

Addendum Report

Council



Report of Head of Planning Services

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To: COUNCIL

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Addendum to Local Plan – Publication Briefing Note

The following is an addendum to the Local Plan – Publication Briefing Note ahead of the Full Council meeting on 28 September 2017. The following changes have been made by officers in consultation with the Leader of the Council to provide clarification regarding the potential of development being delivered on land adjacent the Culham Science Centre in advance of the planned transport infrastructure. The following two changes have been made after the Local Plan was discussed at Cabinet. The changes are underlined and in bold.

a) The following text is proposed to be added to STRAT6: Culham Science Centre in order to strengthen the delivery of infrastructure.

“...adopted through a supplementary planning document...”

b) The following text is proposed to be added to STRAT 7 in order to strengthen the delivery of infrastructure.

“To facilitate the early understanding of infrastructure requirements, and to enable its delivery, as part of an agreed masterplan the council will work with authority and development partners to produce a supplementary planning document.”

This is shown below within the proposed policies.

STRAT6: Culham Science Centre

Green belt inset area: 73 hectares Developable area: 73 hectares

Proposals for the redevelopment and intensification of the Culham Science Centre will be supported where this does not have an unacceptable visual impact, particularly on the openness of the surrounding Green belt and the Registered Parkland associated with Nuneham House.

In combination with the adjacent strategic development site (policy STRAT7) this site will deliver at least a net increase in employment land of 7.3 hectares (with the existing 10 hectares of the No.1 site retained but redistributed across the two strategic allocations). The exact siting and phasing of the employment development will be agreed through the master planning and planning application process.

Opportunities that support job growth and appropriate diversification or enterprise “clustering” will be supported to complement the wider development proposed in the area. In order to deliver any potential proposal, the council will work proactively with the UK Atomic Energy Authority and development partners to create an agreed masterplan, **adopted through a supplementary planning document**, that facilitates this growth.

The Culham Science Centre is to be removed from the Green belt and inset as shown on the Green Belt Inset Plan (appendix 4) to enable this development to be brought forward.

This policy contributes towards achieving objectives 1 & 3.

STRAT7: Land Adjacent to Culham Science Centre

Green belt inset area: 242 hectares Developable area: 189 hectares

Land within the developable area identified adjacent to Culham Science Centre, will be developed to deliver approximately 3,500 new homes, a net increase of employment land in combination with the adjacent Science centre, 3 pitches for Gypsies and travellers and supporting services and facilities.

The strategic allocation will be expected to deliver:

- i) a significant contribution towards a new Thames road crossing between Culham and Didcot Garden town and the Clifton Hampden bypass;
- ii) in combination with the adjacent Science centre a net increase of employment land of at least 7.3 hectares (with the existing 10 hectares of the No.1 site retained but redistributed across the two strategic allocations). the exact siting and phasing of the employment development will be agreed through the planning application process;
- iii) sufficient additional education capacity, likely to be two primary schools and a secondary school;
- iv) 2000sq.m of convenience retail floorspace (food) and 1700sq.m of comparison retail floorspace (non-food);

- v) a layout and form that respects the setting of the heritage assets within and beyond the site; in particular the Listed buildings & structures (the Culham railway station and rail bridges and “Schola europaea”) and the registered Parkland associated with Nuneham House;
- vi) a layout that recognises plans for improvements to Culham station and any associated future rail capacity upgrades;
- vii) an integrated network of green infrastructure that links locally important wildlife sites and the enhancement of ecologically important habitats including areas of woodland and species rich grassland;
- viii) appropriate landscaping throughout the site and in particular along the boundaries of the strategic allocation which allow limited through views, that preserve and enhance the surrounding Green belt and the Oxford Green Belt Way and river Thames long distance footpaths; and

The number and phasing of homes to be permitted at STRAT7: Land adjacent to Culham Science Centre and the timing of housing delivery linked to the planned infrastructure needs to be informed by further evidence. This will include the requirements of policy TRANS4 and will be set down (and potentially conditioned) through the planning application process, in consultation with the Highway Authority.

To facilitate the early understanding of infrastructure requirements, and to enable its delivery, as part of an agreed masterplan the council will work with authority and development partners to produce a supplementary planning document.

Land adjacent to Culham Science Centre is to be removed from the Green belt and inset as shown on the Green Belt Inset Plan (appendix 4) to enable this development to be brought forward.

This policy contributes towards achieving objectives 1, 2, 3, 5 & 6.

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