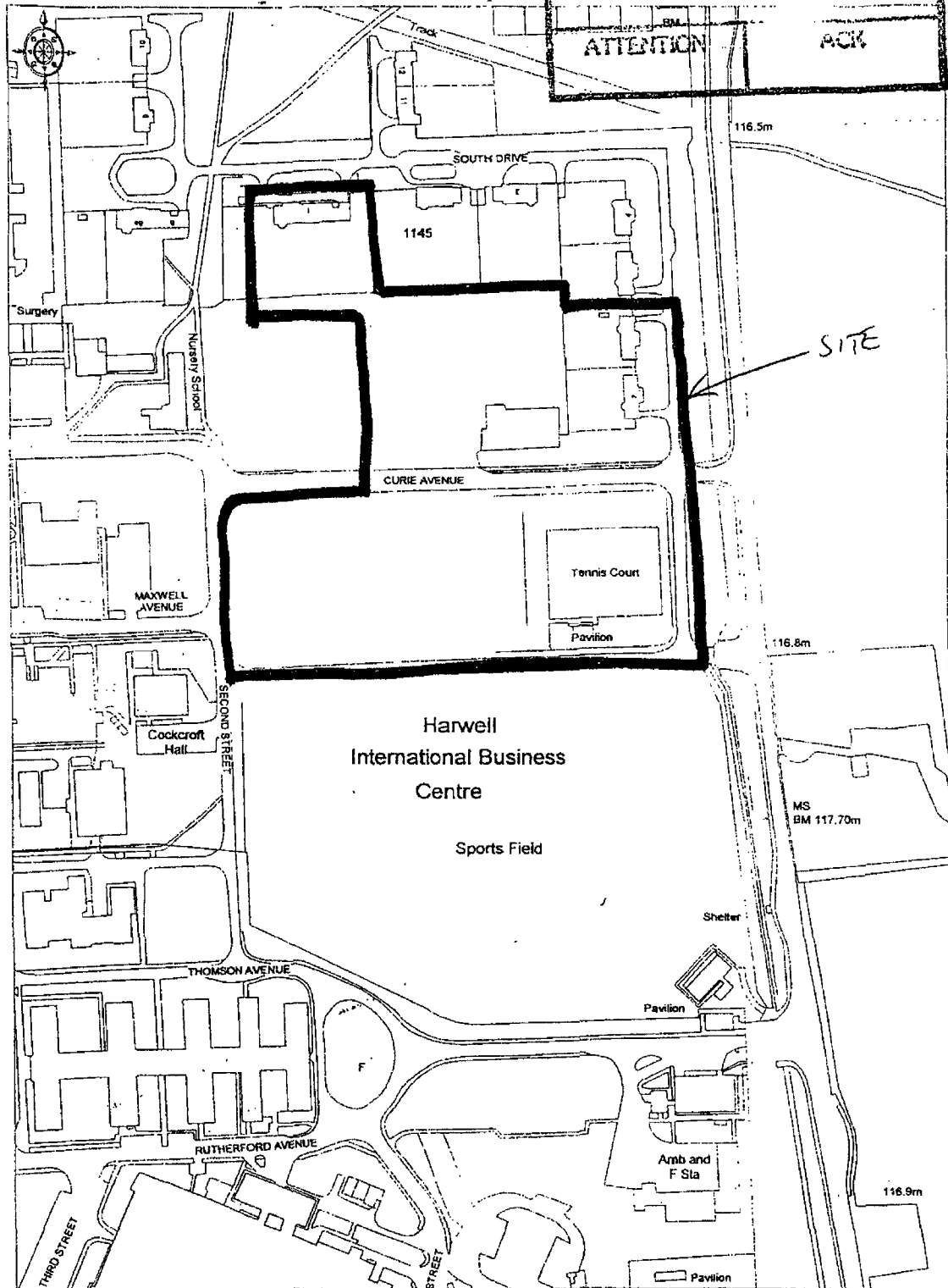


SMARTLODGE UK LIMITED AND UKAEA

VALE OF WHITE HORSE
PLANNING ENGINEERING
REC'D 12 DEC 2000
ATTENTION ACK

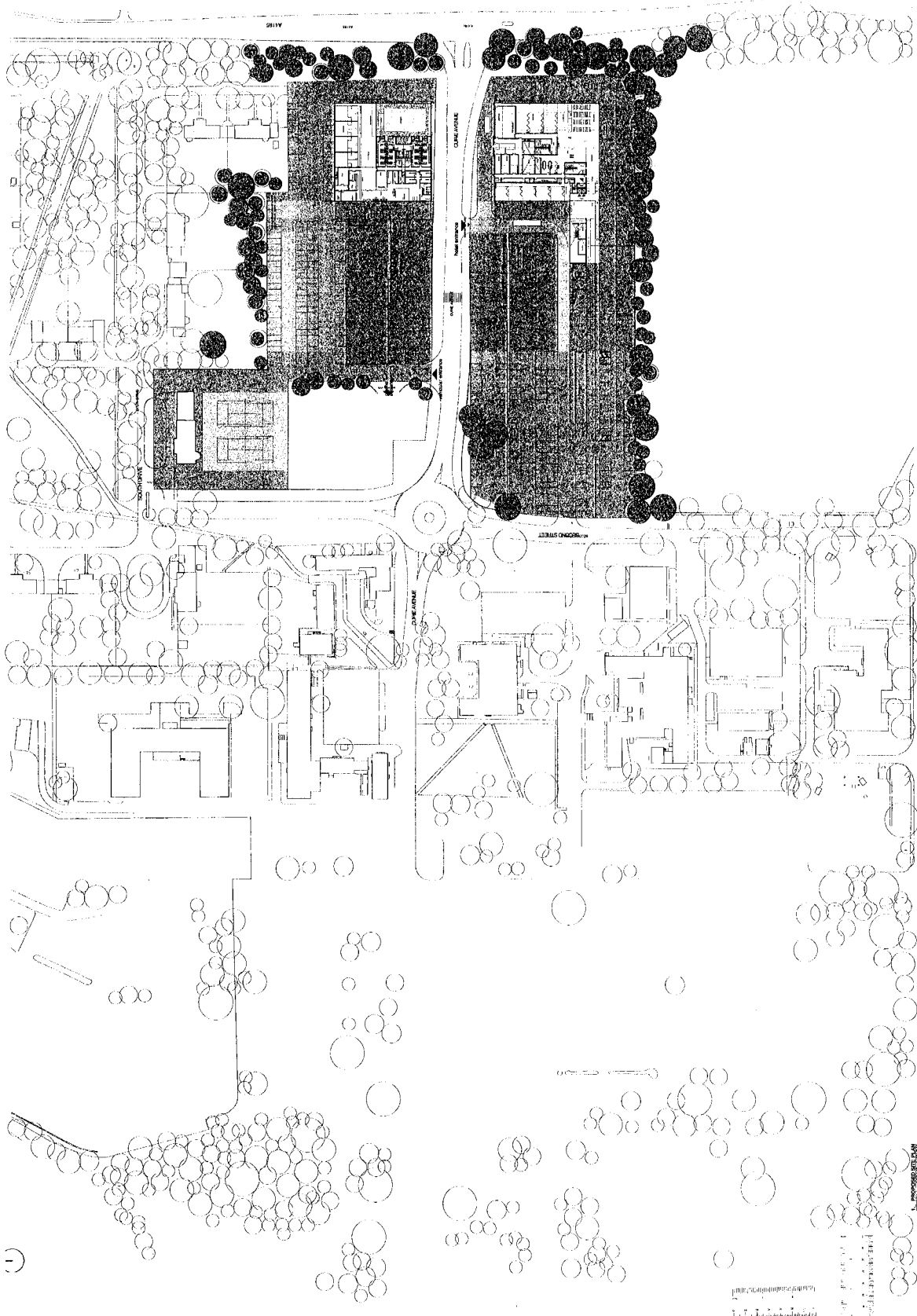


© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.



HAZ/16731

(2)



HAZ/16731

Project No:	HAZ/16731
Client:	HAZ/16731
Site No.:	002_200
Scale:	1:1000
Date:	11/11/18
Author:	HAZ/16731
Checker:	HAZ/16731
Designer:	HAZ/16731
Project Manager:	HAZ/16731
Site Supervisor:	HAZ/16731
Other:	
Drawn by:	HAZ/16731
Checked by:	HAZ/16731
Designed by:	HAZ/16731
Project Manager:	HAZ/16731
Site Supervisor:	HAZ/16731
Other:	

