



## **Milton Park Local Development Order**

**December 2012**

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# 1. Introduction

## 1.1 Science Vale UK Enterprise Zone

1.1.1 Land at MEPC Milton Park, together with Harwell Oxford, comprises the Science Vale UK Enterprise Zone, following a successful bid by the Oxfordshire Local Enterprise Partnership in September 2011.

1.1.2 The Government introduced Enterprise Zones to stimulate private sector investment and support business development, with the ambition of making Britain the best place in the world to start and grow a business. Enterprise Zones include the provision of financial incentives, including business rates discounts, to support business growth together with simplification of the planning system. The Government encourages local planning authorities to adopt local development orders to achieve this simplification of planning control.

1.1.3 Science Vale UK Enterprise Zone has four key objectives:

1. Create high-value, high-tech jobs
2. Contribute to the UK's position as a world leader in science and technology, in line with Government strategy
3. Attract international inward investment to complement the strengths of the existing cluster of science and technology businesses
4. Leverage existing investment in science and assist in the translation of leading UK innovation in to market products for industry.

*"The Science Vale Enterprise Zone will harness the region's unparalleled research and development base to create a wealth of innovative and high growth businesses. The region is home to some of the newest and fastest growing businesses in high performance engineering, biotechnology and medical instruments, and the Science Vale Enterprise Zone provides the opportunity to unlock the region's full potential."*

George Osborne, Chancellor of the Exchequer

## 1.2 MEPC Milton Park

1.2.1 Owned by MEPC<sup>1</sup>, Milton Park is one of Europe's largest multi-use business parks, hosting more than 160 companies, which employ around 6,500 people over its 100-hectare site. The park currently has around 2.7 million square feet (about 250,000 square metres) of employment and other floorspace, and provides high-quality offices, headquarters buildings,

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<sup>1</sup> With the exception of 177 Milton Park, which at the time of adoption of this Order, is in separate ownership.

laboratories, industrial units and warehousing to rent on flexible and affordable terms in a wide mix of building types.

1.2.2 The concentration and diversity of (mostly) applied science business make Milton Park a genuine centre of excellence for research and innovation.

### **1.3 Development plan**

1.3.1 Saved policy E5 of the Vale of White Horse Local Plan 2011 (adopted in 2006) supports new business development at Milton Park and redevelopment in Use Classes B1, B2 and B8.

1.3.2 The Vale of White Horse Core Strategy, which is being prepared to replace the Local Plan, identifies Milton Park as an area of opportunity for growth in jobs through intensification of the estate. The Core Strategy is expected to be adopted in 2014.

1.3.3 The Milton Park LDO will help to deliver this established policy objective by simplifying the planning controls, enabling more rapid response to market demand, and allowing for the intensification and expansion of the existing estate.

### **1.4 Preparation of the LDO**

1.4.1 Preparation of this LDO has involved a partnership between the Vale of White Horse District Council and the landowner, MEPC.

1.4.2 The LDO has been prepared in accordance with the Town and Country Planning Act, Part 3 and the Town and Country Planning (Development Management Procedure) (England) Order 2010. The preparation of the Order included both informal consultation during the drafting of the Order, and formal consultation on the proposed Order.

1.4.3 A series of technical assessments and surveys have been undertaken on behalf of the council to inform the LDO.

1.4.4 The Vale of White Horse District Council resolved to adopt the Milton Park LDO on 12 December 2012.

1.4.5 Further details about the preparation of the Order are available on the Council's website: [www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/milton-park-local-development-order](http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/milton-park-local-development-order)

## **2. Statement of reasons**

### **2.1 Purpose of the Milton Park Local Development Order 2012**

2.1.1 Milton Park is ideally suited to a local development order (LDO). It is an established and dynamic business park, with well-defined development parameters but with scope for intensification. Parts of the site have been included in the Science Vale UK Enterprise Zone.

2.1.2 The purpose of the Milton Park LDO is to enable a vibrant business area, promoting employment generating uses at the business park to maximise the success of Science Vale UK Enterprise Zone. With a lifetime of 15 years, reflecting the length of many business leases, the LDO will give greater confidence to business to invest in Milton Park.

2.1.3 The Milton Park LDO will simplify planning control to give greater flexibility for businesses to develop new premises and facilities or adapt existing premises, whilst maintaining a successful and diverse mix of employment generating uses.

2.1.4 The LDO will help to implement saved policy E5 of the Vale of White Horse Local Plan 2011 (adopted in 2006), which supports new business development and redevelopment in Use Classes B1, B2 and B8.

2.1.5 Success will be measured by MEPC Milton Park continuing to be a premier location for business in the UK and therefore helping the Science Vale UK Enterprise Zone to be one of the most successful in the country.

2.1.6 Performance of the LDO will be monitored annually by the council to ensure that it is achieving this objective.

2.1.7 A system of pre-development notification is included with the LDO. Notice of all development proposals will be given to the local authority in writing to allow confirmation that the proposal is either within or beyond the scope of the Order.

2.1.8 While the purpose of the LDO is to simplify planning control, development is only permitted where the local authority is satisfied that it is in accordance with the permitted uses and development parameters set out in the Order.

2.1.9 Development proposals not in accordance with the provisions of this Order will be determined by a planning application.

2.1.10 As part of its commitment to the Science Vale UK Enterprise Zone, the council has adopted a fast-track procedure for the determination of planning applications for development within the Enterprise Zone areas.

## **2.2 LDO area**

2.2.1 The LDO area is the area subject to this Order as defined on plan 1 (appendix 1). This area is approximately 90 hectares in total.

2.2.2 Zones identified within the LDO area relate to areas of differing development constraint. Specific development parameters and planning conditions apply to these zones.

