

Milton Park
Local Development Order

Statement of informal
community consultation

Vale of White Horse District
Council and MEPC
September 2012

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1. Introduction

- 1.1 An informal consultation event was held at the Innovation Centre Milton Park on Wednesday 5 September 2012 from 12noon to 8pm. It was supported by representatives from MEPC, the Vale of White Horse District Council (VoWHDC), Oxfordshire County Council (OCC) Highways and Terence O'Rourke Ltd (TO'R). The event provided the public and other stakeholders with the opportunity to view the draft LDO proposals and discuss the proposals with the project team.
- 1.2 The event was widely advertised. A leaflet distribution one week prior to the event, targeted residential properties in Milton and Sutton Courtenay villages and businesses located on Milton Park (appendix 1); and a series of stakeholders, including VoWHDC and OCC councillors and officers, parish council clerks, and key statutory consultees, were notified of the event by letter two weeks prior to the event (appendix 2). The leaflets and letters contained details of the draft proposal and the consultation event, and also provided a project specific email address and a link to the LDO webpage on the MEPC website.
- 1.3 The exhibition comprised a series of presentation boards providing information on the draft proposals (appendix 3). This information was also available as an A5 leaflet (appendix 4).
- 1.4 A total of 17 people attended the consultation. Two people completed comments forms, while six people provided noteworthy verbal feedback on the proposals. Table 1 provides a summary of these comments.
- 1.5 The feedback form (appendix 5) asked the following questions:
 1. Has the informal consultation event helped you to understand the proposed objectives of the LDO? If no, why?
 2. Do you support the proposed Milton Park LDO objectives to make it easier and quicker for companies to innovate and grow and to adapt to changing market opportunities, and for business rates growth to be retained within the Enterprise Zones within Oxfordshire?
 3. Are there any matters relating to the proposed LDO that you think should be given further consideration?
 4. Has the informal consultation event been an effective way of learning more about the proposed LDO? If no, why?

2. Response summary

Table 1: informal consultation feedback summary

Address	Q1	Q2	Q3	Q4	Comments	LDO response
Milton Parish Council	Yes	Concerned how the LDO parameters are going to be set and the prospect of 'fast track planning' (no further explanation provided)	No	Yes	<ul style="list-style-type: none"> • More needs to be done to encourage the expansion of jobs in the Science Vale UK Enterprise Zone • Jobs = housing = jobs • Wider concerns with the effectiveness of the UK planning system. Problem needs to be solved • Could pedestrian and cycle links between Milton Park and existing residential areas to the south of the park be improved? Perhaps re-open the pedestrian tunnel that currently travels under the railway 	<ul style="list-style-type: none"> • Points on job growth noted and no change to LDO considered necessary • OCC Highways explained that the potential to re-open the existing tunnel was currently being considered and is being progressed as an OCC project.
Milton resident	Yes	Yes – will bring job opportunities to the local area	No	Yes	n/a	Points noted and support for the LDO is welcomed.
Sutton Courtenay Parish Council		-	-	-	<ul style="list-style-type: none"> • Post confirmation of the LDO MEPC should hold regular 'progress' meeting with the Parish Council to keep the PC informed of future development 	<ul style="list-style-type: none"> • MEPC is willing to meet with the PC to update them on development progress • A copy of the prior notification form could also be sent to the

Address	Q1	Q2	Q3	Q4	Comments	LDO response
					proposals <ul style="list-style-type: none"> • MEPC should send copies of notifications of proposed developments to the PC • MEPC should sign a routing agreement to stop HGVs travelling through Sutton Courtenay village • Where will paper copies of the technical assessments be located during the formal consultation period? 	PC for information purposes when issued to the local planning authority <ul style="list-style-type: none"> • A routing strategy for HGVs can be considered • The location of paper copies of the technical assessments will be specified on the formal consultation publicity information and copies will be made available at VoWHDC offices
Milton resident	-	-	-	-	Concerned about the condition of Milton High Street up to the B4016 Drayton Road and the fact that the sheer weight of traffic is affecting the surface of the road. It was accepted that this issue was not necessarily directly attributable to activity at Milton Park but an increase in traffic movements could exacerbate the problem	<ul style="list-style-type: none"> • The point was noted and it was explained that through the LDO MEPC would contribute towards specific local highway improvements which could help to address traffic problems in the surrounding areas • It was also explained that business rates growth retained in the Enterprise Zone areas would be used by OCC for strategic highway network improvements which may also help to address these problems
Vale of White	-	-	-	-	<ul style="list-style-type: none"> • Has sufficient professional advice 	<ul style="list-style-type: none"> • Mr Gilbert explained that