APPENDIX 2

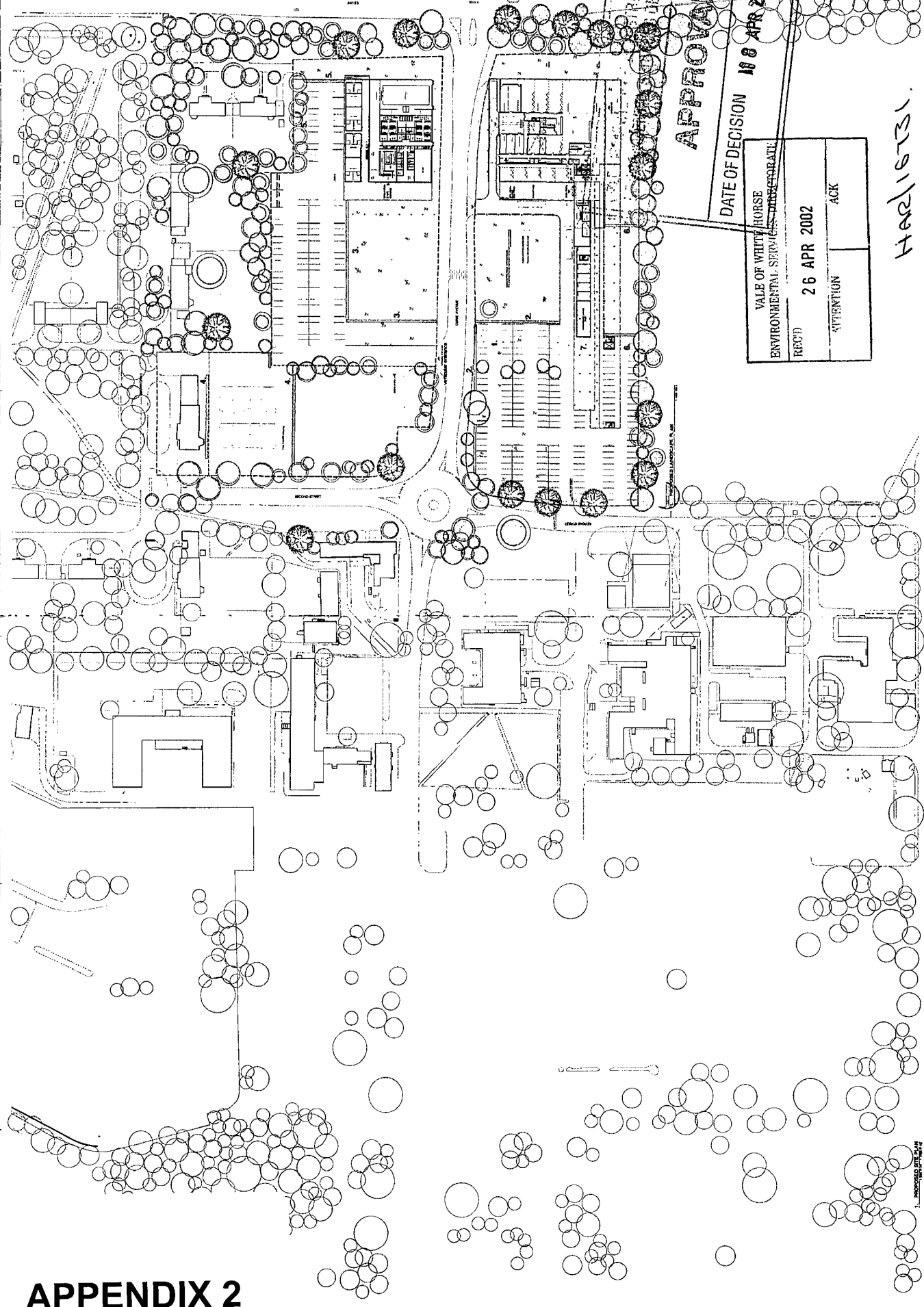
LEISURE CENTRE

HOTEL

DISTRICT COUNCIL PLANNING DEPARTMENT
APPROVAL
DATE OF DECISION 18 APR 2002

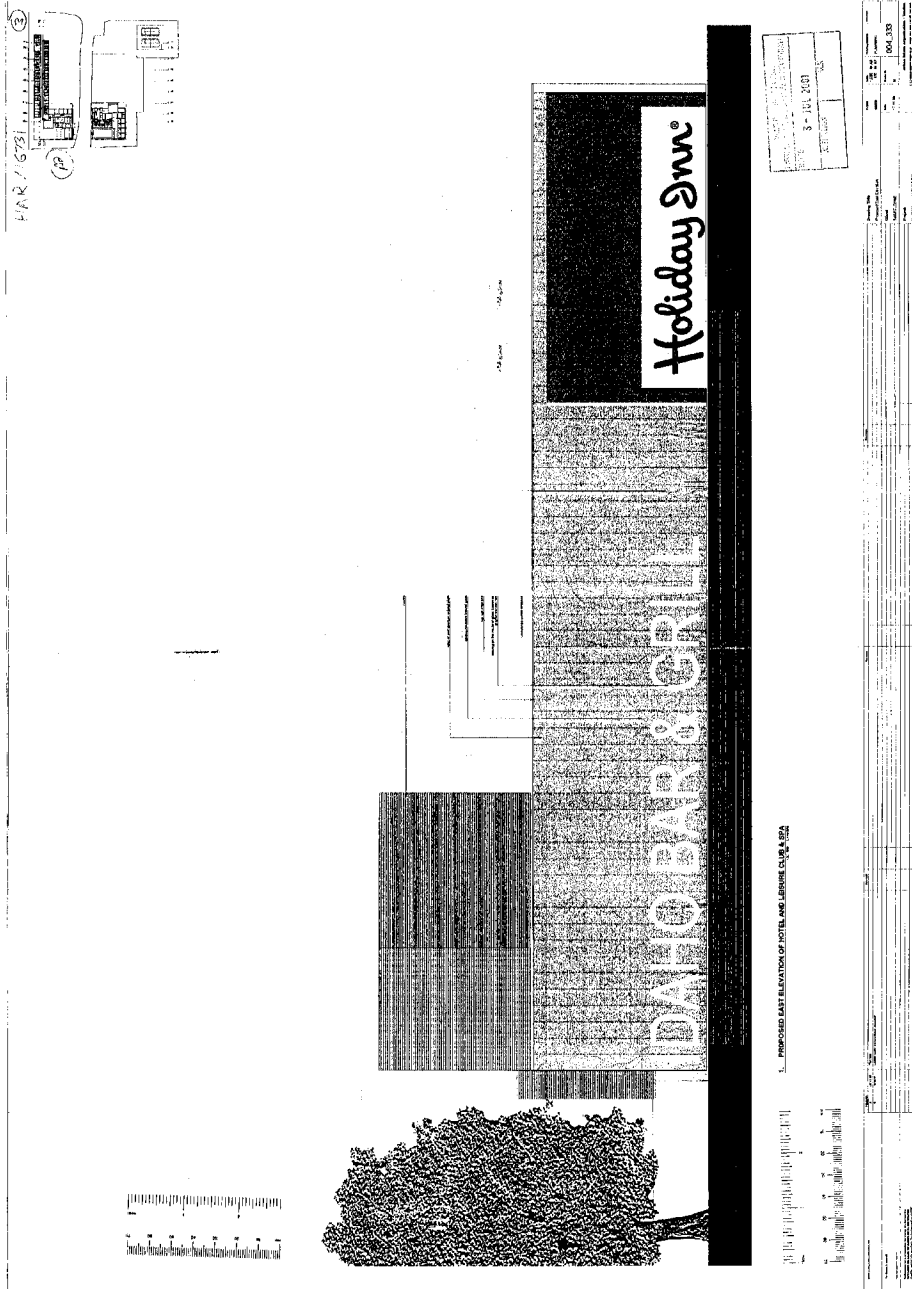
VALLE OF WHITE HORSE
ENVIRONMENTAL SERVICES
RECV'D
26 APR 2002
ATTENTION
ACK

HAZ/16731



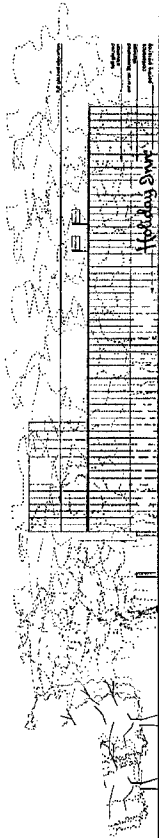
APPENDIX 2

Project No.	111100
Project Name	HAZ/16731
Project Location	
Project Status	PLANNING
Project Date	11/11/00
Project Author	
Project Reviewer	
Project Approver	
Project Date	
Project Description	
Project Details	
Project Notes	
Project Comments	
Project History	
Project References	
Project Attachments	
Project Links	
Project Tools	
Project Settings	
Project Help	



