



**VALE OF WHITE HORSE LOCAL PLAN PART 1: STRATEGIC  
SITES AND POLICIES**

**STAGE 2 EXAMINATION – MATTERS AND QUESTIONS**

**STATEMENT ON BEHALF OF CLOWES DEVELOPMENTS AND  
GRAFTONGATE DEVELOPMENTS**

**MATTER 9: STRATEGY FOR SOUTH EAST VALE SUB-AREA  
(CP15 AND CP16)**

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**MATTER 9 – STRATEGY FOR SOUTH EAST VALE SUB-AREA (CP15 AND CP16) 9.4 Is the policy relating to Didcot A Power Station (CP16) soundly based?**

- 9.1 Pegasus Group act on behalf of Clowes Developments and Graftongate Developments in relation to their land interests at Didcot A Power Station. The site lies within the administrative areas of two local planning authorities; with the vast majority lying within Vale of White Horse (36.9ha), and the lesser amount within South Oxfordshire District Council (9.5ha).
- 9.2 An outline planning application was submitted by Pegasus Group on behalf of Clowes Developments to both local planning authorities in May 2015 (planning application reference numbers: P15/V1304/O, P15/S1880/O). This application proposes a mixed use development comprising up to 400 (Class C3) dwellings, 110,000m<sup>2</sup> of Class B2/B8 units, 25,000m<sup>2</sup> of Class B1 units, 13,000m<sup>2</sup> Class A1 units (includes 1,500m<sup>2</sup> convenience food store), a 150 bed Class C1 hotel, and 500m<sup>2</sup> of Class A3/A4 pub/restaurant. The proposals include related open space, landscaping, access and sustainable drainage infrastructure. The application seeks approval for access in part now, with all other matters being reserved for later approval.
- 9.3 Core Policy 16 (CP16) of the submitted Vale of White Horse Local Plan Part 1 proposes the allocation of the land at Didcot A Power Station lying within Vale of White Horse to provide a high quality mixed-use development. Our position is that CP16 is soundly based and the policy is broadly supported, however some amendments are needed.
- 9.4 Our submissions to the Publication Stage Local Plan Part 1 consultation (**Appendix 1**) set out that a design workshop had been undertaken with key stakeholders and that a Design and Development Principles Document had been subsequently produced and agreed at officer level. Furthermore, the application development description above had also been broadly agreed at officer level at this time. Our representations set out that amendments were required to ensure that CP16 would be effective and justified.
- 9.5 Our response to the Publication Stage Local Plan Part 1 at Question 6 set out that a Statement of Common Ground would be entered into with Vale of White Horse District Council to confirm agreed modifications to Policy CP16 in advance of the examination hearing sessions. This approach had been agreed with the local planning authority prior to the submission of representations.

- 9.6 The draft Statement of Common Ground was drafted by the local planning authority and is attached at **Appendix 2**. This Statement removes the references to “predominately B1” and “ancillary retail” from the policy wording of CP16 as requested in the publication stage representations. The removal of these references partly overcomes the issues raised at publication stage.
- 9.7 A further draft Statement of Common Ground (**Appendix 3**) includes additional track changes requested by the applicant. The only matters now in disagreement between the applicant and the local planning authority are: the policy requirement for a sequential test in respect of retail, and the inclusion of overly prescriptive and detailed design principles.

#### Sequential Test

- 9.8 The policy wording within the draft Statement of Common Ground (**Appendix 2**) has been amended by the local planning authority to state that retail would be an acceptable use as part of a mix of uses on this site; the reference to “ancillary” has now been deleted.
- 9.9 Paragraph 23 of the National Planning Policy Framework (the Framework) sets out the requirement for local planning authorities to allocate through the local plan process a range of suitable sites to meet the type of retail (and other forms of) development needed, and that the local planning authority should undertake an assessment to ensure a supply of deliverable sites. It is our view that through the process of allocating land at Didcot A Power Station for various uses, which include retail, its suitability for retail has already been considered by the local planning authority.
- 9.10 It is therefore considered unreasonable for the site to be allocated for retail in this manner and for a sequential assessment for retail to still be required by Policy CP16.
- 9.11 Core Policy 32 states that “*proposals for retail and other main town centre uses that are on the edge of or outside the town or local shopping centres, and are not supported by Local Plan policies, will only be supported if it is demonstrated that the proposal satisfies the sequential approach to site selection*” (emphasis added). This is consistent with the Framework at paragraph 24 which states that “*local planning authorities should apply a sequential test to planning applications for main town centre uses that are no in an existing centre and are not in accordance with an up-to-date Local Plan*” (emphasis added).