Address	Q1	Q2	Q3	Q4	Comments	LDO response
Horse District Council Member					<p>been given to VoWHDC about the LDO process?</p> <ul style="list-style-type: none"> • Are there any plans to include land at Didcot Power Station in an LDO in the future? • A series of public exhibitions for the Milton Park LDO would be beneficial as part of the formal consultation process 	<p>planning professionals Terence O'Rourke Ltd had been appointed by MEPC Milton Park to assist with the production of the LDO</p> <ul style="list-style-type: none"> • VoWHDC had also instructed a planning barrister with experience of preparing LDOs to review the draft Order to ensure that it follows the correct procedures and is legally compliant / robust • Mr Gilbert confirmed that land at Didcot Power Station was not, and would not, form part of the Milton Park LDO • Mr Gilbert explained that formal consultation would be undertaken in accordance with the relevant regulations. At this stage it was not considered necessary to hold another public exhibition. However, this would be considered depending on the level of public interest at the informal consultation stage.
Sutton	-	-	-	-	Highway safety at the Milton	<ul style="list-style-type: none"> • MEPC has invested heavily in

Address	Q1	Q2	Q3	Q4	Comments	LDO response
Courtenay Resident					Interchange is an issue which is likely to become worse with new development at Milton Park	<p>the Milton Interchange in recent years, fulfilling s106 obligations by implementing works approved by both OCC Highways and the Highways Agency. MEPC is not aware of any specific highways safety issues</p> <ul style="list-style-type: none"> • The transport study for Milton Park undertaken by OCC has not identified that there will be any traffic safety problems at Milton Interchange and no mitigation works at this junction have been recommended.

Appendix 1: Exhibition flyer







Milton Park

Proposed Local Development Order Informal consultation event

What?

The Vale of White Horse District Council and MEPC Milton Park invite you to an informal consultation event for the proposed Local Development Order (LDO) at Milton Park.

Why?

The Oxfordshire Local Enterprise Partnership identified areas of Milton Park as an Enterprise Zone (EZ) back in 2011. In order to implement the EZ and deliver private sector growth, investment and job creation an LDO is required.

The LDO will be used to streamline the planning process helping to stimulate growth at Milton Park and capture important benefits for the local community. It is proposed to last for 15 years and will be closely monitored by the Vale of White Horse District Council. The LDO will support the EZ to enable the UK to be one of the best places in the world to do business.



This informal consultation event provides you with the opportunity to meet the LDO team and find out more about the proposals.

Further information on the Milton Park LDO can be found at www.miltonpark.co.uk/ldo and any questions or comments can be emailed to: miltonparkldo@mepc.com

Where?

**Milton Park Innovation Centre,
99 Milton Park.**

When?

**Wednesday 5th September,
anytime from 12pm – 8pm.**

Appendix 2: Exhibition invite letter and invite list

 Milton Park		MEPC
	23 rd August 2012	
	NAME	Milton Park MEPC The Innovation Centre 99 Milton Park Abingdon Oxfordshire OX14 4RY Telephone: +01235 865555 Fax: +01235 865560
	POSITION	
	ADDRESS 1	
	ADDRESS 2	
	ADDRESS 3	
	POSTCODE	
	Dear NAME	
	Proposed Milton Park Local Development Order (LDO) informal consultation event	
	An informal consultation event for the proposed Milton Park LDO will be held at Milton Park Innovation Centre, 99 Milton Park, Oxfordshire, OX14 4RY on Wednesday 5 September from 12pm to 6pm.	
	In September 2011, the Government recognised Milton Park's potential to contribute even further to the success of the local economy by confirming that areas of Milton Park were to be included in the Science Vale UK Enterprise Zone (EZ). EZs are designed to stimulate private sector economic growth. They will encourage significant new inward investment, maximise job creation and help the UK to be one of the best places in the world to do business by reducing regulation and some taxes.	
	The Government wants to see local authorities making use of LDOs to achieve the creation of successful EZs through a more efficient and streamlined planning process. LDOs extend permitted development rights, allowing certain development to take place reducing delay and costs to both business and the local planning authority.	
	The Vale of White Horse District Council is working with MEPC, the owner and operator of Milton Park, to bring forward an LDO for the park. Improving the planning control system will make it easier and quicker for companies to innovate, grow, create jobs and adapt to changing market opportunities over the next 15 years. In turn, business rates growth within the EZ will be retained within Oxfordshire to support the Local Enterprise Partnership's economic priorities, ensuring money is reinvested locally.	
	The consultation event is your opportunity to meet members of the LDO team, ask questions and provide feedback on the proposal. Further information on the Milton Park LDO is available at www.miltonpark.co.uk/ldo while more general information on LDOs is available from the Planning Advisory Service (www.pas.gov.uk) and the Department for Communities and Local Government (www.communities.gov.uk). A copy of the Milton Park consultation event flyer is enclosed for your information.	
	On behalf of the Vale of White Horse District Council and MEPC, we look forward to seeing you.	
	Yours sincerely	
		