2.2.3 Development beyond the LDO area is excluded from the Order and is subject to the normal planning control.

## **2.3 Overview of permitted development and development constraints**

2.3.1 The LDO will allow the development and redevelopment of land within the LDO area, subject to the specific parameters and limitations set out in the Order. There is a cap on total floorspace permitted within the LDO area.

2.3.2 Some expansion of the existing business park is permitted by the LDO in recognition of the Enterprise Zone areas beyond the existing development envelope. Development in these areas is subject to specific development parameters and conditions.

2.3.3 MP5 is allocated in the Local Plan under saved policy TR10 for road-side uses but has been included in the Enterprise Zone and is considered suitable for employment generating uses.

2.3.4 MP9 is also previously undeveloped land that has been included in the Enterprise Zone. The northern half of this area is a scheduled monument (SAM OX250). The scheduled monument comprises an area of extensive cropmarks north of Milton Park. The cropmarks are at their most concentrated on the eastern side of the scheduled area, with outlying linear cropmarks to the west, described as being typical of later prehistoric to Anglo-Saxon period features. A series of archaeological investigations in recent years have revealed a later prehistoric (Mid Iron Age-Romano-British) 'ladder' settlement enclosure in the central area along with a series of contemporary ditches along the eastern portion with further evidence dating from the Iron Age to the Anglo-Saxon periods.

2.3.5 Development is therefore limited to the southern half of MP9 only (Zone D). Development in this area, including proposals for strategic landscape works, is subject to conditions attached to the Order to safeguard the archaeological interest within the setting of the scheduled monument, ensuring that development does not have significant environmental effects.

2.3.6 Strategic landscape works in the fringe area (defined by the LDO area plan) will be approved and implemented prior to development in MP9, to mitigate visual impacts.

2.3.7 The LDO area has been assessed for its ecological value. The northern part of MP9 (beyond Zone D) is semi-improved grassland, with ecological interest. Development is not permitted in this area. The southern part of MP9 (Zone D) and MP5, both previously undeveloped areas, have been assessed as being more disturbed, rough grassland/ruderal habitat. They therefore have low ecological interest and development is acceptable.

2.3.8 Moor Ditch, identified on the LDO area plan, is an ecologically important feature. A development exclusion buffer of 8 metres from the banks of the watercourse will ensure that this area is protected.

2.3.9 A condition of the LDO is that the ecological baseline is regularly reviewed by the developer and, where necessary, surveys are updated on behalf of the local planning authority prior to development in the areas affected. Materially significant changes to the ecological baseline may require a review of the LDO.

2.3.10 The Order permits demolition and change of use of existing premises within the LDO area, subject to specific limitations. It is not anticipated that the LDO will lead to a comprehensive redevelopment of the park, however, as there are many long leases of existing premises, and many modern, high-quality buildings are expected to remain through the lifetime of the Order. Rather, the LDO will allow incremental redevelopment of older properties, in response to market demand, within a simplified planning framework.

2.3.11 Impacts on the strategic and local highway network from development permitted by the Order have been assessed. To mitigate the impacts identified, developer contributions have been secured by legal agreement.

2.3.12 Other minor operational development is also permitted by the Order, to allow, for example, minor alterations to existing premises without the need for a planning application, in addition to the provisions set out in Town and Country Planning (General Permitted Development) Order 1995 (as amended) or its successor.

## **2.4 Overview of permitted uses**

2.4.1 The LDO sets out the uses that are permitted, provided the proposed development is within the defined development parameters.

2.4.2 The LDO is designed to allow development within the B1, B2 and B8 use classes, reflecting the predominant uses at the park today, as the overall purpose is to encourage job growth. An element of other employment generating uses is also permitted, recognising that there may be opportunities for job creation other than the traditional B classes. Car dealership (sui generis) and private healthcare (D2) are identified in the LDO as permitted uses subject to specific limitations in terms of floor space and location within the LDO area as they are exceptions to Local Plan policy. This is to ensure

that these uses do not significantly reduce the capacity for the traditional employment generating uses supported by the Local Plan.

2.4.3 Should there be demand for a car dealership, MP8 is considered to be the appropriate location with its prominent road frontage, separate access and detachment from the core of the business park.

2.4.4 Should there be a demand for private healthcare (Use Class D2) it is considered to be appropriate in Zones B, C or D only, which are more sensitive locations on the boundary of the business park adjacent or close to existing residential areas.

2.4.5 The Order also allows for some “Other Uses” (defined by the Order) that will help support the sustainability and vitality of the business park, such as small-scale shops and recreation facilities. These are also subject to specific limitations, including a maximum overall total of 18,500 sq m (equivalent to 5% of gross floor space permitted by the Order).

2.4.6 The LDO permits an increase in retail floor space, but with strict limitations to ensure that retail uses remain complementary to the employment generating uses and do not compete with Didcot town centre.

2.4.7 The mix of land uses at Milton Park, at the time of preparation of the LDO, was approximately as follows (percentage of total existing floor space):

- B1 uses (offices, research and development, light industry) – 39%
- B2 (general industry) – 11%
- B8 (storage and distribution) – 48%
- Other uses – 2%

2.4.8 It is expected that, in response to market demand, the LDO will see a transition to a greater proportion of B1 uses, and also has the potential to introduce a wider range of other uses (subject to specific limitations).

## **2.5 Achieving sustainable development**

2.5.1 The purpose of the LDO is to simplify planning control and encourage economic growth, therefore, specific sustainability and design standards have not been prescribed. Sustainable design will continue to be an important consideration for the business park, and the council will encourage innovation in design to achieve high standards in sustainability.

