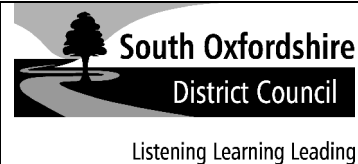


# Culham Science Centre SPD Consultation Report



## INTRODUCTION

1. Community Involvement plays a key role in the development of new policies and documents for South Oxfordshire District Council. We are committed to ensuring that the community is involved in the preparation of the Culham Science Centre Supplementary Planning Document (SPD).
2. The Culham Science Centre Supplementary Planning Document (SPD) provides planning policy guidance for the future master planning of the Culham Science Centre. This consultation report provides an account of the different methods of engagement used to assist in the development of the draft SPD and accompanying Sustainability Appraisal. The report also goes on to identify a summary of the main issues raised from the consultation. This is accompanied by the main changes that we have made to the draft SPD to take account of the findings from the consultation in accordance with the regulations<sup>1</sup>.
3. The consultation report and consultation process is in accordance with consultation standards set out in our planning policy consultation standards<sup>2</sup>.
4. For the purpose of the Cabinet meeting appendices 3, 4 and 5 have been removed because of their length. These will be published at the adoption of the SPD and are available to view on request, please contact planning policy.

## BACKGROUND

5. The Culham Science Centre SPD has been developed over a number of years. The district council has worked closely with the United Kingdom Atomic Energy Authority (UKAEA) to produce the document. Oxfordshire County Council have also been involved throughout as the recognised local Highway Authority.
6. The redevelopment of the Culham Science Centre is supported by policy within the South Oxfordshire District Council Core Strategy. This was adopted in December 2012. Policy CSEM3 Culham Science Centre – states that ‘The redevelopment and intensification of Culham Science Centre for research and science based

---

<sup>1</sup> Reg 12. Town and Country Planning, England – The Town and Planning (England)(Local Planning) – April 2012 amended 2013.

<sup>2</sup> Statement of Community Involvement – South Oxfordshire District Council, July 2006

## Appendix B: Consultation report

businesses will be supported.’ This is all with the aim of increasing the amount of new jobs provided on the site (approximately 1000).

7. The site hosts and supports programmes such as the Joint European Torus (JET) and UK Fusion Programme.
8. The agreed objectives of the SPD are as follows:
  - a. To provide an overview of the existing situation at Culham Science Centre
  - b. To Help to ensure that the Culham Science Centre continues to play a key role in the development of fusion energy in the long term, after the closure of JET and maximises the advantages of having hosted JET and the Culham Science Centre.
  - c. To provide a range of accommodation to suit the full spectrum of the R&D sector from major public research facilities to small start up businesses at the Culham Science Centre.
  - d. To set out an approach for the future development of Culham Science Centre that will give the UKAEA and future occupiers certainty as to the planning framework within which development proposals will be considered; and
  - e. To streamline the processing of planning applications for new development at Culham Science Centre.

## PREVIOUS CONSULTATION ON THIS SUBJECT

9. As stated previously, redevelopment of the Culham Science Centre is a strategic employment policy within the South Oxfordshire Core Strategy. This was consulted upon at various different stages as part of the production of the core strategy, with a particular focus on consultations held in 2010 and 2011. A number of representations were received on the policy from interested parties.

## CURRENT CONSULTATION TIMEFRAME AND ENGAGEMENT METHODS

10. We took the unusual step of consulting for an extremely extended consultation. Instead of the four week minimum consultation length, we ran an eight week consultation period. This took place from the 19 May 2014 until 14 July 2014. A copy of the formal press notification is available to view in Appendix 1. The press notification was used to officially signify the start of the consultation period. The consultation did not run over any significant holiday periods. The step of extending the consultation was taken due to a request from the local ward member. We were able to have an extended consultation period, as production schedules allowed.
11. There was pre-engagement activity led by the district council that took place with the affected parishes and Culham Science Park. This was to provide an early

## Appendix B: Consultation report

opportunity to capture views from those parishes and look at ways of maximising the consultation process.

