

Local Plan Part One Examination  
Response to the Inspector's queries  
raised during Matter Two

Vale of White Horse District Council

29 September 2015

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## 1. Data on employment change and commuting patterns

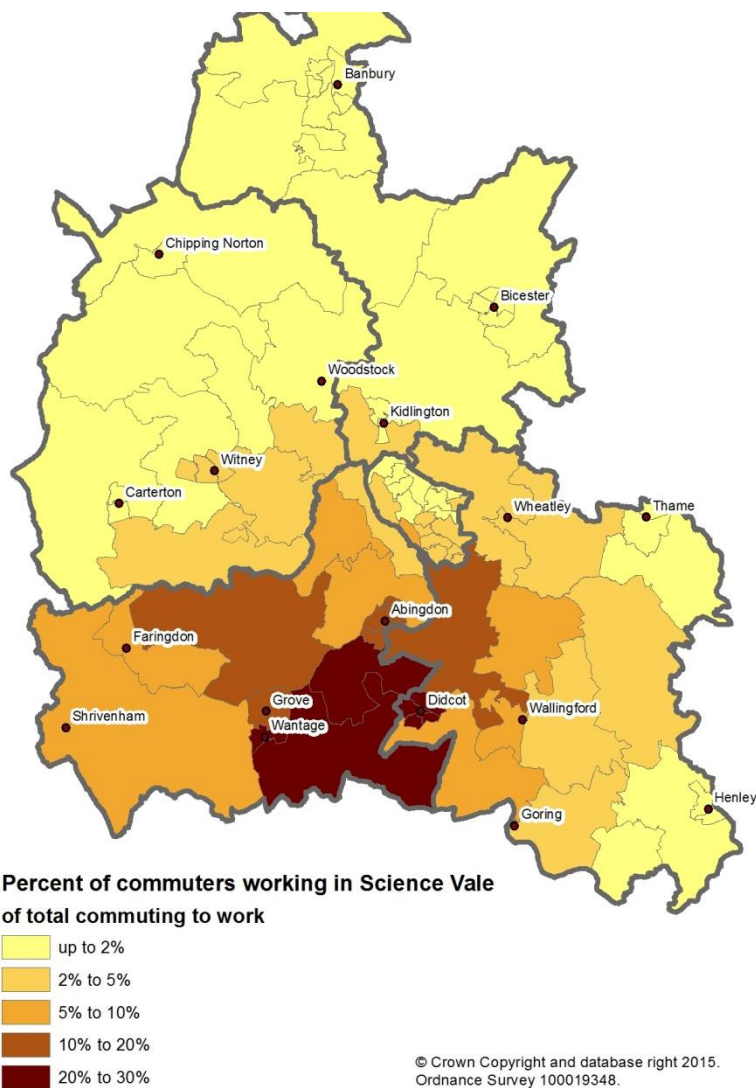
- 1.1. This section provides the data requested on employment change and commuting requested at the Matter Two hearing session.

**Table showing the data on employment change presented at the Hearing**

	<b>Overall Employment Change 2011-2013</b>	<b>High Tech cluster Employment change 2011-2013</b>
Vale of White Horse	+2% (900)	+9% (1100)
Oxfordshire	+1%	+5%
Great Britain	+2%	+3%

Source: BRES, 2013

**Map showing the percentage of commuters working in Science Vale of the total commuting to work**



Source: Census 2011

## 2. Data to support the growth of the UK's space sector at Harwell Campus

- 2.1 At the hearing session, data was provided from sources that do not currently form part of the core document list by a number of parties. It is relevant to note this only relates to the space sector, which is only one of many sectors that are relevant as referred to in chapter 4 of the Oxfordshire Economic Forecasting Report (ECO.02).
- 2.2 The District Council has contacted the UK Space Agency since the Hearing; it has been confirmed that the 100,000 job figure is still the agreed target, with 5% of it to be delivered at Harwell Campus. This supports the approach taken by the Oxfordshire Economic Forecasting Report (ECO.02). The e-mail is attached at Appendix One.