- 9.12 Once the Vale of White Horse Local Plan Part 1 is adopted, retail on this site will be in accordance with an up-to-date Local Plan and therefore we do not accept that a sequential test is also required as part of Policy CP16; such an approach would be inconsistent with the Framework. Notwithstanding the above, a sequential test has been submitted in support of the outline planning application and has been 'signed off' by the local planning authorities' retail consultant Bilfinger GVA.
- 9.13 We do however accept that as there is no retail floor space quantum defined within Policy CP16 then it is appropriate to include impact on the viability and vitality of Didcot town centre as a policy requirement. This is addressed within the retail impact assessment accompanying the outline planning application, which has also now been 'signed off' by Bilfinger GVA in their capacity as the local planning authorities' retail consultant.
- 9.14 Thus the proposed wording at **Appendix 3** still includes a stipulation that the redevelopment of this site will not undermine the vitality and viability of Didcot town centre – so the local planning authorities' objective to protect Didcot town centre is still incorporated into Core Policy 16, without the need for a sequential test.

#### Design Principles

- 9.15 The local planning authorities' draft Statement of Common Ground (**Appendix 2**) now proposes the insertion of key design principles as part of the policy wording for CP16. This has been included by the local planning authority to take account of the design principles that have evolved through extensive pre-application discussions relating to the masterplanning of the site. Although we agree that design principles have developed through design workshops and extensive pre-application discussions, we are not convinced that to include a few very precise design principles is appropriate as part of CP16.
- 9.16 Aspects of the proposed design principles are considered overly specific; there are numerous other aspects of design and layout that would need also to be considered that are not referenced. These are controlled via proposed Policies 37 and 38. It is therefore considered ineffective to include these specific aspects when there will be a wide range of additional design principles that will no doubt be considered as part of any planning application.
- 9.17 To conclude, given the brownfield nature of this site, we do not accept the appropriateness of including some specific and detailed design principles,

when a far wider range of principles have been, and will continue to be, considered as part of the planning application process.

**Proposed amendments to Policy CP16**

9.18 Having regard to the above and the submitted outline planning application, in light of the draft Statement of Common Ground, Core Policy 16 should be amended to comprise the wording as set out within the applicants' further draft Statement of Common Ground at **Appendix 3**.

**Appendix 1: Publication Stage Local Plan Part 1 representations**



Vale of White Horse Local Plan Part One:  
Strategic Sites and Policies  
Publication Stage Representation Form

Ref:  
  
(For official use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) no later than Friday 19 December 2014 by 4.30 pm precisely.

This form has two parts –  
Part A – Personal Details  
Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	Clowes Developments (UK) Ltd / Graftongate Developments Ltd
Address Line 1	<input type="text"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/>
Line 4	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>

### 2. Agent's Details (if applicable)

Mr
Gary
Lees
Director
Pegasus Group
Unit 4 The Courtyard
Church Street
Lockington
Derbyshire
DE74 2SL
01509 670 806
Gary.lees@pegasuspg.co.uk

## Part B – Please use a separate sheet for each representation

Name or Organisation : Pegasus Group on behalf of Clowes Developments/Graftongate Developments

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

4.(2) Sound (Positively Prepared, Effective and Justified)

Yes

No

4 (3) Complies with the Duty to co-operate

Yes

No

**5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.**

Core Policy 16 proposes the allocation of land at Didcot A Power Station to provide a high quality mixed-use development. In broad terms, the allocation of this site is supported, however amendments are needed to make the policy sound.

Pegasus Group on behalf of Clowes Developments is currently preparing an outline planning application for the site, and it is envisaged that this application will be submitted early in 2015. Technical studies have been prepared in support of the planning application which demonstrate that the site is sustainable and deliverable. A design workshop has been undertaken with key stakeholder and a Design and Development Principles Document produced and agreed at officer level; this is attached for information.

