

Inspector's question 85

I would be pleased to receive the Council's observations on representations 266 Ed Whetham of Laxton Properties concerning the identification of Halton Brook Business Park on the Proposals Map, 852 and 2501 Neil Trollope of Terence O'Rourke Ltd on behalf of MEPC Silverstone GP Ltd concerning the accuracy of the policy map in respect of Silverstone.

AVDC Response

This question relates to two separate representations relating to Halton Brook Business Park and Silverstone Park respectively.

The Council acknowledges that the location of Halton Brook Business Park as currently presented in the Halton inset of the VALP submission is inaccurate. The Council notes that Mr. Whetham of Laxton Properties has provided a site location plan that indicates the correct location of Halton Brook Business Park is adjacent to Aston Clinton. However, the red line on the site location provided by Mr. Whetham indicates a larger area of land than the site location plans provided in planning applications with reference 08/02156/AOP and 12/01144/AOP. As the extent shown in the referred to planning applications is the extent that has received the benefit of planning permission in the outline, the policy maps of the VALP will be updated to accurately reflect these extents by way of a minor modification rather than the larger area proposed by Mr Whetham.

Mr. Trollope of Terence O'Rourke Ltd. on behalf of MEPC Silverstone GP Ltd. refers to policy E10 which refers to the 'business and technology park' but does not distinguish between Silverstone Park (MEPC) and Silverstone Circuit (BRDC). The representation further states that the wording of policy E10 should clearly distinguish between Silverstone Park and Silverstone Circuit. The same representation states that the policy map inset covering Silverstone only identifies Zone K, located west of Dadford Road as forming part of Silverstone Park and that the remaining part of the estate is entitled 'Silverstone Motor Racing Circuit and Business Park'. This is inaccurate, as Silverstone Park also comprises land on the eastern side of Dadford Road and there is no business park within the Circuit.

The Council acknowledges the point made as regards to the inaccurate wording of policy E10, and proposes that the name of the policy be changed to "Silverstone Circuit & Silverstone Park EZ", the heading of the preceding supporting text be changed to "Silverstone Circuit & Silverstone Park EZ" and the sub-heading referencing the "Business and technology park" be reworded to "Silverstone Park EZ" by way of minor modifications. While the Council acknowledges that part of Silverstone Park extends to the east of Dadford Road, the use of that land does not fall within the employment land use of Silverstone Park EZ and is instead car parking for the circuit. The purpose of the policy map is not to indicate land ownership. As such, no changes are proposed in respect of this part of the representation. The Council has further noted that the none of the Enterprise Zone locations in the Vale are shown on the policy maps, but are joined together with the Key Employment Sites. For the purposes of clarity, a separate layer will be added to the maps indicating the extent of the Silverstone Park EZ, Westcott Venture Park EZ and Arla/Woodlands EZ separately.

Mr. Trollope refers to the planning application with reference 15/02950/APP, stating that the policy map should be updated to include the extent of this application as part of the key employment site. The Council acknowledges this point, and will make minor modifications to the policy map to clarify that this land is in fact part of the key employment site.