

View Response

Response Details

From David Feeny

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Status Complete

Response ID #797719

Question 1.

Your Name:

You must provide an answer to this question.

David Feeny - Trustee and Secretary

Question 2.

Your organisation (if applicable):

Jericho Wharf Trust

Question 3.

Your Address:

You must provide an answer to this question.

Personal address:

[REDACTED], Oxford, [REDACTED]

JWT address:

[REDACTED], Oxford, [REDACTED]

Question 4.

Your email address:

You must provide an answer to this question.

david.feeny@sbs.ox.ac.uk

Question 5.

Do you wish to be notified when the Oxford Local Plan 2036 is adopted by the Council?

You must provide an answer to this question.



Yes



No

Question 6.

DATA PROTECTION:

Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2036 Main Modifications Consultation only, and we will only store your data until the Oxford Local Plan 2036 is adopted. Information you give in this form will be shared with the Independent Examiners.

Please note: Anonymous representations may not be accepted.

Select at least 1 option.

Select this box if you are happy for us to state your name and the first line of your address and postcode when publishing your response(s).

Select this box if you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured.

Question 7.

To which Modification(s) or part(s) of the Sustainability Appraisal does this response relate?

You must provide an answer to this question.

MM90 (Page 182) Policy SP34 (Canalside Land)

42.1

Question 8.

Do you Support or Object the proposed modification(s)?

You must provide an answer to this question.

Support

Object

Question 9.

If you object, please state why:

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182). Please tick any which apply:

Not positively prepared - i.e. the strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. does not comply with the law

Question 10.

Reason for SUPPORT or OBJECTION:

Please give details to explain why you support or object to the wording of the Modification(s) or part(s) of the Sustainability Appraisal of the Main Modifications.

You must provide an answer to this question.

- The policy wording assumes a development scheme that includes the Church Institute building, currently in use as the Jericho Community Centre. However, this building is not part of the site addressed by Policy SP34. Furthermore it is separately owned - by the Church. The Policy should not be dependent on its

future availability.

- While we accept the Inspector's requirement to specify a minimum number of housing units for the site, there is a risk that 23 units is not achievable within other constraints for a scheme that is entirely within the site's defined boundaries.

- The policy as re-drafted states that 'the affordable homes will be provided on the existing community centre, Canal Street'. This implies that a maximum of 6 units will be affordable, out of a total of 23. Since this is far below the City's general requirement of 50%, it is surely a matter for the Planning Committee to determine.

See Q11 for full text approved by Jericho Wharf Trust Board of Trustees

Question 11.

Summary of Representation:

If your reason for support or objection is longer than 100 words, please summarise the main issues raised.

"The Jericho Wharf Trust was founded in 2012 to work on the local community's behalf for a development of the Jericho Canalside site that was beneficial to community interests and worthy of this unique location. Our Trustees are drawn from the Jericho Community Association, the Jericho Community Boatyard, the Jericho Living Heritage Trust and the Parochial Church Council of St Barnabas and St Thomas."

"In relation to the site, the JWT has had in-depth involvement for the past eight years with Officers and Elected Members of the City Council, and with representatives of developers and their architects. At the Inspectors Hearings in

December 2019, the JWT was represented by its Secretary and Treasurer - David Feeny.”

“For the following reasons the JWT does not believe Policy SP34, as re-drafted following the Inspectors Hearings, to be sound:

- The policy wording assumes a development scheme that includes the Church Institute building, currently in use as the Jericho Community Centre. However, this building is not part of the site addressed by Policy SP34. Furthermore it is separately owned - by the Church. The Policy should not be dependent on its future availability.

- While we accept the Inspector’s requirement to specify a minimum number of housing units for the site, there is a risk that 23 units is not achievable within other constraints for a scheme that is entirely within the site’s defined boundaries.

- The policy as re-drafted states that ‘the affordable homes will be provided on the existing community centre, Canal Street’. This implies that a maximum of 6 units will be affordable, out of a total of 23. Since this is far below the City’s general requirement of 50%, it is surely a matter for the Planning Committee to determine.”

“To make the policy sound and effective, we suggest that the opening paragraph of Policy SP34 be amended to read as follows:

‘Planning permission will be granted for a mixed use development - in accordance with the Canalside SPD - at the Canalside Land site that includes a minimum number of 23** dwellings, a public open space/square and a replacement operating boatyard and winding hole. The proposals should also allow for the delivery of a sustainably-sized community centre and a new bridge over the Oxford Canal for pedestrians and cyclists on site. Other complementary uses will be considered on their merits.

** The target of 23 dwellings assumes that a number of homes - including at least some of the affordable units - may be provided through conversion of the existing community centre in Canal Street, which is near to the main site and under separate ownership.'