

Note:

The black bold and struck-through text tallies with the Inspector's draft proposed Main Modifications.

The red bold struck-through text denotes the Harwell Partnership's proposed changes to the Inspector's Draft Proposed Main Modifications.

The lower case bold red text denotes the Partnership's proposed additions to the Draft Proposed Main Modifications.

Core Policy 15b: Harwell Campus Comprehensive Development Framework

All new development at Harwell Campus, including decommissioning and remediation work on the licensed part of the site, will be guided by a comprehensive development framework **with the aim of providing a world class science and innovation campus environment supported by a range of uses and facilities to create a work-live-play community**

[note: addition needed to make clear the purpose of the Comprehensive Development Framework].

~~The new housing allocated at Harwell Campus will be provided to an exemplar standard and in the form of an Innovation Village to unlock the unique potential for economic growth offered by the Campus. The new Innovation Village will be fully and successfully integrated with the Campus, incorporating on site services and facilities and reflect a tailored mix of dwellings to help meet the needs of the organisations located at the Campus. This~~
dDevelopment will come forward in accordance with **Core Policies 15a and 15b** and the Development Template set out in **Appendix A**.

Sufficient land is ~~also~~ made available at Harwell Campus for research, innovation and economic development to accommodate at least ~~5,400~~**3,500** net additional jobs in the plan period up to 2031 within the designated Enterprise Zone.

Land within the Nuclear Licensed Site at Harwell Campus is subject to decommissioning of redundant facilities, management of waste in line with national policies and strategies for the management of waste (both directive and radioactive) and, where appropriate, the remediation of land. Land within the Nuclear Licensed Site may be released for redevelopment for alternative uses (including new employment uses). However, this is dependent on the progress made with site decommissioning and land remediation.

~~Proposals for development within the Campus must demonstrate how they contribute towards a comprehensive approach to development.~~

[Note: deleted because of repetition]

The Council will continue to work with Harwell Campus, the LEP, the AONB Management Board and other relevant stakeholders to prepare a comprehensive development framework for the Campus ~~and the Innovation Village~~. Development proposals will be considered in the context of a comprehensive approach to the whole Campus, including decommissioned and remediated land located on the licensed part of the site, in accordance with the criteria set

out below. Additional guidance will be provided by a comprehensive development framework that will be published as a Supplementary Planning Document, and include ~~which~~ **will seek to ensure that:**

- i. development is in accordance with and meets the requirements of a travel plan for the whole campus to make the necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling

- ii. development is in accordance with and makes the necessary contributions to a comprehensive landscape plan for the whole campus. No development will be permitted within structural areas of open space and perimeter landscaping. In considering proposals for new development and redevelopment, a high quality of landscaping will be required, existing important wildlife habitats will be retained and opportunities for the creation of new wildlife will be taken, where possible
- iii. proposals for buildings and structures (including their extensions) will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height, ~~and~~
- iv. any external lighting scheme must have a minimal impact in terms of light pollution, **and**
- v. **new uses and facilities genuinely meet, and will continue to meet, the needs of the Campus [Note: added to make it clear that need is a precondition of new uses/facilities being promoted].**

Harwell Campus Comprehensive Design Framework

- 2.101 Harwell Campus is a nationally and internationally significant centre for research and innovation and its continued development is crucial to both the success of the Oxford Economy and the national prospects for job growth associated with 'big science'.
- 2.102 The Campus is located within Science Vale and is at the heart of the Council's strategy, as set out in the adopted Local Plan 2031 Part 1 to promote Science Vale as a world-class location for science and technology-based enterprise and innovation.
- 2.103 The Campus is around 294 hectares in total and 93 hectares of the site were identified as an Enterprise Zone in 2012. The site is allocated for development by **Core Policy 15** (Local Plan 2031 Part 1), which is complemented by **Core Policy 15a and 15b** (Local Plan 2031 Part 2).

