

Mr. I. Kemp,
Programme Officer,
Vale of White Horse Local Plan Examination,
16 Cross Furlong,
Wychbold,
Droitwich Spa,
Worcs. WR9 7TA

By email:
idekemp@icloud.com

Our Ref: 23804/A3/TR/slh

6th October 2015

Dear Mr. Kemp,

**RESPONSE TO COUNCIL'S NOTE ON ISSUES ARISING FROM MATTER 2 HEARING ON
BEHALF OF PTARMIGAN PLANNING LTD (EAST OF HARWELL CAMPUS)**

I write to you on behalf of Ptarmigan Planning in response to the Inspector's invitation for comments on a note prepared by the Vale of White Horse District Council, distributed to attendees on Tuesday 29 September 2015 (HEAR4). I would be grateful if you could pass these comments on to the Inspector.

Ptarmigan is supportive of findings contained within the Note as they concur with their own research and understanding. The information provided further supports the Local Plan and demonstrates the soundness of the council's strategy.

We would like to draw specific attention to the email received from the UK Space Agency, confirming the commitment to an additional 5,000 jobs at the Campus from this sector alone. Furthermore, the fact that between 2011 and 2013 the district saw above average growth in the high-tech industries serves to show that the plan's focus on supporting science led growth, particularly at Harwell Campus, is a robust strategy.

Furthermore, Ptarmigan would like to draw the Inspector's attention to the fact that the Council has identified 129ha of employment land at Harwell Campus (94ha of which falls within the Enterprise Zone (EZ) and 35ha located within the existing campus but outside the EZ). The 35ha outside of the EZ, as emphasised in the Council's response, is specifically targeted to 'Big Science and high tech clusters in Harwell Campus specifically.'

We support this approach and consider the proposed quantum and distribution of employment land on the existing campus as being fully capable of meeting the principal employment needs of the specific sectors targeted for Harwell Campus during the plan period. It may be that some ancillary and supporting employment uses (such as enterprise, start-ups or smaller scale innovation units) are provided within the land east of Harwell Campus. However, the primary area for business and employment is rightly focussed within the EZ and the campus itself. To seek to disperse this concentration of uses and activities from the main Campus to adjoining land will undermine the key



FS 29637

Registered in England
Number: 0C342692

Barton Willmore LLP
Registered Office:
The Blade
Abbey Square
Reading
RG1 3BE
F/ +44 (0)118 943 0001

objectives of "clustering" like-minded businesses and enterprise and hence undermine the EZ and economic strategy for this important hub.

Furthermore, locating non-employment / residential uses within and between the Big Science and existing / future innovation hubs will create problems of conflicting uses, scale and activity. It is recognised that the growth and development of Harwell Campus, including the adjoining land needs to be brought forward through a Masterplan, either through an SPD or the Action Area Plan. However, the principles outlined above form the basis for this masterplanning process.

It is also recognised that these matters will be amplified at Stage 2 of the Examination, assuming the Plan proceeds to that stage, when further evidence supporting the above will be presented.

Yours sincerely,



THOMAS RICE
Planner