### 3. Clarification on matters associated with employment land within South Oxfordshire being delivered in the Vale of White Horse

- 3.1 The purpose of this note is to respond to questions raising concerns over possible double counting in respect of provision within the Vale of White Horse Local Plan 2031 Part 1 for 6.5 hectares (has) of employment land to address a shortfall in supply within South Oxfordshire.

***Has there been any double counting in terms of jobs and homes relating to the 6.5ha of land to be provided in Vale of White Horse on behalf of South Oxfordshire?***

- 3.2 This issue is solely one of employment land supply. It has had no bearing on employment forecasts and the assessment of housing need. The assessment of capacity of allocated sites in the Oxfordshire Economic Forecasting Report (ECO.02) was not an input to the economic forecasting for jobs needed and had no influence on the 23,000 jobs for the Vale of White Horse and therefore has no impact on the subsequent work on housing in the Strategic Housing Market Assessment (SHMA).
- 3.3 ECO.02 and the SHMA are objective assessments of need for jobs and housing in Oxfordshire. Land supply does not affect the need generated in these studies.
- 3.4 The scale of economic growth expected has been assessed based on analysis of economic drivers and how different sectors of the economy are expected to perform. This is shown in Table E.5 of ECO.02. This then provides a job figure, which is fed into the SHMA. The jobs (and any related housing) associated with South Oxfordshire were solely attributed to South Oxfordshire. South Oxfordshire relies on an element of the supply within the Vale but for the reasons set out above, land supply has had no bearing on the derivation of job numbers or housing need. There is therefore no double counting of housing requirements in Vale of White Horse and South Oxfordshire as a result.
- 3.5 It follows that whilst the Vale of White Horse has agreed to meet the employment land supply shortfall in South Oxfordshire there has been no commensurate adjustment to housing need figures, and the homes associated with this are embedded in the Objectively Assessed Need for South Oxfordshire and will be delivered in South Oxfordshire.

***Where is it documented that the jobs from South Oxfordshire were not attributed to Vale of White Horse?***

- 3.6 ECO.02 in its conclusions compares the forecast job growth against supply to identify whether there is a shortfall or surplus of employment land by district. The assessment was undertaken subsequent to the forecasting to consider whether there was sufficient capacity / land to accommodate the forecasts. Table K3 clearly sets out that the 500 jobs associated with the 6.5 ha of land from South Oxfordshire was treated as part of the requirement for South Oxfordshire. This is reiterated in Table 6.2.

***Is the 6.5ha attributed to the former Didcot A Power Station?***

- 3.7 The Inspector's Report for South Oxfordshire's Core Strategy addresses this question in paragraphs 111-113. These paragraphs are on the next page for ease of reference.

*"The CS identifies a need for the equivalent of 20ha of employment land for class B uses to 2027 in addition to existing commitments and allocations. This allows for a small margin over the needs for the plan period assessed in the Employment Land Review (ELR)."*

*Under CSEM2 specific allowance is made for about 6.5ha of this total to be met on land in VoWH District to the west of Didcot. As so much of the growth in both Districts is intended to be centred at Didcot, this integrated cross boundary arrangement is a sound approach which can complement the planned SCOTS improvements. However, change is needed to para 6.18 (MM19 & MM59) to avoid inappropriate prescription upon the future VoWH CS, removing the impression that Harwell Oxford and Milton Park may be the only candidate locations in VoWH which could be selected to accommodate economic growth to meet the requirements of South Oxon.*

*Reference has been made under issue 4 to the future closure of Didcot A power station, which will eventually result in the availability of about 40ha of brownfield land across the border in VoWH. Options for employment use (at least in part) of this and possibly other adjoining land may need assessment in the VoWH CS but without a joint CS it would be inappropriate for the South Oxon CS to fetter consideration of this matter.”*

- 3.8 The Vale of White Horse Local Plan 2031 (Part 1) clarifies how it has been treated in its land calculations at Paragraph 4.31, which states:

*“Policy CSEM2 of the adopted South Oxfordshire Core Strategy indicates that 6.5 hectares of employment land will be provided at Didcot, within the Vale of White Horse District, in order to help meet the town’s needs. This 6.5 hectares is included within the 28 hectares to be provided at Milton Park and contributes towards the identified requirement of 219 hectares for the Vale of White Horse District.”*

#### 4. Clarification relating to total employment land in the Vale of White Horse District and Core Policy 6 (CP6)

4.1 Core Policy 6 identifies only land at Harwell Campus that is available.

4.2 Total land allocated at Harwell Campus:

- **c.290 hectares** -this includes a 'licensed site' that is in the process of being decommissioned for future use and is not available.