It is agreed that the site will provide for a mixed use development comprising residential, Class B1/B2/B8 employment units, Class A1 retail units, a Class C1 hotel and a Class A3/A4 pub/restaurant. The proposed development description for the forthcoming planning application is:

*'Outline Planning Application for mixed use redevelopment comprising up to 400 dwellings, 110,000m<sup>2</sup> of Class B2/B8 units, 25,000m<sup>2</sup> of Class B1 units, 13,000m<sup>2</sup> Class A1 units (includes 1,500m<sup>2</sup> convenience food store), 150 bed Class C1 hotel and 500m<sup>2</sup> of Class A3/A4 pub/restaurant, including related open space, landscaping, access and drainage infrastructure, together with that part of the proposed Science Bridge and related link road within the site.'*

As this is broadly agreed at officer level it is important to ensure the policy allocation is formulated to not frustrate these redevelopment proposals. To ensure the policy is going to be effective and justified, amendments are required.

The reason why the policy is not presently effective or justified is as follows:

First, as part of our previous submissions we outlined our concerns in relation to the draft policy's emphasis on B1 uses. It was, and still is, considered that a more flexible approach to employment uses as part of a mix of uses is appropriate to comply with the NPPF and the achievement of sustainable development. It is disappointing that the emphasis on B1 use has not changed in the present draft policy and it therefore remains our submission that Core Policy 16 should be amended to allow for a more flexible approach to development at this site.

The NPPF at paragraph 21 states "Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changing circumstances". This approach is exemplified in the present policy approach at Milton Park, where the saved Local Plan Policy E5 allocates the site for B1, B2 and B8 uses with no emphasis on a particular use. There is no reason why a similarly flexible approach could not be applied to the Didcot A site. It is also important to note that the agreed proposals at officer level will not result in a scheme that is "predominantly B1" as the draft policy presently states.

Second, there is agreement at officer level for the site to accommodate a retail park. Reference to bulky goods retailing in the policy is welcomed as this acknowledges the appropriateness of the site for retail park development in policy terms, having regard to Core Policy 32. However, this acknowledgement conflicts with the term 'ancillary' in the policy wording and, as a result, makes the policy unclear and ineffective. As such, the inclusion of the word "ancillary" preceding the word 'retail' in the policy is overly restrictive and would not facilitate the development proposals as formulated in agreement with officers. It should therefore be deleted.

On a related matter, **paragraph 4.36** of the Spatial Strategy requires amendment as this acknowledges the need to work closely with South Oxfordshire under the Duty to Cooperate to ensure the cumulative retail needs of Didcot are going to be met. At present, the paragraph considers this "can be delivered through the continued expansion of the Orchard Centre in the town centre and through the new district centre at Great Western Park". Reference to the Didcot A Power Station site also delivering some of the wider Didcot area retail needs over the plan period is necessary to ensure that the Plan will be effective. It is thus suggested the following sentence be added to end of the paragraph: It is anticipated that bulky goods retailing that cannot be accommodated at these locations will be provided for as part of the mixed use development of Didcot A Power Station Site (**Core Policy 16**).

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

It is proposed that a Statement of Common Ground will be entered into with the LPA to confirm agreed modifications to Policy CP16 and paragraph 4.36 in advance of the examination hearing sessions.

**Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Clowes Developments (UK) Limited has interests in Didcot A Power Station at Didcot (Core Policy 16). It is therefore important that they take part in the examination to address any issues in relation to the site should they feel that this is necessary.

**Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.**

Signature:

PP. 

Date:

19.12.14

## **Appendix 2: Draft Statement of Common Ground**

# Vale of White Horse Local Plan 2031 Part 1

## Examination Hearings

May 2015

### Statement of Common Ground

#### Between

Vale of White Horse District Council, **South Oxfordshire District Council** and  
Pegasus Planning Group Limited

#### Core Policy 16: Didcot A Power Station

#### 1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared by Pegasus Planning Group Limited (hereafter referred to as “Pegasus Group”) and Vale of White Horse District Council (VOWHDC) to reflect the current position agreed by both parties with regard to the Vale of White Horse Local Plan 2031 Part 1 and supporting evidence base. The SoCG particularly relates to the Didcot A Power Station brownfield site to assist the Inspector during the Examination of the Local Plan.