2.5.2 Sustainable development is a national and local priority (although the council does not as yet have an adopted policy), and the development permitted by this order is expected to have regard to best practice, which is likely to evolve during the lifetime of the LDO. As a minimum, development permitted by the Order will comply with the latest Building Control regulations, but should exceed these standards where possible and feasible. It is expected that there will be opportunities through this LDO to improve the overall



sustainability of the business park. The design guidance provided with the Order includes design objectives that will, for example, seek to improve the accessibility and permeability of the business park.

2.5.3 Where practical and viable, new development should seek to achieve high standards of water efficiency, such as BREEAM 'Excellent' with a maximum number of water credits.

## **2.6 General Permitted Development Order**

2.6.1 The purpose of the LDO is to simplify planning control to encourage growth in employment generating business at Milton Park. This LDO does not alter, restrict or vary in any way, permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any successor legislation or order.

## **2.7 Timescales**

2.7.1 The council resolved to adopt the Milton Park LDO on 12 December 2012, and it came into effect on 15 January 2013. It is designed to be effective for a period of 15 years, to reflect the typical timescale of business leases and give greater confidence and certainty for potential investors.

2.7.2 A system of monitoring and review is included in the LDO. While the council may choose to amend, revise or revoke the Order at any time, it is expected that the Order will be reviewed after 5 years from the date of adoption. If amendments are proposed following this review by reference to any material change in relevant circumstances or by reference to other material planning considerations, they will be subject to further consultation in compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (or its successor).

## **2.8 Compliance with other legislation**

2.8.1 Development is permitted by this Order where it is within the defined range of permitted uses and development parameters. The LDO does not supersede the requirement for development to comply with all other relevant UK and international legislation, for example building control or environmental permits.

## **2.9 Environmental Impact Assessment**

2.9.1 This LDO has been screened in compliance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Development permitted by the Order includes Schedule 2 development but is

not considered by the local authority to result in significant environmental impacts.

2.9.2 Screening of the LDO has been on the basis of a maximum of 370,000 sq m gross floor space, and the other development parameters. This maximum floor space figure has been identified as the potential maximum scale of development within the LDO area, and has been used for the technical assessments. Development proposals that would exceed these parameters will be subject to a planning application, including further technical assessments and EIA screening.

2.9.3 Notwithstanding the above, the council is adopting a precautionary approach, so the ecological baseline conditions will be the subject of a biennial review. Any changes recorded in relation to these conditions which could have material implications for the development as permitted by the LDO and its potential environmental impact will be subject to review by the council having regard to the power of the council to revoke or modify or amend the LDO (recognising that such a review may necessitate the instigation of screening and scoping procedures and the submission of an environmental statement). If changes in the ecological baseline are identified, no further development will be permitted under the Order, in the areas affected, until the required surveys have been undertaken on behalf of the local planning authority, and any consequential modifications or amendments to the Order have been completed.

### **3. Milton Park Local Development Order**

#### **3.1 LDO area**

3.1.1 The development permitted by this Order relates only to the areas edged red and the Zones identified therein as identified on plan no. 1 contained in Appendix 1 of this Order and shall be regulated by the terms and provisions of this Order.

#### **3.2 Definitions**

3.2.1 For the purposes of the Milton Park LDO:

- **“Employment generating uses”** are uses that make a contribution to the number or range of job opportunities at Milton Park and predominantly come within Use Class B of the Use Classes Order 1987 (as amended), and exceptionally other employment generating uses, specifically identified in the LDO and strictly limited in floorspace and location, which come within other classes of the Use Classes Order.
- **“Floor space”** in all cases refers to gross internal area (GIA).
- **“Other Uses”** are defined as uses directly supporting the viability and sustainability of the business park: uses limited in the scale of their provision to ensure their main purpose is to complement and support the businesses at Milton Park and their staff, customers and visitors.

#### **3.3 Permitted development**

3.3.1 Development is permitted under this Order where it is in accordance with the defined parameters (Table A) and permitted uses (Table B).

3.3.2 Uses that are not primarily employment generating uses, are not permitted, with the exception of “Other Uses” (as defined) directly supporting the vitality and sustainability of the business park and the objectives of the Enterprise Zone.

### 3.4 Development parameters

3.4.1 Development is only be permitted within the LDO area where it is within the defined development parameters set out in Table A:

**Table A: LDO Development parameters**

Parameter	Limitations	Exceptions	Reason for parameter
Parameter 1 Total floor space in LDO area	Not to exceed 370,000 sq m	None	To control the overall quantum of floorspace. Impacts of greater floorspace would need to be assessed by planning application.
Parameter 2 Maximum building height (excluding plant)	Zone A: not to exceed 16 metres.	Use Class C1 Hotels: Maximum six storeys (as previously approved under application P07/V1640/O).	To control visual and amenity impact.  NB: At 17.6 metres, Unit 187/188 is the tallest existing building.
	Zones B and E: not to exceed 9 metres.	None.	
	Zones C and D: not to exceed 12 metres.	None.	