4.3 Total land expected to deliver growth in the plan period (2011 – 2031):

- Enterprise Zone: 94 hectares
- Outside of Enterprise Zone: 35 hectares
- **Total: 129 hectares**

4.4 Total land at Harwell Campus not expected to be available in the plan period (2011-2031)

- **161 hectares**

4.5 Therefore, the total employment land allocations for Vale of White Horse district equals **380 hectares**.

**Table showing summary of employment land**

<b>Total allocated employment land (hectares)</b>	<b>Total deliverable employment land 2011-2031 (hectares)</b>
380	219

#### ***Clarification on adjustments to employment land available for future development***

4.6 The table below sets out the differences in deliverable employment land supply between the Oxfordshire Economic Forecasting Report (ECO.02) and the Submission version of Local Plan 2031 (Part One) Core Policy 6.

4.7 **NB:** Core Policy 6 specifically relates to employment land that is vacant/developable on allocated sites, and does not include employment land which has already been developed.

**Table showing Employment Land available for future employment development (as per Core Policy 6)**

	<b>Oxfordshire Economic Forecasting Report (Table K.4)</b>	<b>Available Land in submission version of Local Plan (DLP01, p.43)</b>	<b>Change</b>
	<b>(Hectares)</b>	<b>(Hectares)</b>	<b>(Hectares)</b>
Milton Park	28	28	0
Harwell Campus (Enterprise Zone)	85	94	+9*
Harwell Campus (Outside of Enterprise Zone)	0	35	+35**
Monks Farm, North Grove	6	6	0
Didcot A	29	29	0
South of Park Road, Faringdon	3	3	0
<b>Other Saved Employment Allocations</b>			
Abingdon Business and Park	0.67	0.67	0
Abingdon Science Park	0.74	0.74	0
Cumnor Hill	0.3	0.3	0
Wootton Business Park	1.48	1.48	No change
Milton Hill Business and Technology Park	0	11.2	+11.2***
Grove Technology Park	5.4	5.4	0
Land adj. to A420, Faringdon	4.2	4.2	0
Land north of Park Road, Faringdon	0.18	0.18	0
<b>Total</b>	<b>163.97</b>	<b>219.17</b>	<b>55.2</b>

**\* Harwell Campus Enterprise Zone:** The *Oxfordshire Economic Forecasting Report (ECO.02)* previously identified the total amount of enterprise zone land at Harwell Campus as being 85ha (Table K.4). The amount of land in the original EZ submission for designation and the final area designated changed. The final designation map is attached at Appendix Two). This change which was not initially picked up. The Employment Land Review Addendum (**ECO01.2**) and submission Local Plan 2031 (Part One) corrects the total area of enterprise zone land to reflect the area designated i.e. 94ha.

**\*\* Harwell Campus outside of Enterprise Zone:** The *Economic Forecasting to inform the Oxfordshire SEP and SHMA (ECO.02)* identifies that over the plan period, there will be job growth in sectors such as space science, satellite technologies and environmental technologies. The report identifies that this growth would be expected to take place within or adjacent to the enterprise zone land at Harwell Campus. This growth is in addition to the jobs already planned to come forward on the enterprise zone land. Table K.4 of **ECO02** states that additional land “should be available for development in the short term over and above the [enterprise zone] area, and more long term”. This is reflected by the addition of 35ha of land at Harwell Campus outside of the



enterprise zone to provide for these additional jobs. These jobs are linked to the Big Science and high tech clusters in Harwell Campus specifically.