PROPOSED FRONT ELEVATION

APPENDIX 2



HOTEL ↑

1. PROPOSED EAST ELEVATION OF HOTEL AND LEISURE CLUB & SPA



SPA ↑

2. PROPOSED WEST ELEVATION OF HOTEL AND LEISURE CLUB & SPA

PROPOSED FRONT ELEVATION

VALE OF WHITE HORSE DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT

APPROVAL

DATE OF DECISION 18 APR 2002

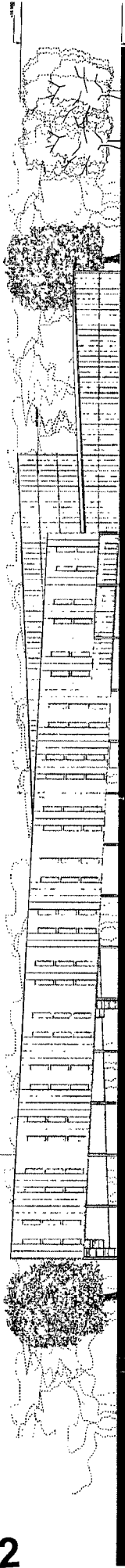
VALE OF WHITE HORSE
ENVIRONMENTAL SERVICES DEPARTMENT

REC'D 26 APR 2002

ATTENTION JACK

Project No.		002_222	
Project Name		VALE OF WHITE HORSE DISTRICT COUNCIL	
Client		VALE OF WHITE HORSE DISTRICT COUNCIL	
Date		11/11/00	
Scale		1:100	
Drawing No.		002_222	
Drawing Title		PROPOSED FRONT ELEVATION	
Drawing Date		11/11/00	
Drawing Status		FOR APPROVAL	
Drawing Author		JACK	
Drawing Checker		JACK	
Drawing Approver		JACK	
Drawing Date		11/11/00	
Drawing Scale		1:100	
Drawing Size		A3	
Drawing Orientation		Landscape	
Drawing Status		FOR APPROVAL	
Drawing Date		11/11/00	
Drawing Scale		1:100	
Drawing Size		A3	
Drawing Orientation		Landscape	

APPENDIX 2

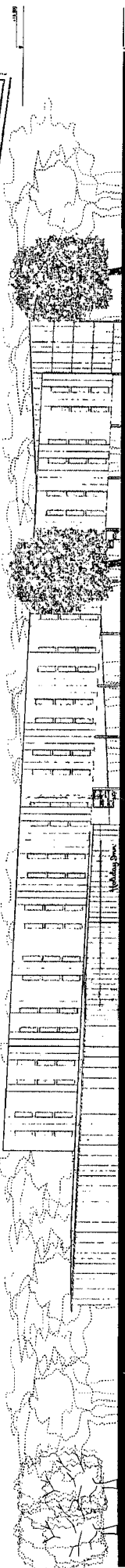


1. PROPOSED SOUTH ELEVATION OF HOTEL

VALE OF WHITE HORSE DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT

APPROVAL

DATE OF DECISION 18 APR 2002



2. PROPOSED NORTH ELEVATION OF HOTEL

VALE OF WHITE HORSE
ENVIRONMENTAL SERVICES DIRECTOR

REC'D 26 APR 2002

ATTENTION: AJK

VALE OF WHITE HORSE HOTEL AND LEISURE CLUB & SPA, HARVEY, DIDCOT
Plot 2001, FULFORD ROAD
DIDCOT, OXFORDSHIRE, OX11 1LQ

100115351

Property No.	Project Name	Applicant	Project No.	Page No.
100115351	VALE OF WHITE HORSE HOTEL AND LEISURE CLUB & SPA, HARVEY, DIDCOT	VALE OF WHITE HORSE	003-221	D

APPROVAL

DATE OF DECISION: 18 APR 2002

REC'D: 26 APR 2002

ATTENTION: AJK

PROJECT NO: 003-221

PAGE NO: D

APPLICANT: VALE OF WHITE HORSE

PROJECT NAME: VALE OF WHITE HORSE HOTEL AND LEISURE CLUB & SPA, HARVEY, DIDCOT

PLANNING OFFICER: [Signature]

DATE OF DECISION: 18 APR 2002

RECEIVED: 26 APR 2002

ATTENTION: AJK

APPENDIX 2

**HAR/16731 – UKAEA and Smartlodge UK Ltd
Erection of Hotel and Leisure Centre
Land To North And South Of Curie Avenue, Harwell International Business Centre,
Didcot, Oxon**

