

Our Ref: MV/ 15B802553

5 April 2019

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

Dear Sir / Madam,

Vale of White Horse District Council
The Local Plan 2031 Part 2: Detailed Policies and Additional Sites – Main
Modifications Consultation
Representation on behalf of the NDA and Magnox Limited

We are writing to you on behalf of the Nuclear Decommissioning Authority (the NDA) and Magnox Limited (Magnox), in respect of the consultation on *The Local Plan 2031 Part 2: Detailed Policies and Additional Sites (LPP2), Main Modifications* consultation.

Avison Young is the appointed property advisors for the NDA and Magnox, and provides planning advice across the NDA's UK-wide estate.

This representation is made in respect of the NDA/Magnox site ('the Harwell site'), which forms part of the Harwell Campus

As you will be aware, GVA (now Avison Young) previously submitted a representation on behalf of the NDA and Magnox to the *LPP2, Call for Sites* consultation on 13th July 2016. Expanding on this earlier representation, GVA also submitted a representation on behalf of the NDA and Magnox to the *LPP2, Preferred Options* consultation on 4th May 2017 and the Publication Draft consultation on 22 November 2017.

Response to Main Modifications Consultation

Decommissioning and remediation (including waste management and, where appropriate, land remediation) on the licensed part of the Harwell Campus is undertaken by Magnox (the Site Licence Company) on behalf of the NDA

Through their representations to the LPP2 thus far, the NDA and Magnox have requested that the Harwell Campus Site allocation within the LPP2 supports the decommissioning and remediation of land within the Harwell licensed site on the basis that post decommissioning and remediation of this land can be brought forward for development.

The NDA and Magnox are of the view that it would be helpful if Core Policy 15b could be further amended to acknowledge that the Council supports development required as part of decommissioning and site remediation.

Much of this development is considered to be 'Sui Generis' in planning terms and will generate employment opportunities and business activity in the form of decommissioning, before redevelopment for other employment and ancillary uses can be brought forward.

If you require any clarity in respect of the representation, then please contact me [REDACTED]
[REDACTED].

Yours faithfully

[REDACTED]

Matt Verlander MRTPI
Director

[REDACTED]

For and on behalf of Avison Young

cc. Frank Wigley – NDA
Michael Hughes – NDA
Jonathan Jenkin - NDA
Stephen Wilmot – Magnox
Roger Wrayford – Magnox
Stuart Clark - Magnox