\*\*\* **Milton Hill Business and Technology Park:** The *Employment Land Review 2013 Update (ECO01)* identified that there was no vacant/developable land at Milton Hill Business and Technology Centre. The report assumed that the redevelopment of Milton Hill Business and Technology Centre would be completed as per an outline planning permission (Ref: P06/V1200/O and P11/V2565/EX). However, the redevelopment of the site did not take place. Consequently the entire site (11.2ha) has been added to the supply as vacant/developable employment land in the *Employment Land Review Addendum (ECO01.2)* as it has been vacant since 2000 and was cleared of any structures in 2005.

## 5 Clarification on the figures for employment and what they represent

5.1 The purpose of this note is to provide clarity on what the figures for employment within the Cambridge Economics and SQW Report (ECO.02) represent.

5.2 As the report sets out on Page 5:

*“The measure of employment in LEFM and throughout this report is jobs, some of which are part time; the metric is not full time equivalent jobs. This means that the actual number of people in each area can be less than this figure, if, for example, someone has more than one part-time job. Estimates from the Annual Population Survey suggest that in Vale of White Horse District less than 4% of workers hold down more than one job. The measure includes self-employment, whether on a full-time or part-time basis.”*

5.3 The figures in the report therefore refer to jobs – whether full or part-time, and include both employees and those who are self-employed.

5.4 As clarified in the discussion during the Hearing, the figures for jobs are for those which are based within the District. These jobs do not correspond to people whose employment is based elsewhere, but who (for example) might come to the District on a temporary basis such as to undertake research using the Diamond Light Synchrotron but who are employed by organisations based elsewhere (such as at the University of Manchester).

6 In the SHMA, in calculating housing need, account is taken of the proportion of workers who have more than one job. No account is taken of temporary workers, as it is assumed they do not need housing in the Vale of White Horse.

## 6. Sustainability Appraisal of Housing Requirement

- 6.1 The Table below provides an overview of the reasonable options assessed for the Plan's housing requirement. Further detail is provided within the Submission Sustainability Appraisal (March 2015) (DLP04) at Section 10.6.
- 6.2 As shown in the SHMA (HOU01), the economic baseline projection (PROJ 3) for housing over the plan period for the Vale of White Horse District is 12,453 dwellings (623 dwellings per annum).

Sustainability Appraisal Options	Housing Requirement	Housing Requirement per annum
Option A	13,294	665
Option B	19,688	984
Option C	14,308	715
Option D	15,594	780
Option E	16,608	830
Option F	15,898	795
Option G	20,560	1028

## Appendix One: Email from UK Space Agency

9/25/2015

Space jobs targets - Carolyn Organ

### Space jobs targets

Baldwin Colin (UK SA)

Fri 25/09/2015 11:58

To: Carolyn Organ

Dear Carolyn

The target of 100,000 new space jobs by 2030 was first articulated in the space Innovation and Growth Strategy 2010 and was reaffirmed in the 2014 Space Growth Action Plan ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/298362/igs-action-plan.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/298362/igs-action-plan.pdf)) which noted "Some 95% of all new jobs and activities are likely to be located away from Harwell". Following this report, stakeholders at Harwell who are working together to develop the space sector on the campus accepted the challenge that the remaining 5% (5000 jobs) should be on the Harwell campus.

The overall target is acknowledged in the Civil Space Strategy 2015-16 (page 10) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/419980/Final\\_Corporate\\_Plan\\_format\\_2015-16\\_pages.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/419980/Final_Corporate_Plan_format_2015-16_pages.pdf)). In 2015, an IGS update report was issued to provide a report on progress to date – the ambition for 100,000 new space jobs is further referenced in this document (top of page 11) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/444918/SPACE-IGS\\_report-web-JJF-V2.0.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/444918/SPACE-IGS_report-web-JJF-V2.0.pdf)).

These are the latest published references I can find. I hope this helps?

Best regards

Colin

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Colin Baldwin  
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## Appendix Two

Map from DCLG showing the land designated as an Enterprise Zone at Harwell Campus