1.0 The Proposal

- 1.1 This application proposes two adjacent but independent developments of a hotel and leisure club and spa. The hotel is designed to accommodate 140 bedrooms to be built in two phases, initially 100 bedrooms followed by a 40 bedroom extension in 2007. The leisure club contains a health spa, swimming pool, squash courts, tennis courts, gym and dance studio. A location plan, layout plan and extracts from elevations are included at Appendix 1 (page nos.....) to this item. At its highest point the hotel accommodation block is 16.5 metres high which when compared to other buildings on the Harwell site is the same as buildings 7 and 8, and lower than building 10 (18.5 metres) building 60 (24 metres) and building 447 the van de Graaff generator (22 metres). The design of both buildings proposed is contemporary, utilising large areas of glass, aluminium cladding, louvres and powder coated cladding. Photographs of buildings where similar materials have been used have been submitted in support of the proposal.

2.0 Planning History

- 2.1 The site of the hotel is occupied by tennis courts and was formerly occupied by a hostel, now demolished. The site of the leisure club is occupied by two dwellings and an existing squash courts building. The application site area is allocated in the Adopted Local Plan for business purposes. The hotel portion of the application site was granted permission in January 1998 for 5,000 square metres of 2-3 storey B1 office accommodation.

3.0 Planning Policies

- 3.1 The Harwell International Business Centre Campus is dealt with under Policy E8 of The Local Plan which states that the Campus is proposed for business development limited to classes B1 and B2 of the Use Classes Order. In the explanatory text to this Policy in paragraph 4.82 it states "the District Council welcomes the objective of relocating and developing social and commercial facilities to serve the needs of employees and residents on the site".
- 3.2 The hotel element of the application is covered by local plan Policy T4 which considers the development of hotels in rural areas and states that " new buildings for guest house or hotel accommodation will only be permitted within existing settlements or on other areas allocated in the local plan where employment, housing and other facilities can be provided close together". Due to the location of the hotel relative to the A34 it is not considered that Policy T5 applies to this proposal. The leisure element of the scheme is covered by local plan Policy L21 as the scale of the proposal is not considered to go beyond that which will meet local needs.
- 3.3 The Policies from the Design Chapter of the Local Plan are relevant, including Policy D1, D3, D4 and D5.
- 3.4 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty. Policy C2 is therefore relevant.
- 3.5 The County Council as Structure Plan Authority have commented on the proposal and refer to Policies G1, G2, G5, E3 and R1 of the Structure Plan. The Structure Plan

policies seek to provide a sustainable planning framework for development in locations which favour alternative modes of transport than the private car and to concentrate development where the need to travel will be minimised.

4.0 Consultations

4.1 Harwell Parish Council comments - none. Chilton Parish Council have no objections to the application for the hotel and leisure centre, which they welcome but they do have the following comments to make about the appearance of the application:

- The design is boring, totally inappropriate, and out of keeping with a rural area.
- The signage is completely wrong, it is far too large and obtrusive. Some of the wording is also inaccurate – Holiday Inn Didcot – shouldn't it be changed to Harwell? Why the Idaho Bar, or is this just part of the standard design package?
- The parking space of 165 seems adequate for phase 1 but will it be sufficient when phase 2 is built?
- Will there be a roundabout at the A4185 junction with Curie Avenue to cope with all the extra traffic and is the roundabout further down Curie Avenue, just after the hotel, included the plans?
- The hotel and leisure centre are to be welcomed, pity about the boring, off the shelf, package design.

4.2 The County Highway Authority - no objections in principle, but are concerned that both of the hotel and leisure facility have an over provision of car parking spaces. Revised plans have been requested to deal with this issue.

4.3 County Council Structure Plan Authority - The County Council has given an initial response objecting to the scale of the development proposed. They consider that it is contrary to the Structure Plan and should be advertised as a Departure. Following meetings between the County Council, the applicants and Vale officers, it is anticipated that these comments will be revised and these should be reported orally to committee. A copy of the County's report is included in the appendix to this item.

4.4 Health and Safety Executive – no objections.

4.5 Architects Panel comments on the original plans are attached in the Appendix.

4.6 Consultant Architect comments on original plans are also in the Appendix.

4.7 Three letters of objection have been received, concerns include: potential conflict with use of adjacent land, excessive site, harmful competition with other small hotels in the area, no need for new hotel, wrong policies applied, would serve A34, should be refused.

