

JPPC ref: hv/6165NWHC

Via email to:  
planning.policy@whitehorsedc.gov.uk

Planning Policy Team  
Vale of White Horse District Council  
Benson Lane  
Crowmarsh Gifford  
WALLINGFORD  
Oxfordshire  
OX10 8ED

16 December 2014

Dear Sirs

**Local Plan 2031 Part 1: Strategic Sites and Policies  
Consultation Publication Version November 2014  
Core Policy 15- Comments regarding North West of Harwell  
Campus and East of Harwell Campus**

In relation to the above proposed allocation I write on behalf of landowner the Hendred Estate<sup>i</sup>, in respect of proposed Core Policy 15. I have also sent another letter on the Estate's behalf in relation to other land but the two letters have different references.

**General Support for Local Plan**

The Estate agrees with the Council that there is a need to identify a number of larger development sites in order to ensure that sufficient housing is built to meet the housing needs of the District as identified in the latest available evidence which is the SHMA (February 2014). This would appear to meet the requirement in the NPPF (para 14) for Local Plans to meet objectively assessed needs.

Any allocation will need to be located in a sustainable location and have good sustainable development credentials.

The Council is proposing larger scale development in the Science Vale area and to ring fence this which is supported.

**Support to policy-**

Reference: Core Policy 15 Local Plan Part 1 Strategic Sites and Policies: Spatial Strategy for South East Vale Sub-Area

The Hendred Estate owns land which is proposed as part of the **allocation termed North West Harwell**. This proposed is supported.

The map below (Figure 1) shows the proposed allocation (copied from page 38 of Appendix 1 of Local Plan 2031 Part 1: Strategic Sites and Policies Consultation Publication Version November 2014).

Also shown on this map is other land within the ownership of the Hendred Estate of relevance here (they own other land further north and west too where the green meets the edge of the image).