Parameter 3 Kelaart's Field (MP9) Developable area	Development in MP9 is restricted to Zone D only. A strategic landscape buffer must be approved and implemented prior to development in this area.	None.	To protect the feature of archaeological importance, ensuring the need to maintain appropriate separation between the development and the residential areas of Milton and Sutton Courtenay, and to mitigate visual amenity impact through effective landscape buffers.
Parameter 4 Kelaart's Field (MP9) Scheduled Monument fringe area	Only soft landscape required for the screening of development is permitted in the fringe area of SAM OX250 as defined on the LDO area plan.	None.	To mitigate visual impact of development and protect the feature of archaeological importance.
Parameter 5 Moor Ditch development buffer	Development is not permitted within 8 metres of the Moors Ditch watercourse, other than soft landscape works (see also Informative 5).  The course of Moor Ditch is identified on the LDO area plan.	None.	To protect the ecological interest of the existing watercourse, and for flood management.
Parameter 6	Compliance with Vale of White	None	In the interests of

Parking	Horse District Council's car parking standards 2006 or any other car parking standards adopted by the Council during the life of the LDO.		highways safety.
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### 3.5 Permitted uses

3.5.1 The following table sets out the use classes that are permitted and are not permitted under the Milton Park LDO (with reference to the Use Classes Order 1987 as amended). This table must be read in conjunction with the development parameters set out in Table A.

3.5.2 Other Uses (as defined in section 3.2) are limited to a maximum of 18,500 sq m in total (which is approximately 5% of the total floorspace permitted by this LDO).

**Table B: Permitted uses in the LDO area**

Uses permitted	Specific limitations	Specific exclusions
<b>A Class</b>	Subject to limitations for Other Uses.	
	Maximum of 500 sq m per individual unit.  Retail floor space (Use Class A1) not to exceed 1,500 square metres in total.	
<b>B Class</b>		
B1 Business		
B2 General industrial		Any waste processing or handling facility. Any uncovered industrial facility.
		Special Industrial Uses B3, B4, B5, B6, B7.
B8 Storage and distribution		Uncovered storage, with the exception of storage of motor vehicles.

Uses permitted	Specific limitations	Specific exclusions
<b>C Class</b>		
C1 Hotels	<p>Maximum 8,000 sq m in total including any associated conferencing facilities.</p> <p>This limitation derives from planning permission previously granted for a hotel at Milton Park (application P07/V1640/O) but not implemented.</p>	
C2 Residential institutions	<p>Private health care only, subject to a maximum 15,000 sq m in total.</p> <p>Only permitted in Zones B, C and D as healthcare uses are only considered to be appropriate adjacent to the existing residential areas neighbouring the LDO area and are an exception to Local Plan policy.</p>	Other C2 uses.
		C2A Secure residential institutions
		C3 Dwelling houses
		C4 Houses in Multiple Occupation
<b>D Class</b>	<b>Subject to limitations for Other Uses.</b>	
D1 Non-residential institution	Crèches, day nurseries, clinics, non-residential education and training centres.	All other D1 uses.



Uses permitted	Specific limitations	Specific exclusions
D2 Assembly and Leisure	Gymnasiums, swimming baths, outdoor sports and recreation space.	All other D2 uses
<b>Sui generis use</b>		
Car sales	As this is an exception to Local Plan policy, this use is only permitted in MP8, subject to a maximum of 10,000 sq m in total.	Car sales are not considered to be an appropriate use within the rest of the LDO area.  Other sui generis uses are subject to normal planning control.

### **3.6 Change of use**

3.6.1 Change of use of existing floor space is permitted provided it is in compliance with the development parameters and permitted uses set out in Tables A and B and the design guidance (Appendix 2).

### **3.7 Minor operational development**

3.7.1 In addition to the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or its successor, the LDO permits minor operational development provided it is within the parameters of the Order.

3.7.2 Minor operational development permitted by the Order is:

- Changes to external appearance of buildings, including recladding, alterations to doors and windows
- Changes to access to buildings
- Installation of plant or small-scale micro renewable energy development
- Reorganisation of vehicle parking
- Provision of cycle parking
- Provision of covered bin stores.

### **3.8 Design guidance**

3.8.1 Development shall be designed in accordance with and follow the MEPC Milton Park design guidance (Appendix 2). This will include building design, quality, landscaping, materials, site layout and accessibility.

### **3.9 Demolition**

3.9.1 The LDO grants planning permission for demolition of existing development required to facilitate development permitted by this Order. This is subject to compliance with the planning conditions, which include the requirement for a construction method statement to be submitted to and approved in writing by the local planning authority prior to development (including demolition works).

### **3.10 Planning conditions**

3.10.1 Development permitted by this LDO shall be subject to the conditions set out in Table C.

3.10.2 Where conditions require further details to be submitted to the local authority (pre-commencement or pre-occupation), a discharge of conditions planning application is required together with the requisite application fee.

3.10.3 The local planning authority will determine discharge of condition(s) applications, or request further time (explaining why this is necessary), in writing or by email, within 21 days of receipt.

**Table C: Planning conditions and informatives**

Condition	Reason
<p>1. Protection of archaeology feature</p> <p>Prior to commencement of development in MP9 (as defined on the LDO area plan) a professional archaeological organisation acceptable to the local planning authority shall prepare an Archaeological Written Scheme of Investigation (WSI), relating to the development site area, which shall be submitted and approved in writing by the local planning Authority.</p>	<p>To safeguard the recording of archaeological matters within the site and the setting of the scheduled monument, in accordance with the NPPF (2012).</p>
<p>2. Scheme of archaeological investigation</p> <p>Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to the commencement of development in MP9 (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological investigation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing research and analysis necessary to produce an accessible and usable archive and a full report for publication, which shall be submitted to the local planning authority.</p>	<p>To safeguard the identification, recording, analysis and archiving of heritage assets within the setting of the scheduled monument before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012).</p>
<p>3. Protection of archaeology feature</p> <p>No development shall take place within MP9 until a scheme of landscape treatment, in accordance with the principles in Appendix 2 and section 6.4 of the Heritage Statement, has been submitted to and approved by the local authority, in consultation with English Heritage and Oxfordshire County Council.</p>	<p>To ensure the implementation of an appropriate landscape treatment to improve the environmental quality of the development (Saved policy DC6 of the adopted Local Plan) and to safeguard the recording of archaeological matters</p>