12. The table in Appendix 2 identifies the various consultation activities used for this event. We worked with the local parishes of Culham and Clifton Hampden and Burcot to identify the best ways to maximise the consultation in a cost-effective way. The shaded boxes denote regulatory minimum requirements as set out by the regulations<sup>3</sup>. The non-shaded boxes are those methods over and above the minimum requirements, often identified with the support of the parishes. Our planning consultation guidance document has also been used to guide this process<sup>4</sup>. A copy of the distribution list used for the notification process is available to view in Appendix 3 (please contact planning policy if you wish you view this).

## CONSULTATION RESPONSES

13. A consultation exhibition was held to assist with the process of gathering consultation feedback. It provide an opportunity to view more detailed consultation material, while providing an opportunity for questions to be asked. The exhibition was held at the Culham Science Centre within the main reception area on Monday 2 June 2014 from 6.00pm to 8.30 pm. A copy of the display boards used for the event is available to view in Appendix 4 (please contact planning policy if you wish you view this) along with the consultation poster. The event was promoted through notifications to employee on the site, local parish newsletters and press information. The exhibition was staffed by representatives from South Oxfordshire District Council and Culham Science Centre. A total of 28 people attended the exhibition. A number of informal transport queries were raised as part of discussions at the event, focusing largely on transport impacts. Several formal response forms were also submitted. These have been taken forward as part of the standard response processing for this consultation.
14. The formal response rate to the consultation was not high and was not expected to be, due to the content and location of what was being proposed.

### Response breakdown

Letter responses:	11
Email responses:	18
Web responses:	2
Total responses:	31

15. The following summary highlights the main issues identified as part of the consultation process. We have created a more detailed schedule of comments and

---

<sup>3</sup> Reg 12. Town and Country Planning, England – The Town and Planning (England)(Local Planning) – April 2012 amended 2013

<sup>4</sup> Statement of Community Involvement – South Oxfordshire District Council, July 2006

## Appendix B: Consultation report

associated changes, which is available to view in Appendix 5 (please contact planning policy if you wish you view this).

### Statutory comments

16. Scottish and South Energy provided general information on the provision of electricity infrastructure and identified that ongoing dialogue would be required moving forward. The Highways Agency provided comments of a similar nature but from a Strategic Road Network perspective.
17. English Heritage supported the intention of the draft masterplan to essentially retain the existing character of the airfield and later research centre. They also commented that an assessment of historical significance should be conducted before demolition is undertaken. They recommend the development of a heritage strategy. They finally recommend that some recording process (photographic or film) should be undertaken of the historically significant Joint European Tours 1 building.
18. Network Rail provided comments relating to developer contributions, level crossings and the formal planning application stage. This is due to the close proximity of the masterplan boundary to the railway line and Culham Railway Station.
19. Sutton Courtenay Parish Council objected to the proposals, raising concerns with the potential increased traffic on local bridges and requiring that infrastructure improvements be brought forward first. Clifton Hampden and Burcot Parish Council were broadly in support of the document, with the proviso that the proposed growth was in keeping with the local area and did not overwhelm local residents and businesses. Similar to responses received from members of the public, they were not in favour of development on the apron area of the site. They also requested further information on the transport plan associated with the proposals.
20. Oxford City Council broadly supported the aim of the masterplan, but provided more detailed comments on the employment land allocations and job numbers. They requested clarification on whether the proposed 1,000 job creation is a net increase or not. They provided comments on transport and sustainable travel matters. The City Council would like to see reference of the role of the science centre on the strategic local transport network and a clearer commitment to sustainable travel within the SPD. They finally believe that the Masterplan would benefit from further detail to clearly differentiate key areas for new development compared to those to undergo refurbishment.
21. Natural England provided comments requiring additions to the Landscape and Visual Impact Assessment (LVIA). They state that the LVIA should be concluded so that an informed position can be taken on the design, mitigation and enhancement options. Natural England also recommends that the council consider biodiversity enhancement within the SPD.