2 Pegasus Group has expressed its support in principle for the allocation of brownfield land at Didcot A Power Station. The Statement is provided without prejudice to other matters of detail that Pegasus Group may wish to raise during the hearings. This statement of common ground seeks to expand on joint work which has progressed since the submission of the Vale of White Horse Local Plan 2031 Part 1 to the secretary of state in February 2015. Consequently, the statement also includes a suggested update to the wording of Core Policy 16: Didcot A Power Station.

#### 3 Background

3.1 Pegasus Group control brownfield land at Didcot A Power Station. The site is a highly sustainable location for strategic growth to take place in Vale of White Horse, as well as for the area known as Science Vale. Pegasus Group has submitted representations through the evolution of the Plan maintaining their support for development of brownfield land at Didcot A Power Station.

3.2 Pegasus Group has committed substantial resources to progressing and delivering development at this site, including securing the necessary land control, the appointment of a comprehensive technical consultant team and completion of detailed technical studies.

3.3 Pegasus Group have been actively and constructively engaged with both Vale of White Horse District Council and South Oxfordshire District Council in the preparation of a masterplan for the site. There have been a number of meetings and design workshops which have helped to

formulate a number of key design principles. These will ensure that the redevelopment of the brownfield site is maximised in a manner that creates an attractive vibrant new area to the north west of Didcot town centre while providing important key infrastructural linkages with the surrounding area.

#### **4 Matters on which the parties agree**

##### *4.1 Implementation and Delivery*

##### 4.2 The parties agree that:

- The allocation of Didcot A Power Station is robust and justified and supported by key evidence base studies and documents.
- Development of brownfield land at Didcot A Power Station will be delivered within the Plan period.
- The Council and Pegasus Group will work jointly to enable delivery of the planned development including dialogue between the parties and with Statutory Agencies where necessary.
- The parties will proactively engage to seek to ensure that the development delivers according to the housing trajectory as set out in the 2015 Housing Supply Statement.
- For the uses identified in the revised wording of Core Policy 16 below, that redevelopment is capable of achieving viable and sustainable development. This will be achieved through contributions for, or provision on site of the necessary infrastructure. This includes, but is not limited to at present:
  - Education
  - Leisure
  - Public open space
  - Science Bridge
  - A4130 corridor widening
  - Sustainable transport routeways
- **<Site promoter to add as appropriate>**

##### *4.3 Recommended minor modifications to Core Policy 16: Didcot A Power Station*

- 4.4 The parties agree that the following rewording to Core Policy 16 provides greater clarity with respect to the acceptable uses for the site and key development principles which have evolved through a series of meetings and workshops since the local plan was submitted for independent examination. All parties would welcome the suggested minor modifications to the core policy, should the inspector consider it appropriate:

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#### **Core Policy 16: Didcot A Power Station**

The Council supports the redevelopment of the Didcot A site to provide a high quality mixed-use development. ~~Up to 29 hectares of the site will continue to be reserved for a range of employment uses, predominantly B1 particularly employment (B1, B2 and B8) on active frontages, there is scope for other B2 and B8 uses elsewhere on the site. The provision of other uses on the remainder of the site such as~~ Other acceptable uses for the site include, but are not limited to, residential (C1, C2 and C3), ancillary retail (including predominantly bulky goods retailing) subject

to a sequential test and a retail impact assessment as set out in Core Policy 32, institutional or leisure (D2) and community uses, will be considered favourably. Any proposed uses for the site must also have regard to relevant policies contained within South Oxfordshire District Council's adopted Core Strategy and ensure that development of this site will not undermine the vitality and viability of Didcot town centre.

These uses need to be carefully considered in the masterplanning process to ensure that the site encourages active frontages along key transport/ movement corridors connecting it with Didcot Town Centre, Milton Park and Valley Park for example via the new Science Bridge.

The mix of these uses will need to reflect demand, suitability of the site and any transport implications to be identified by a detailed transport assessment with appropriate mitigation provided. Any development will need to be appropriate to the site's location adjacent to Didcot B Power Station.