Condition	Reason
	within the site and setting of the scheduled monument in accordance with the NPPF (2012).
<p>4. Protection of archaeology feature</p> <p>No services or utilities to be installed within MP9 until details of their location have been submitted to and approved by the local authority, in consultation with English Heritage and Oxfordshire County Council.</p>	To safeguard the recording of archaeological matters within the site and setting of the scheduled monument in accordance with the NPPF (2012).
<p>5. Land contamination</p> <p>With the exception of minor works, not involving groundworks, no development shall commence in the LDO area, excluding MP5 and MP8 until the following phased Contaminated Land Risk Assessment has been carried out by a competent person in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Contaminated Land, CLR 11':</p> <ol style="list-style-type: none"> <li>1. Phase 1 – a desk study and site walk over to identify all potential contaminative uses on site and to inform a preliminary assessment. If potential contamination is identified then Phase 2 shall be undertaken.</li> <li>2. Phase 2 – a comprehensive intrusive investigation to identify the type, nature and extent of contamination present, the risks to users/occupiers of the development, and to inform the required remediation scheme. If significant contamination is found then Phase 3 shall be undertaken.</li> <li>3. Phase 3 – the production of a Remediation Report to ensure the site is rendered suitable for its proposed use. The Remediation Report shall include works to be carried out and a programme of such works, and shall first have been submitted to and approved in writing by the local planning authority. No development shall be used or occupied until all remediation works have been carried out in accordance with the approved Remediation Report. Following implementation of the remediation works, a Validation Report detailing all of the measures carried out to ensure compliance with the Remediation Report shall be</li> </ol>	<p>To ensure that any ground, water and associated gas contamination is identified and all necessary remediation works are carried out in the interest of the safety of the development and the environment, and to ensure the site is suitable for the proposed use. Areas MP5 and MP8 are considered to be low risk. (Saved policies DC10 and DC12 of the adopted Local Plan).</p>

Condition	Reason
<p>submitted to and approved in writing by the local planning authority.</p> <p>All works to comply with each phase of the Contaminated Land Risk Assessment shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.</p>	
<p>6. Noise</p> <p>The noise rating level from site activities and M&amp;E plant shall not exceed the following noise emission limits when measured or calculated at the closest noise sensitive receptor (measurements and calculations to be made in accordance with BS4142:1997):</p> <ul style="list-style-type: none"> <li>• Weekday daytime: 36.7 dB</li> <li>• Weekday night-time: 32.5 dB</li> <li>• Weekend daytime: 38.0 dB</li> <li>• Weekend night-time: 35.4 dB.</li> </ul>	<p>To protect the amenities of the residential areas of Milton and Sutton Courtenay and existing offices (Saved Policy DC9 of the adopted Local Plan).</p>
<p>7. Lighting</p> <p>Within Zones B, C, and D of the LDO Area, lighting will be designed to meet the following parameters, unless otherwise agreed in writing with the local planning authority:</p> <ul style="list-style-type: none"> <li>• The maximum sky glow as upward light ratio shall be less than 2.5%</li> <li>• Light trespass at the windows of all residential properties in the vicinity of the site shall be less than 5lux for pre-curfew periods and 1lux post-curfew (curfew is 10pm)</li> <li>• Source intensity shall be less than 7.5kcd for pre-curfew periods and 0.5kcd post-curfew</li> <li>• Building luminance shall be less than 5kcd/m2 during pre-curfew periods</li> <li>• Glare rating on all highways shall be less than 45.</li> </ul>	<p>In the interests of visual and residential amenity, including the amenity of the residential areas of Milton and Sutton Courtenay (Saved Policies DC1, DC9 and DC20 of the adopted Local Plan).</p>
<p>8. Access, parking and turning space</p> <p>Prior to the use or occupation of the new development, the new vehicular access, parking area/spaces and turning space shall be</p>	<p>In the interest of highway safety and to avoid localised flooding (Saved policies DC5 and DC14 of the adopted Local Plan).</p>

Condition	Reason
<p>constructed and any visibility splays provided in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the local planning authority, in consultation with the local highways authority. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.</p>	
<p>9. Access to MP5</p> <p>Prior to the commencement of development in MP5, details of a vehicular access suitable for the scale of development to the site shall be submitted to and approved in writing by the local planning authority. Such details shall include visibility splays in both directions, scheme design, safety assessment and appropriate junction assessment. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.</p>	<p>In the interest of highway safety (Saved policy DC5 of the adopted Local Plan).</p>
<p>10. Travel Plan</p> <p>Development permitted by the LDO must contribute to achieving the targets and objectives set out in the Milton Park Travel Plan (November 2012).</p>	<p>In the interest of sustainable development.</p>
<p>11. Restriction on storage adjacent to the highway</p> <p>No materials, finished or unfinished products or parts, crates, pallets, waste, skips or other items shall be stored, stacked or displayed on the forecourt of the premises between the front of any building and any highway.</p>	<p>In the interest of visual amenity (Saved policy DC1 of the adopted Local Plan).</p>
<p>12. Tree protection</p> <p>All development activities in the LDO area must comply with the tree protection measures set out in the Milton Park LDO Tree Management</p>	<p>To protect trees on the site in the interest of visual amenity (Saved policy DC6 of the adopted Local Plan).</p>

