

Vale of White Horse Local Plan Stage 2 Examination

Statement of Intent

(supplemental to Statement of Common Ground Jan 2016)

between:

Vale of White Horse District Council

and

Ptarmigan Ltd

in relation to Land East of Harwell Campus

February 2016

1. Vale council has proposed strategic housing allocations at sites 12 and 13, adjacent to Harwell campus, with the specific objectives of supporting jobs growth and delivering the business growth outcomes sought by government and the Local Enterprise Partnership (LEP) for the Harwell Enterprise Zone. We believe, and Harwell campus agrees, that **strategic site allocations adjacent to the campus are crucial in achieving the step change at Harwell that government and the LEP seek.**
2. Harwell campus has identified the nature of the homes and tenure mix required to accelerate employment growth. They have expressed concern that unless they themselves develop this housing they may not get the outcomes they require. They do not believe that the planning system can ensure the homes and tenure mix are appropriate. Their proposal is to build these homes in the Enterprise Zone, a proposal which, in itself undermines the delivery of optimum employment growth.
3. The council believes that joint working with the landowners / developers of sites 12 and 13, supported by s106 / planning conditions, can ensure campus housing needs are met, however, we recognise that such arrangements are not watertight in the medium and longer term.
4. **The council has therefore agreed in principle with the land owners of site 13 to form a Joint Venture partnership to develop this site.** Vale council is the local government Responsible Body for delivery of Harwell Enterprise Zone growth. The council not only shares the aims of the campus to incentivise employment growth **but holds the responsibility for ensuring Enterprise Zone growth is delivered, answerable to government and the LEP.**
5. The contractual arrangements within this Joint Venture will enable the council to reasonably identify and specify housing mix and tenure, working closely with Harwell campus partnership, campus occupiers and landowners / developers. Heads of Terms for this Joint Venture will be entered into shortly and will demonstrate to the campus **that the council will be able to meet Harwell campus growth requirements with as much certainty as if the campus was developing this housing itself.**

Signed on behalf of Vale of White Horse District Council

9/2/16.
Date

Signed on behalf of Ptarmigan Ltd

09/02/16
Date