5.0 Officer Comments

5.1 The determining issues in this case can be separated into issues of principle and of detailed design and physical impact.

5.2 Policy E8 identifies Harwell International Business Centre Campus as a B1 and B2 location. The preamble to that policy does recognise the role that existing on-site facilities play in the overall composition of the business park, particularly in relation to social and leisure facilities. There are also shops on the site and this may be compared to Milton Park which was quite recently granted permission for a facilities centre including restaurants, shops and previously, a health and fitness centre. On this basis it is

considered reasonable that the site does have a modern health and fitness facility which does in part replace either demolished or outdated social facilities on the site. In permitting the fitness club on Milton Park a 106 legal agreement was required to ensure that membership was initially offered to employees on the business park for a fixed period, after which membership was more open. It is considered that a similar arrangement would assist in directing the use and occupancy of the new facilities to the occupants of the business park.

- 5.3 The provision of the hotel raises different issues. Although Harwell has a history of providing a measure of on site accommodation, for example the hostel that once occupied that site, the hotel would still represent a new facility. Policy T4 refers specifically to areas allocated in the local plan where employment housing and other facilities could be provided close together and this does appear a reasonable description of the Harwell Campus given its planning history, including the Chilton field housing development. However, consistent with Structural Plan policies, the Local Plan and Government advice to promote sustainable patterns of development, the Council have required an assessment of the likely on site demand for the hotel for existing and forthcoming businesses. The assessment suggests that the hotel does offer potential for reduced traffic movements from the Harwell Campus to the surrounding area, as any future business from the business park itself would imply the relocation of overnight stays to this site from further afield. The estimated annual mid-week demand from the Harwell International Business Centre and near by Milton Hill site indicates that the first phase of 100 rooms (including residential conference demand) would equate to approximately 62% occupancy. Following the construction of phase II and once the Synchrotron development is built occupancy of 83% is anticipated. The second phase of the development does appear to be justified to a considerable degree by the development of the Synchrotron which is yet to receive planning permission. On the basis of the information provided it appears reasonable to conclude that the hotel will be a valuable facility for the business park and would offer potential to minimise journeys and represent a sustainable option.
- 5.4 The final comments of the Highway Authority have yet to be received but it is anticipated that they will include consideration of the need to improve public transport provision to the site. These comments will be reported orally.
- 5.5 The second set of issues relates to the contemporary design of the proposals which utilise large areas of glass and aluminium cladding. The Architects Panel and Consultant Architect have had initial reservations concerning a number of elements of the scheme. Their comments are included in the Appendix. The Consultant Architect has stated "assessed as a concept I think the hotel building could be very exciting – and that this location would be very suitable for a landmark building". Architects Panel state that they "welcome the contemporary approach". The proposed buildings are on the road frontage of the site and will therefore be prominent although will benefit from existing screening. The backdrop to the development is the business park itself and the residential area of South Row. Bearing in mind this context it is considered that with the right materials and landscaping the development will not have a detrimental impact on the Area of Outstanding Natural Beauty and that it has the potential to be a positive addition to the overall appearance of the site.
- 5.6 However the comments of the Consultant Architect are awaited on the latest details submitted. These relate to the actual appearance of the materials to be used and the details that have been provided in response to concerns raised. Officers have yet to be fully convinced that the use of the proposed materials including metal louvres and the position of the service yard will be acceptable. Although the general concept and the

contemporary approach is supported in principle. The comments of the Consultant Architect will be reported orally to Committee. Computerised images of the development have been provided and will be presented to committee.

- 5.7 Given the fact that the leisure element of the scheme is justified by its location on the business park it is recommended that a Section 106 agreement be used to offer initial membership to the occupiers of the business park in the first instance. Due to the perceived importance of the Synchrotron in justifying the additional 40 bed spaces on the hotel development a 106 agreement is recommended that would prevent the implementation of the second phase until the Synchrotron has been constructed.

6.0 **Recommendation**

- 6.1 *That Committee resolve to accept the principle of a hotel and leisure facility on this site, of a contemporary design, subject to a 106 agreement to prevent the implementation of the second phase of the Hotel until the Synchrotron has been constructed.*
- 6.2 *That Committee defer consideration of the detailed design of the scheme in the event that the Consultant Architects', and Officers' reservations have not been met.*
-