- 2.104 The Campus already contains a number of key organisations and facilities, including: the European Space Agency; the Health Protection Agency; the Medical Research Council; the Science and Technology Facilities Council's Rutherford Appleton Laboratory; and the Diamond Light Source.
- 2.105 Harwell Campus is a "world leading hub for science technology and business, boasting the diamond Light Source, the largest UK funded scientific facility to be built for over 40 years"¹. This puts the Campus in the top ten Science Parks in the world.
- 2.106 To ensure its continued development and success, Harwell Campus needs to compete on an international stage and provide a world class environment, which can continue to attract inward investment, commercial enterprise and highly skilled staff.
- 2.107 **To achieve its full potential, the campus needs to evolve from a Science and Innovation Park to a world class campus environment offering a work-live-play community. This requires an additional range of facilities and uses to be combined within the Campus. Any accommodation will have to be designed and managed so that it meets, in the long term, the needs of those working on and visiting the Campus.**
- 2.108 ~~A survey of existing Campus organisations, undertaken by CBRE for the Harwell Campus Partnership, has shown that in addition to business sector clustering, there is predisposition towards social / community clustering among the Campus workforce².~~
- 2.109 ~~Providing for residential uses as well as a business community will foster more interconnectivity between the different individuals and organisations. The aspiration of the Campus is to create a vibrant community, to allow greater cooperation and cross pollination of ideas by providing opportunities for scientists, technologists and innovators to live and work alongside each other. The CBRE survey has shown strong support from Campus employers for the provision of a community of this type at the Campus, and it is considered that this community is likely to attract new employers to locate at the Campus.~~
- 2.110 ~~The development of a new neighbourhood at the Campus offers the opportunity to create a purpose built environment, tailored towards the housing needs of the Campus and the local science community. The CBRE survey revealed that the existing Campus organisations view accommodation costs locally and the lack of flexible (short term) accommodation as a negative factor that is affecting their ability to attract suitably qualified staff. A new, purpose built environment will also be a key advantage in terms of sustainability and will reduce the potential need to travel both now and in the~~

¹ UKSPA - Harwell Innovation Centre; available at: <http://www.ukspa.org.uk/members/harwell-innovation-centre>

~~future as new companies and research establishments look to relocate to the Campus.~~

- 2.111 ~~The development of a new neighbourhood is strongly supported by Oxfordshire Local Enterprise Partnership (LEP) and both Vale of White Horse District Council and Oxfordshire County Council. Funds from the LEP are being secured and directed to deliver important local infrastructure improvements to support and enable both economic and housing growth to come forward locally.~~
- 2.112 Designation of much of the campus as an Enterprise Zone is an equally important aspect of the site's development. The development makes a significant contribution to the Oxfordshire LEP business rate income derived from development on Enterprise Zone land and it is therefore crucial that employment development on the Enterprise Zone continues to be supported.
- 2.113 ~~The Council considers, for the reasons explained here, that 'exceptional circumstances' exist to justify development within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The Part 2 plan therefore makes provision for around 1,000 dwellings at Land North of Harwell Campus in accordance with **Core Policies 15a and 15b (Figure 2.6).**~~
- 2.114 ~~However,~~ it is important that the Campus accommodates at least 3,500 net additional jobs in the plan period up to 2031 and has the potential to provide further jobs beyond 2031, as ongoing decommissioning of the licensed site takes place³.
- 2.115 It is essential that ~~both housing and future employment development at Harwell Campus is brought forward in line with a comprehensive development framework~~ **INCLUDING ANCILLARY ACCOMMODATION, COMPRISING SERVICED AND SHORT STAY ACCOMMODATION FOR STAFF AND VISITORS** ~~Where a need for accommodation for those working or visiting the Campus can be clearly evidenced this may include provision for serviced, short term and other forms of housing safeguarded for the use of those connected with the Campus. This~~ **A comprehensive framework** is important not only to ensure that new development supports the vision for the Campus, but to ensure development is fully integrated with the Campus, reflects its location within the North Wessex Downs Area of Outstanding Natural Beauty, and is developed to ensure that any further strategic infrastructure improvements are delivered in parallel.
- 2.116 ~~Based on the detailed evidence listed above, the Council considers that there are 'exceptional circumstances' to justify residential development at Harwell Campus that are in the public interest and in accordance with national policy. These can be summarised as:~~

³ Cambridge Econometrics and SQW (2014) Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment

● **~~The development is in the public interest:~~**

- ~~○ Harwell must be recognised as a national and international asset which has seen substantial investment and in which further investment in leading edge scientific facilities is proceeding apace. The UK taxpayer has invested substantially, over decades, and is continuing to do so. Taking steps to ensure a significant return on investment is certainly therefore in the public interest.~~

● **~~There is a need for the development (including national considerations):~~**

