

NOT DUTY MADE

65

St JAMES

SOUTH BUCKS D.C.  
DIRECTOR OF SERVICES

14 MAY 2010

RECEIVED  
DEVELOPMENT CONTROL

Mr Ian Motuel  
Sustainable Development - Planning Policy  
Capswood  
Oxford Road  
Denham  
Bucks  
FREEPOST SCE9630  
UB9 4LH

Date: 12<sup>th</sup> May 2010  
Our Ref: South Bucks Rep  
Your Ref:

Dear Mr Motuel,

**Re: South Bucks Local Development Framework  
Publications of Proposed Submission Core Strategy**

Please find enclosed a copy of St James Developments formal representation for the South Bucks LDF Core Strategy Proposed Submission Document.

I would be grateful if you could please provide me with confirmation of this submission, and notification of any future opportunities for consultation.

Kind regards,

Yours sincerely,

Encl. Pub





**South Bucks**  
District Council

**South Bucks Core Strategy  
Development Plan Document (DPD)  
Publication Stage Representation Form**

Ref:  
  
(For official use only)

Name of the DPD to which this representation relates:

South Bucks Core Strategy

Please return to South Bucks District Council, by 5pm on Wednesday 12<sup>th</sup> May 2010  
 By post to: Planning Policy Manager, South Bucks District Council, Capswood, Oxford Road, Denham, FREEPOST SCE9630, UB9 4BR or  
 By e-mail to: LDF@southbucks.gov.uk or  
 By fax to: 01895 837269  
 If you have any queries, please contact the Planning Policy Team on 01895 837200.

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\***



See note below

**2. Agent's Details (if applicable)**

*\*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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Jamie"/>	<input type="text"/>
Last Name	<input type="text" value="Folliard"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	
Organisation (where relevant)	<input type="text"/>	
Address Line 1	<input type="text"/>	
Line 2	<input type="text"/>	
Line 3	<input type="text"/>	
Line 4	<input type="text"/>	
Post Code	<input type="text"/>	
Telephone Number	<input type="text"/>	
E-mail Address (where relevant)	<input type="text"/>	



Important: Please note that your comments and personal details will be available for public inspection and therefore cannot be treated as confidential. Please make sure that you only give information that you are happy for others to see.

## Part B - Please use a separate sheet for each representation

Name or Organisation: St James Developments

### 3. To which part of the DPD does this representation relate?

Paragraph  Policy  Proposals Map

### 4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.

### 5. Do you consider the DPD is unsound because it is not:

(1) Justified	<input type="checkbox"/>
(2) Effective	<input checked="" type="checkbox"/>
(3) Consistent with national policy	<input type="checkbox"/>

6. Please give details of why you consider the DPD is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the DPD, please also use this box to set out your comments.

Having reviewed Core Policy 10: Employment it is evident that underlying objective is to protect all existing employment land and premises for employment use unless (1) there is reasonable prospect of a site being used for employment use during the Plan period or (2) there is a significant imbalance between local job opportunities and the size of the resident workforce. Such circumstances it will be identified through the Council's monitoring, and any employment land to be released for alternative uses will be identified through the LDF process.

Although it is acknowledged that further guidance on the application of this Core Policy will be provided in the Development Management DPD there does not appear to be any consideration given to redundant employment premises that do not lend themselves to such continued use. For example premises which are no longer suited to modern day business needs and those with poor level of access by public transport could otherwise be converted to uses better suited for rural enterprise, or for example a residential use.

The policy continues in explaining that support will be given to small scale and start up businesses, and rural diversification schemes providing they benefit the local community. Such a blanket approach to protecting all employment uses could potentially stifle schemes for rural enterprise without the appropriate policy guidance.

7. Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the DPD 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 acknowledged that the Development Management DPD is likely to include more detail on exceptions for changes from employment uses however for the benefit of developers and landowners it would be useful to see Core Policy 10 taking consideration of accessibility, location, and the importance of reusing redundant buildings once used for employment purposes.

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, 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.**

8. If your representation is seeking a change, 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

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(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 i examination.

Signature:

ate: 12<sup>th</sup> May 2010

Thank you for you  
We also encourage  
help us to monitor  
to you, as you dor

unities Monitoring form to  
form will not be attributed

## Notification Request

Please complete the following if you wish to be notified of any of the following:

I request to be notified of

The submission of the Core Strategy for independent examination

The publication of the recommendations of any person appointed to carry out the independent examination of the Core Strategy

The adoption of the Core Strategy

Please specify the address to which the notification should be sent to if it is different from the one given in the front page.