Condition	Reason
Framework.	
<p>13. Ecological baseline information</p> <p>The ecological baseline information for the LDO area will be kept up-to-date by a regular review of the baseline surveys by a professional ecologist, not less than every two calendar years from date of adoption of the Order. The surveys shall be submitted to and approved to the local planning authority. Should the review identify changes in the baseline conditions, the relevant ecological survey(s) will be undertaken by a professional ecologist and submitted to the local planning authority prior to the commencement of further development in the survey area(s). Significant changes in the ecological baseline will require review of the provisions of the LDO and/ or screening in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.</p>	<p>In the interest of conserving and enhancing the natural environment (NPPF 2012).</p>
<p>14. Protected species surveys</p> <p>Prior to the commencement of any development in areas MP5, MP8 and MP9, including site preparation or clearance, protected species surveys should be completed by an appropriately qualified ecologist and in an appropriate season. The information collected should be used to update the information on the species and to assess the potential impacts of the development. The survey report together with a mitigation strategy as appropriate shall be submitted to and be approved in writing by the Local planning authority, and shall be thereafter be implemented as agreed.</p>	<p>In the interest of conserving and enhancing the natural environment (NPPF 2012).</p>
<p>15. Ecology – Moor Ditch</p> <p>Any external illumination on the boundary with Moor Ditch shall be limited to low-level lighting and controlled to avoid light spillage.</p>	<p>In the interest of conserving and enhancing the natural environment (NPPF 2012).</p>
<p>16. Landscaping scheme (Implementation)</p> <p>All hard and soft landscape works shall be carried out in accordance with the Milton Park</p>	<p>To ensure the implementation of appropriate landscaping which will improve the</p>

Condition	Reason
<p>LDO Design Guidance. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.</p>	<p>environmental quality of the development (Saved policy DC6 of the adopted Local Plan).</p>
<p>17. Sustainable drainage scheme</p> <p>Prior to commencement of development, a detailed scheme for the surface water and foul water drainage of the development shall be submitted to and approved in writing by the local planning authority. Before the drainage scheme is submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the NPPF (2012) (or any subsequent version), and the results of the assessment shall be submitted to the local planning authority. Where a sustainable drainage system is required, the submitted scheme shall include the following:</p> <ol style="list-style-type: none"> <li>1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site, and measures taken to prevent pollution of the receiving groundwater and/or surface watercourses;</li> <li>2. A timetable for its implementation;</li> <li>3. A management and maintenance plan for the lifetime of the development – i.e. arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of system throughout its lifetime.</li> </ol> <p>The approved scheme, including any works, shall be fully implemented prior to occupation or use of any building and shall thereafter be maintained for the duration of the development.</p> <p>Discharge from previously undeveloped areas (Zones D and E, defined on the LDO Area plan) should be restricted to the appropriate natural</p>	<p>To ensure the effective and sustainable drainage of the site in the interests of public health, protection of controlled water, and the avoidance of flooding (Saved policies DC9 and DC14 of the adopted Local Plan).</p>



Condition	Reason
undeveloped greenfield rate, unless otherwise agreed in writing with the local authority.	
<p>18. Flood risk</p> <p>The proposed sustainable drainage scheme shall be produced in accordance with the approved Milton Park Flood Risk Assessment (FRA) 27 September 2012, Ref: CV8120466/SH/008, produced by Glanville Consultants and the following mitigation measures detailed within the FRA:</p> <ol style="list-style-type: none"> <li>1. For developments on greenfield sites, rates of discharge of surface water run-off should be restricted to the greenfield run-off rate;</li> <li>2. For developments on brownfield sites designing the drainage system such that there is a reduction in flows from the previous usage.</li> </ol>	<p>To ensure the effective and sustainable drainage of the site in the interests of public health, protection of controlled water, and the avoidance of flooding (Saved policies DC9 and DC14 of the adopted Local Plan).</p>
<p>19. Construction Method Statement</p> <p>Prior to the commencement of any development (including demolition works), a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved statement shall be complied with throughout the construction period, and shall provide details of the following:</p> <ul style="list-style-type: none"> <li>• vehicle parking facilities for construction workers, other site operatives and visitors;</li> <li>• site offices and other temporary buildings;</li> <li>• loading and unloading of plant and materials;</li> <li>• storage of plant and materials used during construction;</li> <li>• vehicle wheel washing facilities;</li> <li>• measures to control the emission of dust and dirt;</li> <li>• a scheme for recycling and/or disposing of waste materials arising from the demolition and construction</li> </ul>	<p>In the interests of visual and residential amenity and highway safety (Saved policies DC1, DC5 and DC9 of the adopted Local Plan).</p>

Condition	Reason
<ul style="list-style-type: none"> <li>works</li> <li>• hours of operation</li> <li>• the noise impact and control (taking account of BS 5228: 2009 Code of practice for noise and vibration control on construction and open sites);</li> <li>• installation and maintenance of security hoarding/fencing.</li> </ul>	
<p>20. Construction traffic</p> <p>All construction (including demolition) traffic shall not enter or exit the site via the villages of Milton or Sutton Courtenay.</p>	<p>In the interest of highway safety and to protect the amenities of the occupants of adjacent dwellings during construction (Saved policies DC5 and DC9 of the adopted Local Plan).</p>
<p>21. Construction Traffic Management Plan (CTMP)</p> <p>For all developments greater than 10,000 sq m in floor space, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the local highway authority prior to development works commencing. This should commit to and identify:</p> <ul style="list-style-type: none"> <li>• Routing of construction traffic and delivery vehicles, signed appropriately to the necessary standards/requirements. This includes means of access into the site.</li> <li>• Details of and approval of any road closures needed during construction.</li> <li>• Details of and approval of any traffic management needed during construction.</li> <li>• Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.</li> <li>• Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.</li> <li>• The erection and maintenance of security hoarding / scaffolding if required.</li> <li>• A regime to inspect and maintain all signing, barriers etc.</li> </ul>	<p>In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Saved policy DC5 of the adopted Local Plan.</p>