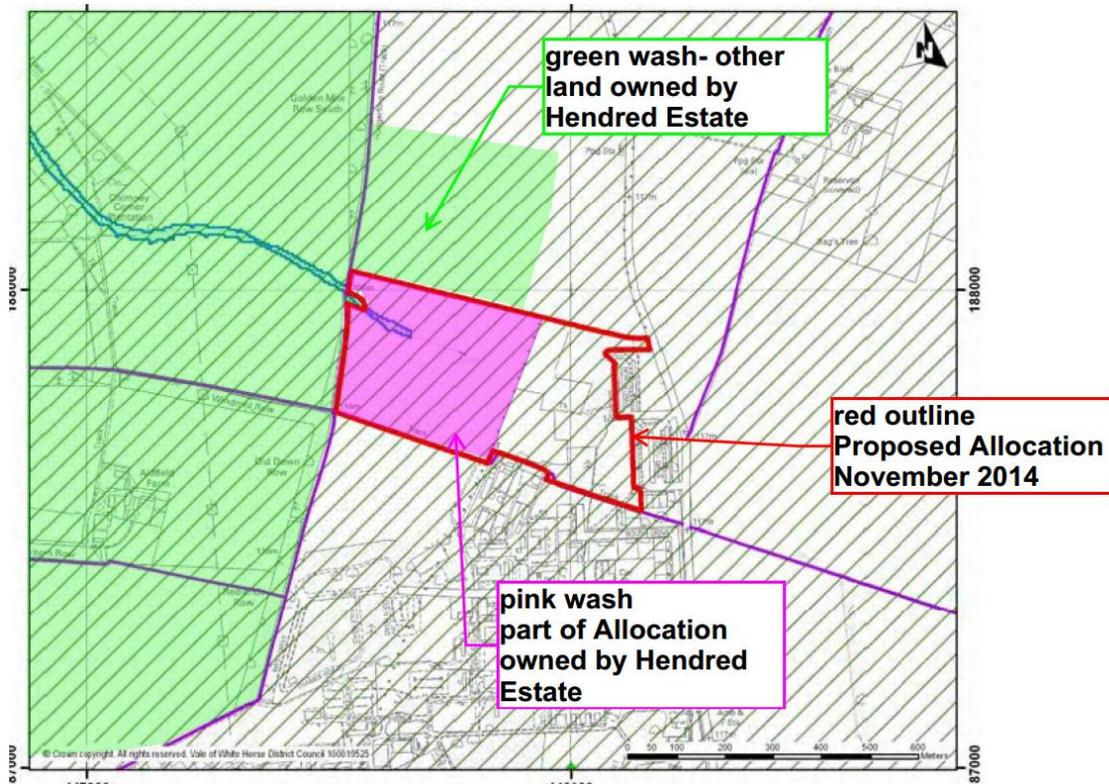


Figure 1- Annotated version of North West Harwell Campus Allocation

The Hendred Estate supports the proposed allocation of land in relation to Northwest Harwell Campus as outlined in red above, the reasons for this being in brief as follows:

The Harwell Oxford Campus has a large employment potential in addition to the large numbers of people that are accommodated there at present. We are of the view that this site presents an obvious opportunity for strategic development. Of the sites contiguous with the existing Campus this site would result in least harm to the AONB yet still offer excellent connectivity and sustainable development credentials.

Local Plans are to be visionary and we consider that the strategic development identified falls in that category whilst also meeting identified needs.

In our view the site put forward would deliver sustainable development; as required by the NPPF. A balancing exercise has to be carried out, but the benefits of developing this particular site would outweigh any possible disadvantages, given the pressing need for additional housing to meet identified needs and the need to place this where benefits will result and there is a clear potential synergy in locating homes near jobs.

People living here would not need to own a car to access many services. In future there will be yet further services added. We consider the site is a sustainable location and furthermore is very well positioned to be considered sustainable in future transport terms, given the promotion of Science Vale. As encouraged in the Local Plan, by developing this area it would help to provide balanced communities that will be benefiting from the local employment opportunities. The District and County Councils have already embarked on a programme of infrastructure improvement that

this site could utilise, including a full junction at Chilton on the A34. This site would make good use of the work identified under this commitment.

The level of development envisaged would be fairly easily deliverable and provision of this level of development would provide support for services in the vicinity. The Hendred Estate owns land is available for development now and is deliverable soon and certainly within the life of the plan thus ensuring soundness.

Although a detailed landscape and visual study will be required in due course, what is proposed here would have a minimal impact on the landscape when compared to alternative sites close to the Campus as set out elsewhere (see Kemp & Kemp submission- see below). Given the additional land to the north and east outside the site's proposed allocation boundaries the Hendred Estate would potentially be able to make additional land available for landscape mitigation to ensure a high quality and low impact development.

Potential areas for landscape enhancement are indicated below in Figure 2, which might exceed the indications given in the February 2014 Landscape report produced for VOWHDC<sup>1</sup>. Only by including Hendred Estate land within the allocated area would it become possible to achieve such potential peripheral enhancement. This could add to the existing woodland belts in a way that would take considerably longer to achieve on the land East of Harwell Campus.