	James O'Leary Managing Director	

List of exhibition invitees

Name	Position	Company
Paul Fermer	Science Vale UK Infrastructure Manager	Oxfordshire County Council
Linda Currie	Team Leader	Oxfordshire County Council
Hugh Coddington	Deputy County Archaeologist	Oxfordshire County Council
Anita Coghlan		Oxfordshire County Council
Tamsin Atley		Oxfordshire County Council
Lucy Dalby		Milton Parish Council
Mrs S Taylor		Harwell Parish Council
Mrs L A Martin		Sutton Courtenay Parish Council
Mrs Angela Einon		Steventon Parish Council
David Perrow		Drayton Parish Council
Dominic Stapleton	Town Clerk	Didcot Town Council
Ashley Maltman		Environment Agency
Mary Tomlinson		Natural England
Chris Welch		English Heritage
Anthony Powell	Planning Manager	Highways Agency
Mark Dickinson	Development Planning Manager	Thames Water Utilities Ltd
Nigel Charman		Scottish and Southern Energy Power Distribution
Adam Swaine	Strategic Business Development Manager	SSE PLC
Lesley Nesbitt	Crime Prevention Design Advisor	Thames Valley Police
Catherine Petts	Secretary	CPRE, Vale of White Horse
Anna Robinson	Strategic Director	Vale of White Horse District Council
Adrian Duffield	Head of Planning	Vale of White Horse District Council
Mike Gilbert	Planning and Development Manager	Vale of White Horse District Council
Toby Warren	Project Manager	Vale of White Horse District Council
Ian Price	Planning Solicitor	Vale of White Horse District Council
Professor Steve Cowley	Chief Executive	United Kingdom Atomic Energy Authority
Dr Sally Ann Forsyth	Director, Science Parks	Goodman
Dr Tim Bestwick	Executive Director	Science & Technology Facilities Council
Ed Vaizey MP	Member of Parliament for Wantage and Didcot	House of Commons
Ian Corbyn		BBOWT
Matthew Trigg	Development Planning Manager	RWE npower
Maria Stasiak	Decision Officer	DCLG
Councillor Hilary Hibbert-Biles		Maple House
Councillor Ian Hudspeth		Oxfordshire County Council
Councillor Stewart Lilly		2 Hengest Gate
Councillor Gervase Duffield		Appleford House

Milton Park LDO
Statement of Informal Community Consultation

Councillor Reg Waite
Councillor Margaret Turner
Councillor Ellaine Ware
Councillor Roger Cox
Councillor Matthew Barber
Councillor Richard Webber
Councillor Angela Paterson
Councillor Ann Ducker

Adrian Shooter Chairman
Ian Wenman Vice Chairman

7 Hengest Gate
15 Tyrrells Close
31 Station Road
Chiltern House
Vale of White Horse District Council
Orchard Barn
South Oxfordshire District Council
South Oxfordshire District Council

c/o Oxfordshire County Council
c/o Oxfordshire County Council

Appendix 3: Photograph of exhibition boards



Appendix 4: Exhibition leaflet

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Milton Park

Proposed Local Development Order

Milton Park and the Science Vale UK Enterprise Zone

In September 2011, areas of Milton Park were confirmed by the Government as part of the Science Vale UK Enterprise Zone. It recognises the great success of Milton Park and its potential to contribute even more to the local economy in the future.

Enterprise Zones are designed to stimulate private sector economic growth by reducing regulation and taxes for businesses, to encourage significant new inward investment, maximise job creation and help the UK to be one of the best places in the world to do business.

The Enterprise Zone at Science Vale UK seeks to build-upon the area's existing strengths:

- Good geographical location with excellent transport links
- One of the largest science clusters in the UK
- Potential to attract international investment
- Entrepreneurial culture
- Skilled workforce and good quality of life for employees
- Room to grow
- Experienced management

The principal objectives are to:


- Create high-value employment
- Contribute to the UK's position as a world leader in science and technology, in line with Government strategy

- Attract international inward investment to complement the strengths of the existing cluster of science, technology and other businesses
- Leverage existing investment in science and assist in the translation of leading UK innovation into market ready products for industry

The successful bid by the Oxfordshire Local Enterprise Partnership (LEP) envisages enough development by the private sector by 2015, to create around 8,400 jobs in high-tech, high-value sectors. This is predicted to generate an additional £10.5 million of business rates per annum by 2025.