Condition	Reason
<ul style="list-style-type: none"> <li>• Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.</li> <li>• The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.</li> <li>• No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.</li> <li>• Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.</li> <li>• A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.</li> <li>• Local residents being kept informed of significant deliveries and liaised with through the project. A contact address is to be provided to which all issues should be directed in the first instance. A record will be kept of these issues and their subsequent resolution.</li> <li>• Any temporary access arrangements to be agreed with and approved by Highways Depot.</li> <li>• Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.</li> </ul> <p>Note - This list is not exhaustive but is intended to provide the kind of contents, which expected of a CTMP.</p>	
<p>22. Discharge of dust/fumes</p> <p>For development proposals including B2 uses only, prior to the occupation or use of the development, a scheme for the treatment of any dust or fumes arising from the use of the building(s) or site shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be</p>	<p>To protect the amenities of adjacent dwellings (Saved policy DC9 of the adopted Local Plan)</p>

Condition	Reason
implemented prior to the occupation or use of development and shall be maintained at all times thereafter.	
<p>23. Operation of Machinery</p> <p>For development including B2 uses within Zones B and C (west) of the LDO area, no machinery, plant or vehicles shall be operated on the site before 08:00 on Mondays to Saturdays nor after 18:00 on Mondays to Fridays and 13:00 on Saturdays, and shall not be operated at all on Sundays or Bank or Public Holidays.</p>	To protect the amenities of adjacent dwellings (Saved policy DC9 of the adopted Local Plan).
24. No new vehicular access shall be taken from Zones B, C or D onto adjoining land to the north	To protect the amenities of adjacent dwellings and in the interest of highway safety (Saved policies DC5 and DC9 of the adopted Local Plan)

Informatives
<p>1. Protection of public rights of way</p> <p>No phase of development shall temporarily or permanently obstruct or alter any part of a public right of way. The process for diverting a public right of way whether on a temporary or permanent basis follows a separate application process and advice from Oxfordshire County Council should be sought beforehand.</p>
<p>2. Oil/chemical Storage tanks</p> <p>Any above ground oil or chemical storage tanks should be sited on an impervious base and surrounded by a liquid tight bund wall. The bunded area should be capable of containing 110% of the volume of the tank(s), and all fill pipes and sight gauges should be enclosed within its curtilage. No drainage outlet should be provided, and the vent pipe should be directed downwards into the bund.</p>
<p>3. Protected species</p> <p>Your attention is drawn to the need to have regard to the requirements of UK and European legislation related to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution.</p>

4. Scheduled monument consent
The developer's attention is drawn to the need for scheduled monument consent for any development within the scheduled monument (SAM OX250).
5. Development within 8 metres of a main river
Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Moor Ditch, designated a 'main river' (see also Parameter 5).
6. Land drainage consent
Should any works be undertaken to remove silt from the brook, a Land Drainage Consent will be required from the Environment Agency.

## **4. Pre-development notification**

### **4.1 Pre-development notification form**

4.1.1 Notification by MEPC (or its successor in title) of proposed development must be made to the local planning authority prior to commencement of development using the Milton Park LDO Pre-development notification form (Appendix 4). The notification must also be copied to Oxfordshire County Council and any local liaison group set up by MEPC and the council (and to include representatives of the local community).

4.1.2 The local planning authority will confirm in writing or by email within 10 working days of receipt of the completed pre-development notification form that

- a) the proposed development is permitted and therefore can proceed without the requirement for a planning application, or
- b) whether a separate planning application is required as the proposed development is beyond the scope of the Order, or
- c) further information is required, specifying the required details and reasons for them.

4.1.3 Failure of the local planning authority to respond in writing within this period will be deemed as confirmation that the proposal is compliant with the provisions of this Order.

## **5. Duration, monitoring and review**

### **5.1 Duration**

**5.1.1** This Order takes effect from the date of adoption and expires on 11 December 2027.

### **5.2 Annual monitoring report**

**5.2.1** The council will publish an annual report of development permitted and implemented under this Order and assessment of performance against the purpose of the Order.

### **5.3 Review**

**5.3.1** The development parameters, permitted uses and design guidance will be reviewed 5 years from adoption of the Order and at 10 years to ensure that objectives of the LDO are being achieved. The reviews will identify whether any of the technical studies need to be refreshed because of changes in material considerations.

**5.3.2** Proposed amendments to the Order following review by the local planning authority will be subject to the consultation procedures set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (or its successor).