These uses need to be carefully considered in the masterplanning process to ensure that the site incorporates the following key design principles:

- The creation of a mixed-use local centre forming a high street and active frontages on the main routes through the site;
- strong connectivity with Didcot Town centre, Milton Park and Valley Park;
- architectural design across the site must have regard to sensitive views from elevated positions towards (but not limited to) residential amenity space, the treatment of facades and rooftops of prominent buildings, and reducing the visual impact of car parks;
- any residential development (C2 and C3) to be situated towards the south of the site, and separate from the movement of heavy goods vehicles along key transport corridors; and
- integrated SUDS and natural landscape features throughout the site

The proposed route of the new Science Bridge and A4130 re-routing is safeguarded. Planning permission will not be granted for development that would prejudice the construction or effective operation of this highway infrastructure in accordance with Core Policy 17.

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## **5 Conclusion**

- 5.1 Pegasus Group supports the allocation of brownfield land at Didcot A Power Station through Core Policy 16 and both parties agree that the development of this land is robust, deliverable and sustainable. The Council and Pegasus Group are committed to working jointly to enable delivery of the planned development at the earliest opportunity.
- 5.2 All parties would welcome the adoption of the new Vale of White Horse Local Plan 2031 Part 1, including the proposed amendments to Core Policy 16 as set out in this Statement, at the earliest opportunity and will continue to work cooperatively on all matters of mutual interest.

Signed on behalf of Vale of White Horse District Council and South Oxfordshire District Council

\_\_\_\_\_  
Sophie Horsley  
Planning Policy Service Manager  
Date: \_\_\_\_\_

Signed on behalf of Pegasus Planning Group Limited

\_\_\_\_\_  
<Party signatory>  
<Signatory's position>  
Date: \_\_\_\_\_

DRAFT

### **Appendix 3: Further Draft Statement of Common Ground**

# Vale of White Horse Local Plan 2031 Part 1

## Examination Hearings

May 2015

### Statement of Common Ground

#### Between

Vale of White Horse District Council, **South Oxfordshire District Council** and  
Clowes Developments (UK) Limited~~Pegasus Planning Group Limited~~

#### Core Policy 16: Didcot A Power Station

#### 1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared by Pegasus Planning Group Limited (hereafter referred to as “Pegasus Group”) and Vale of White Horse District Council (VOWHDC) to reflect the current position agreed by both parties with regard to the Vale of White Horse Local Plan 2031 Part 1 and supporting evidence base. The SoCG particularly relates to the Didcot A Power Station brownfield site to assist the Inspector during the Examination of the Local Plan. Pegasus Group act on behalf of Clowes Developments (UK) Limited (hereafter referred to as “Clowes Developments”, who control land at Didcot A Power Station.

2 ~~Pegasus Group~~Clowes Developments has expressed its support in principle for the allocation of brownfield land at Didcot A Power Station. The Statement is provided without prejudice to other matters of detail that Pegasus Group may wish to raise during the hearings. This statement of common ground seeks to expand on joint work which has progressed since the submission of the Vale of White Horse Local Plan 2031 Part 1 to the secretary of state in February 2015. Consequently, the statement also includes a suggested update to the wording of Core Policy 16: Didcot A Power Station.

#### 3 Background

3.1 ~~Pegasus Group~~Clowes Developments control brownfield land at Didcot A Power Station. The site is a highly sustainable location for strategic growth to take place in Vale of White Horse, as well as for the area known as Science Vale. Pegasus Group has submitted representations through the evolution of the Plan maintaining their support for development of brownfield land at Didcot A Power Station.

3.2 ~~Pegasus Group~~Clowes Developments has committed substantial resources to progressing and delivering development at this site, including securing the necessary land control, the appointment of a comprehensive technical consultant team and completion of detailed technical studies.

3.3 Pegasus Group have been actively and constructively engaged with both Vale of White Horse District Council and South Oxfordshire District Council in the preparation of a masterplan for the site. There have been a number of meetings and design workshops which have helped to formulate a number of key design principles. These will ensure that the redevelopment of the brownfield site is maximised in a manner that creates an attractive vibrant new area to the north west of Didcot town centre while providing important key infrastructural linkages with the surrounding area.

