

VALE OF WHITE HORSE LOCAL PLAN 2031
(Part 1 Strategic Sites and Policies)
EXAMINATION

Malcolm Rivett BA (Hons) MSc MRTPI – Inspector
Ian Kemp – Programme Officer

STAGE 2 - MATTERS AND QUESTIONS

Matter 12 – District Wide Policies - (Core Policies CP1, CP22 – CP32 and CP37 – CP46)

**Supplementary Statement made by Ferax Planning on behalf of
Mays Properties and Minscombe Properties (873665)**

- 1.0 Mays Properties and Minscombe Properties together have interests in land at Milton Interchange south of the A4130 currently identified as a site for Trunk Road Services (see saved Policy TR10).
- 2.0 Background:
- i. The site of the Milton Services Area which is controlled by Mays and Minscombe is to be designated as part of a new Didcot Enterprise Zone, but it is not an allocated employment site.
 - ii. Neighbouring land (also identified in TR10 for Trunk Road Services), south of the A4130 adjacent to the Mays and Minscombe land, has previously been designated as part of the Milton Park Enterprise Zone and is subject to a Local Development Order allowing a range of “B” class and sui generis, as well as Trunk Road Services uses.
 - iii. Land opposite (to the north of the A4130), known as Milton Gate, is rapidly being developed in a mixed-use development of roadside services, sui generis and employment uses under the Milton Park Local Development Order.

- iv. In early 2014 a joint planning application (P14/V0087/FUL) was submitted for the provision of a new junction on the A4130 together with an internal access road to serve the land under different ownerships. Permission was granted on 2nd May, 2014.
- v. The current landowners have worked together to produce a comprehensive Master Plan for the development of the area identified for Trunk Road Services.
- vi. Two planning applications have recently been submitted to VWHDC on behalf of Mays Properties and Minscombe Properties for development on land south of the A4130 and east of the A34, for roadside services and other appropriate development.
- vii. The current applications are in outline with all matters reserved for future determination except for access, although an illustrative Master Plan has been prepared (copy enclosed) which provides a good indication of the way the land may be developed.
- viii. There have been ongoing discussions with Planning Officers which have helped the evolution of plans and ideas.
- ix. The masterplan proposals are founded on an extant planning permission for a new junction on the A4130 with an access road through the site. This is of fundamental importance because it demonstrates a comprehensive approach to the proposals and their deliverability.
- x. The collaborative and cooperative working of the two land owners/developers will help to ensure that a high quality design can be achieved. The area can be treated as a whole in terms of landscaping, drainage, the provision of services, the approach to pedestrian access and site permeability and a shared approach to design.
- xi. The location should be considered in relation to its position within Science Vale UK. Also in close proximity is the current development of Great

Western Park (3300 homes), the suggested Valley Park residential development (2550+ homes), the proposed new development at Milton Heights (460 homes), and the adjoining proposed development of North West of Valley Park (800 homes). Also within a 2km catchment area are the existing settlements of Milton, Milton Heights and Steventon.

3.0 Commentary:

12.1(a) Presumption in Favour of Sustainable Development – Core Policy CP1

This policy is supported provided it is very clear what exactly is meant by sustainable development and a clear definition is stated. However the definition must not be too narrow but should be inclusive of developments which help to support and sustain business and economic development as well as local communities.(in accordance with the National Planning Policy Framework)

12.2(b) New Employment Development on Unallocated Sites – Core Policy CP28

The site of the Milton Services Area which is controlled by Mays and Minscombe is to be designated as part of a new Enterprise Zone but it is not an allocated employment site. The site should now be identified as a strategic employment site in CP15. However, if such an allocation is not to be made, then it would be sensible to ensure that the wording of policy CP28 allows for the development of this site for employment generating development. It is necessary to identify the Milton Services Area location specifically in order to be clear about the nature of the uses that would be acceptable there. This would be consistent with the aspirations of the Local Enterprise Partnership which is very keen to see this particular land used to generate significant local employment and growth.

12.2 (d) Development to Support the Visitor Economy – Core Policy CP31.

Policy CP31 is supported in so far as it allows for the development of appropriate uses at the Milton Services Area which will include hotel, restaurants and fast food takeaways.

New visitor-related development for leisure and business purposes adjacent to Milton Park including ancillary business hotel and conference facilities, and

development on service areas on the main transport corridors would also accord with Core Policy 31.

12.2 (e) Retail Development & other Main Town Centre Uses – Core Policy CP32.

Core Policy CP32 acknowledges that Local Plan policies will support main town centre uses in some other locations:

“i. for development primarily intended to serve the day-to-day needs of the local community, within the Larger and Smaller Villages - such as Milton Heights (specifically noted in Core Policy 15: Spatial Strategy for South-East Vale Sub-Area).

“ii. ancillary and proportionate food, drink and convenience retailing within and primarily servicing the users of designated employment areas”.

It is suggested that Core Policy CP32 should also include reference to, and support the development of limited retail uses in roadside locations.