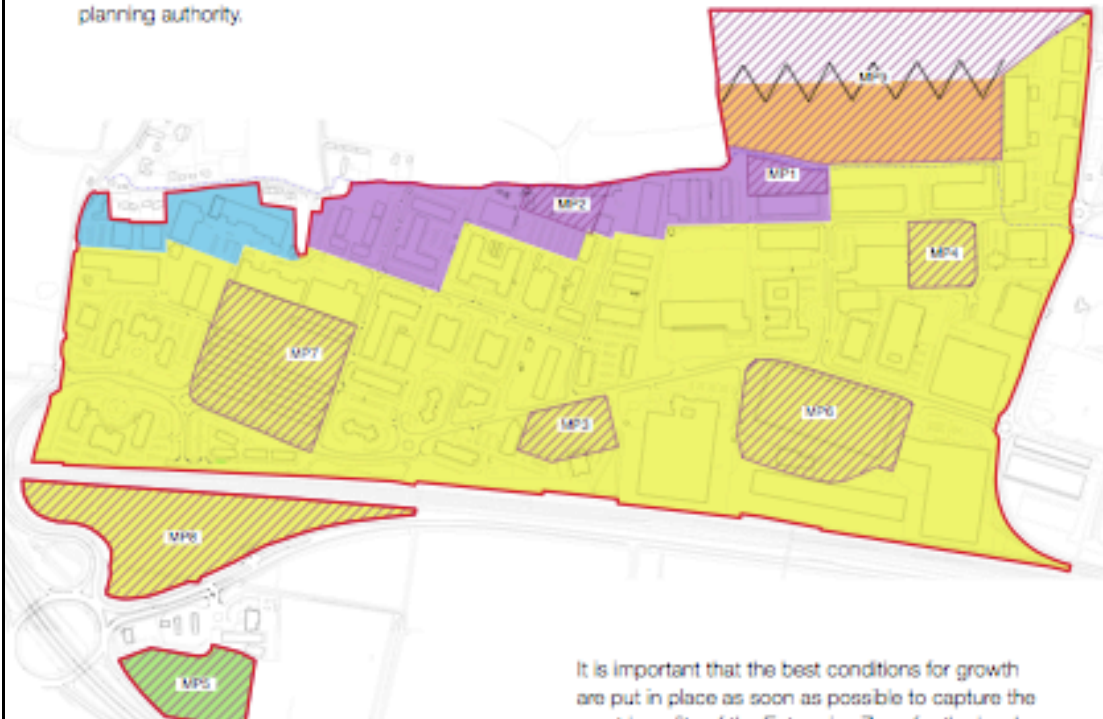
Science Vale UK Enterprise zone map



Why a Local Development Order at Milton Park?

An important part of creating successful Enterprise Zones is streamlining the planning controls. The Government wants to see local authorities making greater use of Local Development Orders (LDOs) to achieve this. LDOs extend the permitted development rights, meaning that certain development can take place without the need for planning permission, potentially saving many months of delay and significant costs to businesses and the local planning authority.

Working in partnership with MEPC, the owner and operator of Milton Park, the Vale of White Horse District Council is in the process of introducing an LDO for the business park. The objective is to simplify the planning control system, making it easier and quicker for companies to innovate, grow and adapt to changing market opportunities. In a highly competitive market place, this will give greater confidence for businesses to invest here.



Proposed LDO area showing enterprise zone

LDO Area	Zone D
Enterprise Zone	Zone E
Zone A	Moors Ditch
Zone B	Scheduled Monument Fringe area
Zone C	

It is important that the best conditions for growth are put in place as soon as possible to capture the great benefits of the Enterprise Zone for the local economy, and create jobs at a time when significant growth is planned for Didcot over the next 20 years.

The Council is therefore committed to supporting this initiative and making sure it is a success by adopting an LDO. The LDO will help to deliver the strategic employment objectives of the Vale of White Horse Local Plan.



How will the LDO work?






