

Local Plan 2031 Part 2

Publication Version
Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse
Local Plan 2031 Part 2

Please return by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

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.

Title	Mr
First Name	Philip
Last Name	Campbell
Job Title (where relevant)	Commercial Director
Organisation representing (where relevant)	MEPC Milton GP Limited
Address Line 1	
Address Line 2	
Address Line 3	
Postal Town	
Post Code	
Telephone Number	
Email Address	

2. Agent's Details (if applicable)

Ms
Laura
Black
Assistant Planner
Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU
020 3664 6755
laura.black@torltd.co.uk

Sharing your details: please see page 3

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

Policy

Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

No

4. (2) Sound

Yes

No

4. (3) Compiles with the Duty to Cooperate

Yes

No

5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. 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 Cooperate, please also use this box to set out your comments.

Please refer to accompanying representation letter dated 22/11/2017

(Continue on page 4 /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 matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate 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.

Please refer to accompanying representation letter dated 22/11/2017

(Continue on page 4 /expand box if necessary)

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?

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

☐

No, I do not wish to participate at the oral examination

☐

Yes, I wish to participate at the oral examination

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

Signature:

Laura Black

Date:

22/11/2017

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

Would you like to hear from us in the future?

I would like to be kept informed about the progress of the Local Plan

☒

I would like to be added to the database to receive general planning updates

☐

Please do not contact me again

☐

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

Alternative formats of this form are available on request. Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email planning.policy@whitehorsedc.gov.uk

Please return this form by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk



TERENCE
O'ROURKE

Vale of White Horse District Council
Planning Policy Team
135 Eastern Avenue
Milton Park
Milton
Abingdon
OX14 4SB

Sent by email: planning.policy@whitehorsedc.gov.uk

22 November 2017

Our Reference: 199302A6

Dear Planning Policy Team,

Vale of White Horse Draft Local Plan 2031 Part 2: Detailed Policies and Additional Sites. Publication Version (October 2017)

On behalf of our client MEPC, I have the pleasure in submitting this letter as a representation in response to the Vale of White Horse Draft Local Plan 2031 Part 2 (LPP2) Publication Version.

Milton Park falls within the Vale of White Horse (VOWH) administrative boundary and MEPC has been involved for thirty years. Parts of the site are included within the Science Vale UK Enterprise Zone, which were introduced by the government to stimulate private sector investment and support business development. Today, it is one of Europe's largest multi-use business and science parks, hosting more than 200 companies, which employ around 9,000 people throughout the 100-hectare site.

In December 2012, the Vale of White Horse District Council adopted the Milton Park Local Development Order (LDO). The purpose of the LDO is to simplify planning control and encourage economic growth. The LDO enables a vibrant business area, promoting employment-generating uses at the business park to maximise the success of the Science Vale UK Enterprise Zone.

MEPC previously submitted a representation in response to the VOWH Draft Local Plan 2031 Part 2 Preferred Options consultation on 4th May 2017.

MEPC is pleased to see that within the Draft LPP2, Milton Park continues to be recognised as a significant employment site within the South East Vale Sub-Area. Paragraph 2.89 of Chapter 2: Additional Sites and Sub-Area Strategies states:

LONDON
7 Heddon Street
London
W1B 4BD

BOURNEMOUTH
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

TELEPHONE
020 3664 6755

www.torltd.co.uk



“The South East Vale Sub-Area provides the main focus for housing and economic growth within the Vale of White Horse District...The Sub-Area contains a number of internationally significant Science Vale sites, including the Enterprise Zone sites at Harwell Campus and Milton Park”.

Paragraph 2.33 of Chapter 2 states:

“The Science Vale area houses a number of significant employment sites, including the Enterprise Zone sites at Harwell Campus and Milton Park, and forms the southern end of the Oxfordshire Knowledge Spin”.

MEPC is fully supportive of these paragraphs within the draft LPP2.

Chapter 3: Development Management Policies sets out the VOWH priorities for ensuring a strong and sustainable economy. Amongst these priorities is the promotion of the Science Vale. Paragraph 3.57 specifically states:

“The Local Plan 2031 plans for and supports a strong and sustainable economy with particular focus on promoting Science Vale as a world class location for science and technology-based enterprise, especially the Enterprise Zone sites at Milton Park and Harwell Campus”.

Core Policy 18a within Chapter 2 of the draft LPP2 relates to the Safeguarding of Land for Strategic Highway Improvements within the South-East Vale Sub-Area. Paragraph 2.130 states:

“Additional strategic highway infrastructure schemes (dedicated access to / from the A34 to Milton Park and pedestrian and cycle bridge over A34 at Milton Heights) are being investigated...and for this reason, land is safeguarded in Core Policy 18a to avoid their future delivery being prejudiced”.

MEPC supports the safeguarding of land for infrastructure improvements, and the potential for a dedicated access to and from Milton Park. This will result in greater accessibility to Milton Park, therefore enhancing and supporting Milton Park's economic growth and prosperity.

MEPC particularly welcomes improvements to the cycle network, which can be delivered over the immediate timeframes. Enhanced cycle routes will better connect employment locations, including Milton Park, to the surrounding villages.

Cohesion between housing and employment locations is vital to ensuring the sustainable development of the wider area.

Didcot was designated a Garden Town by the Government in December 2015. Chapter 2 of the draft LPP2 under Figure 2.7 sets out the seven Didcot Garden Town Masterplan Principles. Principle 2 – Local Character states:

“Didcot's identity will champion science, natural beauty and green living, in part delivered through strengthened physical connections and active public and private sector collaborations with the Science Vale”.



The Garden Town Masterplan area, as depicted in figure 2.8 of the draft LPP2, encompasses Milton Park, albeit the area does not form a development boundary. MEPC believes that Didcot's Garden Town designation provides a real opportunity to create a cohesive, inter-connected plan for the local area.

MEPC fully supports the concept of the Didcot Garden Town proposed development plan and the creation of a shared vision for the area, which seeks to accommodate the growth of Didcot.

As stated in its submitted representation to the Didcot Garden Town Proposed Delivery Plan (June 2017) consultation, MEPC would very much welcome the opportunity to discuss the development proposals in greater detail with officers going forward.

Chapter 3, Page 77, Development Management Policy 10 sets out the position on Ancillary Uses on Employment Land. MEPC agrees that there is a need for ancillary facilities such as restaurants and shops, particularly within employment sites including Milton Park, due to its location away from larger settlements. Such ancillary facilities ensure the sustainable development of employment sites, reducing the need and volume of travel.

The Milton Park LDO also recognises the need for ancillary facilities, allowing for "other uses" which directly support the viability and sustainability of the business park and its staff, customers and visitors.

Milton Park is highlighted as a significant employment site and an important asset to the Vale of White Horse District Council, particularly within Chapters 2 and 3 of the draft LPP2. MEPC is generally supportive of the draft policies set out within the Vale of White Horse Draft LPP2. It is imperative that Milton Park continues to be identified as an important business and science community. Such a supportive policy perspective is essential to the economic growth and prosperity of both Milton Park and the Vale of White Horse District.

Please do not hesitate to contact us should you wish to discuss further.

Yours faithfully,

Laura Black
Assistant Planner

Cc Philip Campbell, Commercial Director, MEPC Milton GP Limited