## Appendix B: Consultation report

22. Oxfordshire County Council provided broad support in principle of the redevelopment of the site as growth in that area fits with the ambitions for growth within Science Vale and delivery of the Local Enterprise Partnership's Strategic Economic Plan. The County Council also provided some more detailed comments and factual corrections to be taken into account as part of the draft SPD. An example of this being the need for the SPD to be flexible in light of the housing distribution options being looked at as part of South Oxfordshire's emerging Local Plan.

### Key stakeholders

23. North Wessex Downs AONB while supporting the demolition of J1 requested clarification to the text around this matter. They also provided some further detail on setting, which should be cross referenced within the SPD.

### General public

24. General support was expressed from some members of the public on the proposals supporting economic development within the area. However greater clarification was urged from respondents including local residents associations on the prominence of proposed future building layouts, greater detail on transport infrastructure improvements and further investigation of ecology and archaeology matters on the site. The relationship of proposed housing to meet employment increases and the amount of development in general in the area was also identified as a gap within the SPD and that at least some reference should be given on this subject. There were comments from the general public looking at the matter of visual impact and the continued need for screening and the need to avoid development of the apron area.

## CONCLUSIONS AND RECOMMENDED CHANGES TO THE SPD

25. Based on the consultation responses we have received and further discussions with key stakeholders. We have recommended the changes as set out in **Appendix A of the Cabinet report**.

Appendix B: Consultation report

APPENDIX 1 PRESS NOTIFICATION

Wednesday, May 14, 2014 heraldseries.co.uk

---

**5 ENTERTAINMENTS**

Pick Your Own

**RECTORY FARM PICK YOUR OWN ASPARAGUS**  
 (Open Tues - Thurs - Sat, 10.30am - 4pm, 10.30am - 5pm, 10.30am - 5pm)  
 (Asparagus only)  
**PYO & FARM SHOP**  
 Strawberries Now Picking  
 Ready Picked Fruit and vegetables  
**Pick Your Own of the Year 2013 - FARMS**  
 Country Cuts Open from 24th May  
 (Fruit Cuts & Buns, 10am-5pm)

Beaten St. John, Oxford OX26 1HP  
 1 mile from Oxford  
 01865 20000  
 9.30am - 5.00pm  
[www.rectoryfarm.co.uk](http://www.rectoryfarm.co.uk)

Forthcoming Events

**PSYCHIC HOLISTIC FESTIVAL**  
 A DAY FOR THE MIND, BODY AND SPIRIT  
 DIDCOT CONSERVATIVE CLUB,  
 FOXHALL ROAD, DIDCOT,  
 OXON OX11 7AD  
**SUNDAY 18TH MAY**  
 1PM - 7PM  
 ENTRANCE £2.50 £1 OFF BEFORE 2PM  
 £2.50 OFF IN DEPTH READING WITH THIS ADVERT  
 READINGS AVAILABLE ALL DAY  
 (OFFICE HOURS)  
 MEDIUMSHIP, CLAIRVUANCE,  
 (HEALING AND TAI CHI)  
 IMPROVEMENTS AVAILABLE.  
 FREE TRIALS AND DEMONSTRATIONS.  
 FOR DETAILS AND BOOKINGS  
 STANDS AVAILABLE  
**07889 369262**

**CRAFT FAIR**  
 Sunday 18th May  
**ISLAND FARM**  
**DONKEY SANCTUARY**  
 Brightwell cum Sotwell, OX10 0SW  
[www.donkeyrescue.org.uk](http://www.donkeyrescue.org.uk)  
 Tel: 01491 833938  
 10am - 4pm [Set up from 8am]  
 TABLES: 8' x 2' £10 Double 16' x 2' £17  
 ENTRANCE 50p Car Parking FREE

**Jay Fairs**  
**BENSON ANTIQUES & COLLECTORS FAIR**  
 including Collectables, Stamps, Postcards, Memorabilia, CD's & DVD's  
**BENSON PARISH HALL**  
 SAT MAY 09th 10.00-4.00  
**Sunday 18th May**  
 10am - 4.00pm  
 Trade fair