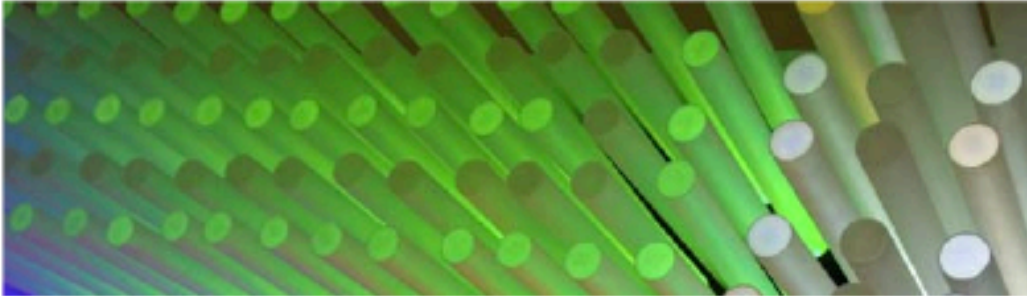
Aerial view of Milton Park

The purpose of the LDO will be to encourage growth in employment opportunities at Milton Park to ensure it remains a premier business location in the UK.

An LDO for Milton Park is likely to include:

- Identifying a range of employment and related uses that can take place in Milton Park including more flexibility over changes of use
- Procedures for monitoring the success of the LDO
- Control the size of building permitted
- Conditions that must be satisfied to allow development to proceed
- Allowing new development, including redevelopment of outdated existing buildings, within defined parameters
- Identifying the maximum future extent of the business park, provided development meets agreed standards
- Procedures for renewing and amending the LDO in the future
- Allowing minor alterations to existing buildings





Managing the process

Technical assessments are currently underway for:

- Transport
- Ecology
- Flood risk and drainage
- Heritage
- Contamination
- Landscape
- Lighting
- Noise
- Air quality

The results will inform the LDO process and will ensure that development permitted through the LDO does not have an adverse impact on the environment.

When will the order start and how long will it last?

It is proposed that the Vale of White Horse District Council will adopt the LDO by the end of the year, in line with Government aspirations to ensure that the benefits of Enterprise Zones are realised "without delay".

A formal process has to be followed to adopt the LDO. This informal consultation is the preliminary stage of the process. A formal consultation will follow when a draft Order is published for comment.

The LDO will be designed to last for 15 years to complement the long-term vision of the Enterprise Zone and business leases.

Working with the LEP and Science Vale UK Partners, the Vale of White Horse District Council will monitor the impact of the LDO on an annual basis and there will be opportunities to review the Order if necessary.

How to find out more

Vale of White Horse District Council and MEPC are committed to working with the local community and other key stakeholders to introduce an LDO at Milton Park. As well as speaking to members of the LDO team at the consultation event, information will be made available as the LDO progresses at:

www.miltonpark.co.uk/ldo

Further information on LDOs is also available from the Planning Advisory Service (www.pas.gov.uk), and the Department for Communities and Local Government (www.communities.gov.uk).

How to comment

You can comment on the LDO by completing a comments form at a consultation event, emailing the project team at:

miltonparkldo@mepc.com

or visiting the LDO website and using the online comments facility. All comments must be received by 12th September 2012.

On behalf of The Vale of White Horse District Council and MEPC, we look forward to your comments.

Appendix 5: feedback form

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Proposed Local Development Order Comments form

Thank you for visiting the exhibition for the Milton Park Local Development Order (LDO).

To help us take into consideration your views, we would be grateful if you could use this comments form. Some key questions have been listed to guide your comments. If you would prefer to leave more general feedback please use the rear of this form to comment.

Once complete, please place this form in the comments box provided. Alternatively, comments can be posted to:

**MEPC Milton Park,
Innovation Centre, 99 Milton Park,
Abingdon, Oxfordshire, OX14 4RY**

or, emailed to miltonparkldo@mepc.com
no later than 12th September 2012.

1.

Has the informal consultation event helped you to understand the proposed objectives of the LDO? If no, why?

2.

Do you support the proposed Milton Park LDO objectives to make it easier and quicker for companies to innovate and grow and to adapt to changing market opportunities, and for business rates growth to be retained within the Enterprise Zones within Oxfordshire so that it can be reinvested locally?

3.

Are there any matters relating to the proposed LDO that you think should be given further consideration?

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4.
Has the informal consultation event been
an effective way of learning more about the
proposed LDO? If no, why?

5.
To help us analyse the consultation responses,
please tick the box that applies to you:

- ☐ Local resident, Milton
- ☐ Local resident, Sutton Courtenay
- ☐ Local resident, elsewhere
- ☐ Existing tenant at Milton Park
- ☐ Prospective tenant at Milton Park
- ☐ Local organisation
- ☐ Other organisation

6.
If you are formally commenting on behalf of
an organisation, we would like to know which
organisation so that we can ensure that it is
contacted regarding the formal consultation
later this year.

Name of organisation:

Contact address:

Do you have any other comments about the proposed LDO?