporting Savills report: Industrial and Logistics (I&L) Needs Assessment February 2025.

(Continue on a separate sheet /expand box if necessary)

4. Please set out the modification(s) you consider necessary to make the Local Plan Review legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the Duty to Co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan Review 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.

Policy DS4 should be modified to remove 'Part D' Criterion 'X' in light of the information set out above.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

5. To which part of the Sustainability Appraisal (SA) report does this representation relate?

Paragraph

N/A

Please add any further comments relating to the SA report in the box below

N/A

(Continue on a separate sheet /expand box if necessary)

6. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

☐

No, I do not wish to participate in hearing session(s)

☒

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

As planning agents acting on behalf of the Landowners to promote the employment site located north of the A45, as well as in relation to the 'Eastern Green' housing allocation, we consider it necessary to participate in hearing sessions to provide ensure that 'Eastern Green' related policies remain relevant and deliverable.

(Continue on a separate sheet /expand box if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.