#### 4 Matters on which the parties agree

##### 4.1 Implementation and Delivery

4.2 The parties agree that:

- The allocation of Didcot A Power Station as set out below is robust and justified and supported by key evidence base studies and documents.
- Development of brownfield land at Didcot A Power Station will be delivered within the Plan period.
- The Council and Clowes Developments Pegasus Group will work jointly to enable delivery of the planned development including dialogue between the parties and with Statutory Agencies where necessary.
- The parties will proactively engage to seek to ensure that the development delivers according to the housing trajectory as set out in the 2015 Housing Supply Statement.
- For the uses identified in the revised wording of Core Policy 16 below, that redevelopment is capable of achieving viable and sustainable development. This will be achieved through contributions for, or provision on site of, the necessary infrastructure. This includes, but is not limited to ~~at present~~:
  - Education
  - Leisure
  - Public open space
  - Science Bridge Infrastructure and/or land to assist in the delivery of the Science Bridge
  - ~~A4130 corridor widening~~
  - Sustainable transport routeways
  - <Site promoter to add as appropriate>

##### 4.3 Recommended minor modifications to Core Policy 16: Didcot A Power Station

4.4 The parties agree that the following rewording to Core Policy 16 provides greater clarity with respect to the acceptable uses for the site and key development principles which have evolved through a series of meetings and workshops since the local plan was submitted for independent examination. All parties would welcome the suggested minor modifications to the core policy, should the inspector consider it appropriate:

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#### Core Policy 16: Didcot A Power Station

The Council supports the redevelopment of the Didcot A site to provide a high quality mixed-use development. ~~Up to 29 hectares of t~~The site will continue to be reserved for a range

of employment uses, predominantly B1 particularly employment (B1, B2 and B8) on active frontages, there is scope for other B2 and B8 uses elsewhere on the site. The provision of other uses on the remainder of the site such as Other acceptable uses for the site include, but are not limited to, residential (C1, C2 and C3), ancillary retail (including predominantly bulky goods retailing) ~~subject to a sequential test and a retail impact assessment as set out in Core Policy 32~~, institutional or leisure (D2) and community uses, ~~will be considered favourably~~. Any proposed uses for the site must also have regard to relevant policies contained within South Oxfordshire District Council's adopted Core Strategy and ensure that development of this site will not undermine the vitality and viability of Didcot town centre.

~~These uses need to be carefully considered in the masterplanning process to ensure that the site encourages active frontages along key transport/ movement corridors connecting it with Didcot Town Centre, Milton Park and Valley Park for example via the new Science Bridge.~~

The mix of these uses will need to reflect demand, suitability of the site and any transport implications to be identified by a detailed transport assessment with appropriate mitigation provided. Any development will need to be appropriate to the site's location adjacent to Didcot B Power Station.

These uses need to be carefully considered in the masterplanning process to ensure that the site incorporates the following key design principles:

- The creation of a mixed-use local centre forming a high street and active frontages on the main routes through the site;
- strong connectivity with Didcot Town centre, Milton Park and Valley Park;
- architectural design across the site must to have regard to sensitive views from elevated positions towards (but not limited to) residential amenity space, the treatment of facades and rooftops of prominent buildings, and reducing the visual impact of car parks;
- any residential development (C2 and C3) to be situated towards the south of the site, and separate from the movement of heavy goods vehicles along key transport corridors; and
- integrated SUDS and natural landscape features throughout the site

The proposed route of the new Science Bridge and A4130 re-routing is safeguarded. Planning permission will not be granted for development that would prejudice the construction or effective operation of this highway infrastructure in accordance with Core Policy 17.

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## 5 Conclusion

5.1 ~~Pegasus Group~~ Clowes Developments supports the allocation of brownfield land at Didcot A Power Station through Core Policy 16 and both parties agree that the development of this land is robust, deliverable and sustainable. The Council and ~~Pegasus Group~~ Clowes Developments are committed to working jointly to enable delivery of the planned development at the earliest opportunity.

5.2 All parties would welcome the adoption of the new Vale of White Horse Local Plan 2031 Part 1, including the proposed amendments to Core Policy 16 as set out in this Statement, at the earliest opportunity and will continue to work cooperatively on all matters of mutual interest.

Signed on behalf of Vale of White Horse District Council and South Oxfordshire District Council

\_\_\_\_\_  
Sophie Horsley  
Planning Policy Service Manager  
Date: \_\_\_\_\_

Signed on behalf of ~~Pegasus Planning Group Limited~~ Clowes Developments (UK) Limited

\_\_\_\_\_  
Gary Lees  
<Party signatory>  
Pegasus Group  
<Signatory's position>  
Date: \_\_\_\_\_

DRAFT