**Antique & Craft Fairs**

**WHEATLEY CAR BOOT**  
 EVERY  
**SUN AFTERNOON + BANK HOLID MON**  
 Open 1 pm at Watstock Golf Club  
 On 1.8a - M 40 By Motorway  
 See Op 12.30, Open 07.30am From 09.00 till 5.00  
**WWW.WHEATLEY.CO.UK Tel: 01788 334400**

Jumble Sales

**JUMBLE SALE**  
**Saturday 17th May**  
**Benson Parish Hall**  
 2pm - 4pm  
**Sunnyside, Benson**  
**OX10 6LZ**

6 HOLIDAYS

7 EDUCATION

Holidays

Do you need to fill that holiday accommodation?

Call our classified teams on  
**(01865 420011)**

SELL YOUR CAR...FAST

Online!

BOX OFFICE

Travel Offers

London Festival of Welsh Male Voice Choirs  
 At the Royal Albert Hall  
 Departs Oct 2014  
 Price inclusive

Jay Fairs

**8 PUBLIC NOTICES**

Public Notices

**STELLA JOAN HORNBLON (Deceased)**  
 Passed on the 11th May 2014 at the age of 92 years.  
 She was the widow of the late John Hornblon, who was born on the 11th May 1922 and died on the 11th May 2014.  
 She was a devoted wife, mother and grandmother. She was a member of the Methodist Church and the Baptist Church.  
 She is survived by her daughter, Mrs. Margaret Hornblon, who lives in Oxford, and her son, Mr. John Hornblon, who lives in London.  
 She was cremated at the Oxford Crematorium on the 15th May 2014.  
 Her funeral service will be held at the Baptist Church, 10, St. John's Street, Oxford, on the 17th May 2014 at 11.00 am.  
 Her ashes will be scattered at sea.

**JUDITH ROSALIND MERRILL (Deceased)**  
 Passed on the 11th May 2014 at the age of 87 years.  
 She was the widow of the late John Merrill, who was born on the 11th May 1927 and died on the 11th May 2014.  
 She was a devoted wife, mother and grandmother. She was a member of the Methodist Church and the Baptist Church.  
 She is survived by her daughter, Mrs. Margaret Merrill, who lives in Oxford, and her son, Mr. John Merrill, who lives in London.  
 She was cremated at the Oxford Crematorium on the 15th May 2014.  
 Her funeral service will be held at the Baptist Church, 10, St. John's Street, Oxford, on the 17th May 2014 at 11.00 am.  
 Her ashes will be scattered at sea.

**View of White Horse**  
 (Deceased)  
 Passed on the 11th May 2014 at the age of 87 years.  
 She was the widow of the late John View, who was born on the 11th May 1927 and died on the 11th May 2014.  
 She was a devoted wife, mother and grandmother. She was a member of the Methodist Church and the Baptist Church.  
 She is survived by her daughter, Mrs. Margaret View, who lives in Oxford, and her son, Mr. John View, who lives in London.  
 She was cremated at the Oxford Crematorium on the 15th May 2014.  
 Her funeral service will be held at the Baptist Church, 10, St. John's Street, Oxford, on the 17th May 2014 at 11.00 am.  
 Her ashes will be scattered at sea.

**South Oxfordshire District Council PLANNING ACTS**  
 Planning Committee Meeting

The Planning Act requires the District Council to give notice of its intention to hold a meeting of the Planning Committee to consider applications for planning permission.  
 The Council will hold a meeting of the Planning Committee on the following dates:  
 17th May 2014  
 24th May 2014  
 31st May 2014  
 7th June 2014  
 14th June 2014  
 21st June 2014  
 28th June 2014  
 5th July 2014  
 12th July 2014  
 19th July 2014  
 26th July 2014  
 2nd August 2014  
 9th August 2014  
 16th August 2014  
 23rd August 2014  
 30th August 2014  
 6th September 2014  
 13th September 2014  
 20th September 2014  
 27th September 2014  
 4th October 2014  
 11th October 2014  
 18th October 2014  
 25th October 2014  
 1st November 2014  
 8th November 2014  
 15th November 2014  
 22nd November 2014  
 29th November 2014  
 6th December 2014  
 13th December 2014  
 20th December 2014  
 27th December 2014