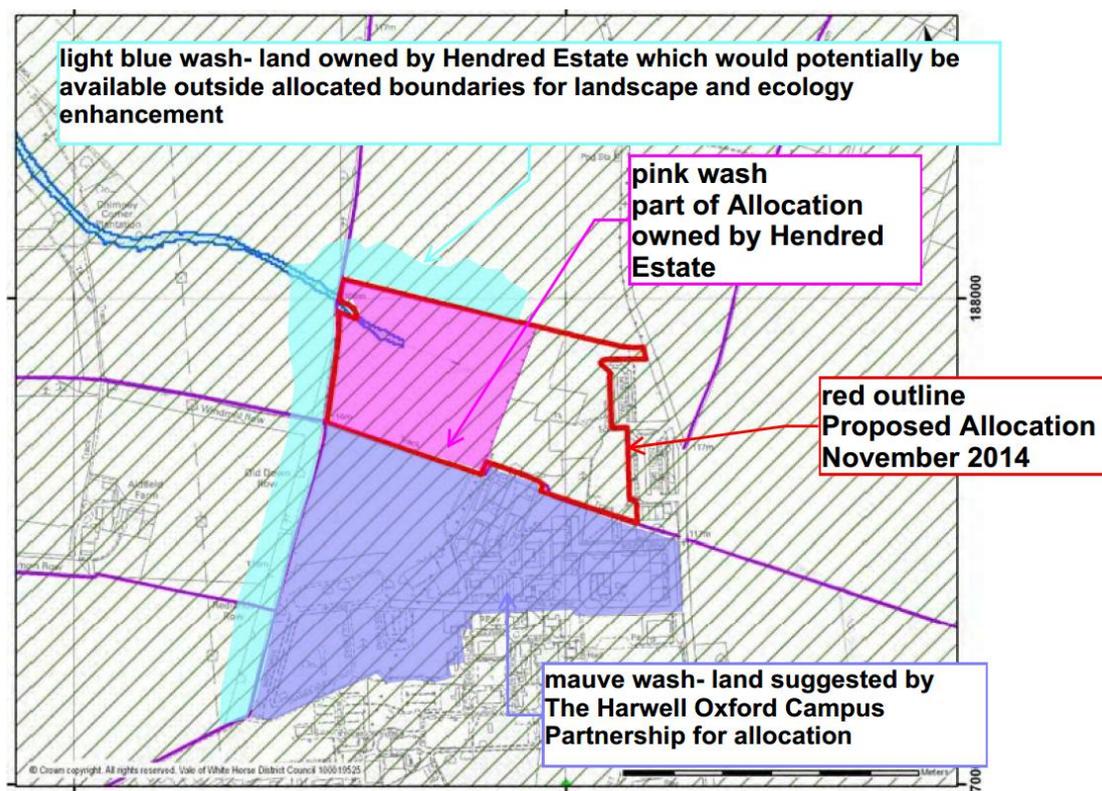


Figure 2- Annotated version of North West Harwell Campus Allocation showing indicative potential for landscape enhancement on Estate Land

<sup>1</sup> VALE OF WHITE HORSE LANDSCAPE CAPACITY STUDY 2013: CONTINGENCY SITES – NORTH WEST HARWELL OXFORD CAMPUS – page 176- KIRKHAM LANDSCAPE PLANNING LTD. THE TERRA FIRMA CONSULTANCY LTD VALE OF WHITE HORSE DISTRICT COUNCIL. FEBRUARY 2014

In order to demonstrate that there are no show stoppers to development of this site we have commissioned an ecology report for the land owned by Hendred Estate, by Ecoconsult- which is now attached. This concludes that there is no known feature of ecological or other such important environmental importance that would preclude development of the site. Woodlands and trees which are nearby habitats would be largely unaffected but could be enhanced by new planting and other measures.

In terms of the three prongs of sustainable development, allocation of this site would be appropriate in economic, environmental and social terms.

**Objection to policy-**

Reference: Core Policy 15 Local Plan Part 1 Strategic Sites and Policies: Spatial Strategy for South East Vale Sub-Area

**Land to east of Harwell Campus**

This is an objection on justification and relates to the land proposed to be allocated to the East of Harwell Campus (page 35 of Appendix 1 of Local Plan 2031 Part 1: Strategic Sites and Policies Consultation Publication Version November 2014).

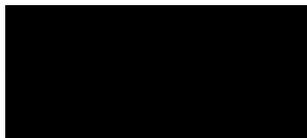
Hendred Estate and Harwell Oxford Campus Partnership have agreed a basis which will enable Harwell to deliver a comprehensive development of the whole area. They are minded to work collaboratively as encouraged under the proposed Local Plan. With this in mind the Hendred Estate is supportive of the representations made by Kemp & Kemp on behalf of The Harwell Oxford Campus Partnership (December 2014).

Their longer and more detailed submission is endorsed and it is not considered necessary to repeat the good points made therein here.

It is considered that development of the land to the south of the proposed allocation for Northwest Harwell would be beneficially developed alongside the proposed allocation which we support in the text on the preceding pages.

If you have any questions about this submission please do not hesitate to contact me.

Yours faithfully



Henry Venners BSc(Hons) MA MRTPI on behalf of The Hendred Estate<sup>i</sup>

Associate

Email: henry.venners@jppc.co.uk

Attached: Extended Phase 1 Habitat Survey by Ecoconsult December 2014  
Representations form

<sup>i</sup> Hendred Estate is the trading name of landowner Mr EI Eyston