- ~~○ the underlying scientific asset base is world class, but without sufficient numbers of suitably qualified people who are willing and able to commit to working at Harwell, its impact will be stymied~~
- ~~○ The need for the development has been demonstrated by the Campus, and lead organisations located at the Campus, and is strongly supported by the Department for Business, Energy and Industrial Strategy and the Oxfordshire Local Enterprise Partnership. The development of an Innovation Village offering a highly sustainable 'live work play' community is considered essential to unlock the potential of the campus and ensure it continues to offer a world class facility. The housing proposed will offer a tailored mix of types and tenures to appropriately reflect the unique needs of the Campus.~~

● **~~The cost of developing elsewhere is greater and the scope for doing so is very limited:~~**

- ~~○ It is considered that the impact of not supporting residential development at Harwell Campus would be detrimental to the local economy, and in particular,~~
- ~~○ prevent the sites unique potential to support nationally and internationally important growth in science and innovation business.~~
- ~~○ The Enterprise Zone site is considered to be of sufficient size to support delivery of the identified employment growth projected for this site within the Plan period up to 2031. The wider Campus site contains substantial land available to support further, and longer term, economic growth.~~
- ~~○ Developing a sustainable 'work-live-play' community in the form of an Innovation Village could only be realistically provided on site. Trying to provide a multi-campus approach using remote sites would prevent the objective to support a single sustainable community from being achieved.~~
- ~~○ The Council have considered a wide range of alternative development sites, including those at Rowstock, West of Harwell Village, Milton Heights and North of East Hendred. These sites are all constrained, and would lead to greater impact on the setting of the North Wessex Downs AONB.~~

• ~~There will be limited detrimental effects on the environment, the landscape and recreational opportunities:~~

- ~~○ The land proposed for development at Harwell Campus is already allocated for development and is predominantly brownfield (previously developed) land (Appendix C).~~
- ~~○ It has been demonstrated that the proposed residential development at Harwell Campus would have limited impact on the landscape setting of the AONB and those limited impacts that have been identified are capable of being successfully mitigated.~~
- ~~○ Detailed work is ongoing to develop a comprehensive development framework for the site, which includes, for example, the need to achieve a high quality landscaping scheme (Core Policy 15b).~~

2.117 ~~The requirements for the housing allocation at Harwell Campus will be brought forward in accordance with the Development Template set out in Appendix A.~~ The formerly saved Local Plan 2011 (**Policy E7: Harwell Science and Innovation Campus**) is also replaced by the Part 2 plan **Core Policy 15b**.

2.XXX The policy also supports the on-going decommissioning, radioactive waste management and land remediation process at Harwell Campus – a process governed by national strategies which are subject to regular review and consultation and recognised as a material consideration in planning decisions. The Council is aware that the Environmental Regulators have issued draft guidance⁴ which requires Magnox (and other Nuclear Site Licence holders) to review the site-wide waste management approach to identify and deliver an optimised site end state. This includes considering a range of waste management options covering forms off on-site and off-site management and the approach to managing land contamination. Any works associated with decommissioning, radioactive waste management and land remediation at the site will be brought forward in line with Core Policies 15a and 15b. The Council will engage with the Site Licence holders during the plan period to keep updated on progress with decommissioning and clean-up.

2.118 The Council will work with Harwell Campus Partnership and other key stakeholders to prepare a comprehensive development framework for the campus, which will be adopted as a Supplementary Planning Document (SPD). A Local Development Order (LDO) will also be prepared to facilitate the effective and accelerated planning of proposals coming forward on the Campus. The Framework will provide more detailed guidance to inform proposals for development on the site, including the need for the following:

⁴ Guidance on Requirements for Release of Nuclear Sites from Radioactive Substances Regulation (February 2016)
(<https://consultation.sepa.org.uk/operations-portfolio/grr/>)

- landscape and visual assessment, including on the North Wessex Downs AONB and the development of a heights parameters plan for the campus
- design statement demonstrating how DEVELOPMENT ON THE SITE ~~the scheme~~ will achieve exemplar design that is fully integrated with the wider Framework Masterplan and is consistent with the Council's Design Guide SPD
- ecological assessment including mitigation plans and, where considered appropriate, compensation plans
- light pollution assessment
- transport assessment and travel plans
- historic buildings and historic environment assessment
- facilities capacity study demonstrating how proposals will deliver enhanced community services, infrastructure, recreational facilities and improved retail facilities;
- **the criteria for identifying the need for accommodation for those visiting or working on the Campus, and the requirements for ensuring that any accommodation provided is secured long term for that purpose;** and
- **a** statement on contamination.