



**Vale of White Horse Local Plan Part One:
Strategic Sites and Policies**
Publication Stage Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email planning.policy@whitehorsedc.gov.uk no later than Friday 19 December 2014 by 4.30 pm precisely.

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*

**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.*

2. Agent's Details (if applicable)

Title	Mr	
First Name	Keith	
Last Name	Mintern	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	71 Crafts End	
Line 2	Chilton	
Line 3	Didcot	
Line 4	Oxon	
Post Code	OX11 0SB	
Telephone Number		
E-mail Address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation :

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

Paragraph	<input type="text" value="4.17"/>	Policy	<input type="text" value="Core Policy 5: Housing Supply Ring fence"/>	Proposals Map	<input type="text"/>
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4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Please mark as appropriate.

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

Paragraph 4.17 states that the “Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment” by SQW and Cambridge Econometrics February 2014 indicates that around 15,850, or ~70%, of the 23,000 new jobs forecast for the district to 2031 are likely

to be located in the Science Vale Area. To clarify, this means that the Vale expect up to 15,850 new jobs to be created within the South East Vale covering the area from Wantage and Grove in the West to the outskirts of Didcot in the East, and from Sutton Courtenay in the North to Chilton in the South.

In the "Further Justification" for building at the Harwell Oxford Campus is the statement "It is estimated that at least 5,400 net additional jobs will be created at the campus." (SOURCE: URS SA Report Final Paragraph 13.3.5).

The aforementioned document by SQW/Cambridge Econometrics clearly states, in relation to the UK Science Vale Enterprise Zone, that:

"In total therefore, we estimate that the increase in jobs above trend could be as follows: 5,400 net at Harwell and Milton Park, primarily in the Enterprise Zone (EZ) but also on other land at Harwell".

Cambridge Econometrics then clarifies that the split between the Harwell Oxford Campus and Milton Park would mean that up to 3,500 net jobs could be created at the Harwell Oxford Campus in the time period to 2031.

However, it is important to distinguish between the total number of jobs at an employment site, and the net number of new jobs that are expected to be created.

A further net 5,400 figure for the Harwell Oxford Campus is quoted by the SQW/Cambridge Econometrics Report, but only in so far as it states that "There is scope for considerable further development at Harwell beyond the EZ " (SOURCE: Cambridge Econometrics Report, page 19 and Table 4.1). Therefore the land at Harwell Oxford Campus, including the land outside the EZ, has the potential capacity to accommodate up to net 5,400 new jobs.

The projected job figures appear to come from a simple area of land divided by the land required per employee calculation at a jobs/floor space density of 24 (SOURCE:SQW/ Cambridge Econometrics, Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment, February 2014, Table K.4: Employment sites and jobs in Vale of White Horse, page 117).

Therefore, the net 5,400 number for the Harwell Oxford Campus actually represents a job capacity for the site, not the projected number of new jobs. The Harwell-Oxford Campus has never pursued a policy of speculative development so any housing development should be under their control if it is to match employment growth

The SQW/ Cambridge Econometrics report still concludes that 3,500 net new jobs have the potential to be created at the Harwell Oxford Campus in the time period to 2031.

As a result, the further justification for building at the Harwell Oxford Campus citing that at least 5,400 net new jobs will be created at the Harwell Oxford Campus is misleading; it either means 5,400 net new jobs across the Harwell Oxford Campus and Milton Park OR 3,500 net new jobs at the Harwell Oxford Campus.

The growth plans for the Science Vale are ambitious: "the Science Vale's ambitious growth plans" (SOURCE: <http://www.whitehorsedc.gov.uk/news/2014/2014-03/incentive-boost-science-vale-oxford>)

Indeed, even the VWHDC admit that the growth plans for the Science Vale are ambitious; "There is an ambitious programme of job creation and growth for the Science Vale area" (SOURCE: Local Plan 2031 Part 1 Strategic Sites and Policies Publication Version November 2014, paragraph 5.68)

The SQW/Cambridge Econometrics report also states that *"There has been almost no supply of business space on a speculative basis, even in the Science Vale Enterprise Zone". To date the Harwell-Oxford campus has never provided speculative space.*

Therefore, the statement of "at least 5,400 jobs" being created at the Harwell Oxford Campus is misleading, unjustified and therefore unsound. There is little evidence of Consultation with the Harwell-Oxford Campus and a current strategy for the Campus has not been published.

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

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant

or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan 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.

In order to make the Local Plan sound and legally compliant, and protect the North Wessex Downs AONB, the following modifications are necessary:

- Remove the entire allocation of 850 homes from the Harwell East Campus.
- Remove the additional allocation of 150 homes from the North West Harwell Campus (eg reduce the number of houses from 550 to 400(including the 125 already given outline permission)).
- Include provision of up to 400(including the 125 already given outline permission) new homes at the North West Harwell Campus, provided that all development is contained within the perimeter of the Harwell Oxford Campus and is controlled by the Harwell Oxford Campus.
- Reallocate the 850 homes from the Harwell East Campus and the additional 150 houses from the North West Harwell Campus (1,000 houses in total) to other sites already identified by the Vale of White Horse, for ex Or reduce the total SHMA allocation for the District by 1000
- ample:
 - (a) Valley Park (which has already been assessed as having additional capacity for up to a further 1,200 homes)
 - (b) Didcot A (capacity for 425 houses), or
 - (c) Land West of Steventon (capacity for 350 houses), or
 - (d) Distributed throughout the West Vale in order to encourage and support economic growth and prosperity more equally across the district.
- Or reduce the total SHMA allocation for the District by 1000
- Remove the North Wessex Downs AONB entirely from the Science Vale “Ringfence” in order to protect it from future speculative development should the Science Vale fall behind in delivery of its housing targets.

These steps will make the Local Plan compliant with the NPPF paragraphs 115 and 116, and make the Local Plan compliant with the CRoW Act 2000.

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

7. If your representation is seeking a modification, 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

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

***Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

Signature:



Date:

11/12/14