

## Comment

<b>Agent</b>	Mr Steve Sensecall (724452)
<b>Email Address</b>	ssensecall@kempandkemp.co.uk
<b>Company / Organisation</b>	Kemp and Kemp
<b>Address</b>	Elms Court Botley OX2 9LP
<b>Consultee</b>	Harwell Oxford Campus Partnership (758106)
<b>Company / Organisation</b>	Harwell Oxford Campus Partnership
<b>Address</b>	unknown unknown unknown
<b>Event Name</b>	Vale of White Horse Local Plan 2031 Part One - Publication
<b>Comment by</b>	Harwell Oxford Campus Partnership ( Harwell Oxford Campus Partnership)
<b>Comment ID</b>	LPPub4770
<b>Response Date</b>	16/02/15 14:30
<b>Consultation Point</b>	Core Policy 6: Meeting Business and Employment Needs ( <a href="#">View</a> )
<b>Status</b>	Submitted
<b>Submission Type</b>	Email
<b>Version</b>	0.5
<b>Files</b>	<a href="#">Harwell Oxford Campus Local Plansubmission December 2014 .pdf</a> <a href="#">Plan KK1 December 2014.pdf</a> <a href="#">NorthHarwell framework.pdf</a>
<b>Q1 Do you consider the Local Plan is Legally Compliant?</b>	Yes
<b>Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified)</b>	Yes
<b>If your comment(s) relate to a specific site within a core policy please select this from the drop down list.</b>	N/A

**Q4 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.**

Meeting Business and Employment Needs 56. The Partnership's proposed enlarged housing allocation includes 28.3 hectares of EZ land (areas B & E on Plan KK1). The Harwell Campus EZ extends in all to 94 hectares. There is also a further 28 hectares of EZ land at Milton Park. In addition, there is an additional 35 hectares of non-EZ land at Harwell Campus, which formed part of the allocation in the adopted Vale Local Plan 2011, and which is 'saved' in the emerging Local Plan. The EZ land at Harwell and Milton Park totalling 122 hectares and the additional 35 hectares are identified in Core Policy 6 as strategic sites for future employment development and form part of a total allocation of 219 hectares. It states at paragraph 4.24 in the emerging Local Plan that this land will deliver approximately 23,000 jobs, which is sufficient to meet the Council's assessed need.

57. The Local Plan evidence base includes an Employment Land Review Addendum 2014 produced by URS. The purpose of the Addendum is to update the Council's Employment Land Review to reflect the projected 23,000 jobs figure identified in the 2014 Cambridge Econometrics report: Economic Forecasting to inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment. It is apparent that the evidence base identifies a significant surplus of employment land compared with that required to meet the job forecasts of the Local Plan.

58. For example, the February 2013 draft of the Local Plan assumed that there was only 143 hectares of employment land available (draft Core Policy 4), compared with the 219 hectares now identified in the equivalent policy. Even that level of employment land was considered to be more than was required (URS Employment land Review 2013 page 77). The 143 hectares was assumed to support 14,300 jobs (URS page 50) but the later Cambridge Econometrics Economic forecasting report of February 2014 has confirmed that it is only necessary to achieve 13,800 jobs from employment land (page 40), because the remainder of the forecast requirement of 23,000 jobs will come forward on other land (e.g. hospitals, town centres etc.). Again, the CE report concluded that there is a surplus of employment land ('plenty of capacity') (page 41). The submitted Core Policy 6 identifies 219 hectares of employment land but this is simply a record of what is now known to exist, rather than a statement of what is required.

59. Some further explanation of this is provided in the most recent Addendum, which states at paragraph 3.1 on page 10 that: '3.1 The council has identified that an increased amount of available employment land exists in Science Vale than previously understood. This updated understanding of the employment land supply has been informed through consultation with key stakeholders; through the Cambridge Econometrics Report and also as an update to the existing Employment Land Review where previous assumptions have now changed. This does not affect the spatial distribution of employment in the district, nor have any of the employment land boundaries been amended. The changes are identified as follows: ' Harwell Campus Enterprise Zone (EZ) land ' The Employment Land Review previously identified the total amount of enterprise zone land at Harwell Campus as being 64ha. This was the total amount of land that was originally applied for by the Local Enterprise Board in 2011. During the application process, a revised boundary was submitted but the revised land area was not updated accordingly. This has now been corrected and the total amount of enterprise zone land at Harwell Campus is 94ha. The cumulative total of enterprise zone land in Science Vale (with Milton Park) is now 122ha. The total number of jobs to be provided specifically on this land, however, remains unchanged at 5,400. ' Other land at Harwell Campus outside of the Enterprise Zone boundary ' The Cambridge Econometrics Report identifies that over the plan period, there will be job growth in sectors such as space science, satellite technologies and environmental technologies. The report identifies that this growth would be expected to take place within or adjacent to the Enterprise Zone land at Harwell Campus. This growth is in addition to the 5,400 jobs identified above. Table K.4 of the CE report states that additional land 'should be available for development in the short term over and above the EZ area, and more long term'. As a result of this, the council have identified 35ha of non EZ land at Harwell Campus to satisfy the provision of these jobs.'

**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.***

**Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?**

Yes - I wish to participate at the oral examination

***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.

**Q7 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

The Harwell Campus is central to the Council's spatial and economic strategy. It is therefore vitally important that the Harwell Campus Partnership has an opportunity to present its objections to the draft local plan both orally and in writing.