**South Oxfordshire District Council PUBLIC NOTICE**  
 Planning Committee Meeting

NOTICE OF CONSULTATION FOR Culture Science Centre Representative Planning Document (RPPD)

The Town and Country Planning (Local Planning) (England) Regulations 2012, paragraph 25(1)

South Oxfordshire District Council is consulting on the Culture Science Centre Representative Planning Document (RPPD). The document provides planning and policy guidance for the future master planning of the Culture Science Centre. The RPPD is available for public consultation from 15th May 2014 to 15th July 2014.

Comments should be submitted to the Council's Planning and Policy Services, PO Box 100, Benson, Oxford, OX10 0SW. Comments should be submitted by 15th July 2014.

For further information, please contact the Council's Planning and Policy Services on 01865 420011.

**WHICH WAY WOULD YOU GO?**  
 heraldseries.co.uk  
 heraldseries.co.uk  
 heraldseries.co.uk

## Appendix B: Consultation report

### APPENDIX 2 CONSULTATION ACTIVITIES

26. The consultation activities have been identified for this stage of the supplementary plan production. These approaches take into account recommendations from our consultation guidance document<sup>5</sup> and local plan regulations<sup>6</sup>. The activities are divided to reflect a pre-engagement phase and then the formal consultation phase. Statutory consultation methods are shaded in grey. We have asked the parish clerks of the relevant parishes to provide us with information on any approaches that they would like us to take into consideration.

Consultation method	Aim	Date
<b>Pre-engagement phase</b>		
Pre-engagement meeting with relevant parishes and other stakeholders	To provide parishes with an opportunity to influence the shape of the draft supplementary planning document before it goes out to formal consultation through first of all being able to discuss issues at a face-to-face meeting. Meeting to be held with all relevant parish councils, Culham Science Centre representatives and South Oxfordshire District Council	30.04.14
Pre-meeting response period	To provide an opportunity for relevant parties to feedback in a controlled manner before formal consultation.	30.04.14-07.05.14
<b>Formal consultation phase</b>		
Press notice released to Herald Series	Formal way of triggering the statutory consultation period. Also provides method of widening the notification process within the local community. Herald Series was selected as this has the best local readership rate.	Submitted 09.05.14 Released 14.05.14
Information sent out to targeted consultees	To assist with maximising the consultation coverage, while at the	13-14.05.14

<sup>5</sup> Statement of Community Involvement, South Oxfordshire District Council, July 2006

<sup>6</sup> The Town and Country Planning (Local Planning)(England) Regulations 2012 amended 2013 – 18(1) and 18(2)

Review of Local Plan – Reg 18 Consultation Plan, Feb 2014

## Appendix B: Consultation report

Consultation method	Aim	Date
taken from our consultation database	same time meeting the regulatory requirements for consultation.	
Information held on the district council's website	To provide a quick and easy method of displaying the consultation data.	14.05.14
Hard copy of documents held at district council and parish council offices	To provide an opportunity for local communities to access hard copy versions of the draft SPD.	13-14.05.14
Information presented within the Objective consultation system	To provide a quick and easy method of capturing consultation comments on the draft SPD.	14.05.14
Information held on relevant parish council websites	To provide quick and easy method of displaying the consultation data, while assisting with the promotion of the consultation.	14.05.14
Articles submitted to local parish newsletters (The Bridge)	To provide alternative method of accessing the consultation information within the local community. Information of local parish newsletters was provided by the local parish councils	First of month
Consultation posters displayed on local noticeboards	To assist with the promotion of the consultation within the local community	13-14.05.14
Key contacts included	Any additional key contacts suggested by parish council included within the distribution list to help widen notification process.	13-14.05.14
Key contacts included	Any additional key contacts suggested by Culham Science Centre to be included within the distribution list to help widen notification process.	13-14.05.14
Public exhibition	Provides an opportunity for representative from the local community to discuss proposals with officers. Venue agreed at Culham Science Centre	02.06.2014





This page is intentionally left blank