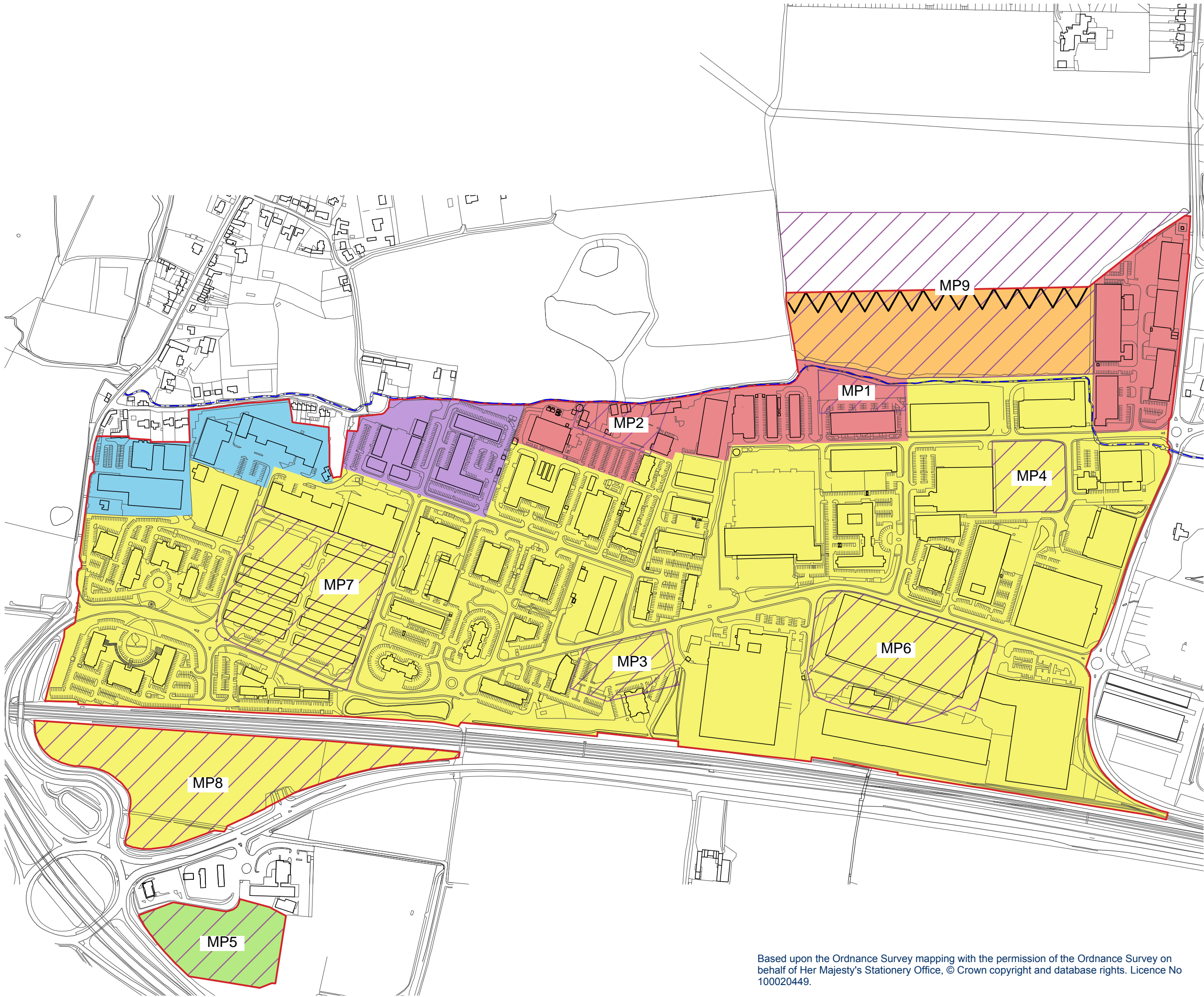
### **5.4 Revocation etc. of the LDO**

**5.4.1.** The local planning authority may exercise its powers to amend or withdraw the Order (provided by section 61A [6] of Town and Country Planning Act 1990) if it is satisfied that the Order has consistently failed to meet the objective of the LDO as set out in the statement of reasons, and it is considered that amendments to the Order would not overcome this or if changes in material considerations require the Order to be revoked, amended or revised.

**5.4.2** Should the local authority determine that the Order, in part or in whole, will be revoked or amended or revised, it will give the landowner(s) for the time being a minimum of twelve months notice prior to any such revocation, amendment or revision.

**5.4.3** In pursuance of the Town and Country Planning Act section 61D, development that has commenced lawfully before this Order is revoked, amended or revised (as the case may be), may be completed notwithstanding that the effect of the revocation, amendment or revision is to withdraw permission for the same.

## **Appendix 1 LDO area (plan 1)**



- Key
- LDO Area
  - Enterprise Zone
  - Zone A
  - Zone B
  - Zone C west
  - Zone C east
  - Zone D
  - Zone E
  - Moors Ditch
  - Scheduled Monument fringe area



MEPC	
Milton Park LDO	
Plan 1: LDO area	
199302 P1LDOAP	
Figure 2	drawn by SWD
Sept 2012	checked by JI
1:5000@A3	revision B
A 041012 divided zone C into east & west parcels SWD B 211212 adjustments to site boundary SWD	

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## Appendix 2 Design guidance









# CONTENTS

Introduction

Purpose

Context

Design approach

01 Part One: General guidance

02 Part Two: Specific guidance



# INTRODUCTION

## Purpose

i. Good design is good for both business and for employees, and is a priority of the National Planning Policy Framework. High quality buildings and landscapes not only provide a good impression to potential investors, but are also integral to the health and well-being of employees, which is an increasingly important factor in the recruitment and retention of staff within the highly competitive skilled labour market. Milton Park has developed a philosophy in which businesses can “Grow, Succeed, Belong” and the guidance outlined in this document is proposed to ensure that new development fully contributes to that philosophy in order that a continuing legacy of high quality development can be delivered.

ii. The guidance is divided into two parts. Part one covers general guidance appropriate to the whole LDO area. Part two covers additional specific area guidance.

iii. The guidance should be read in conjunction with the Indicative Spatial Framework and Building Heights Parameters plans on the following pages, which are included to aid understanding of the key elements expressed in the written guidance.

## Context

iv. Milton Park lies 3 miles to the north west of the centre of the town of Didcot. To the north is the interface with the neighbouring village of Milton, and the fields leading to the back gardens of housing forming the edge of the village of Sutton Courtenay. To the south is the railway line and the A4130 which provide access to the town of Didcot. To the east the landscape is dominated by the cooling towers of Didcot power station, which is expected to be decommissioned during the lifetime of the LDO. To the west is the densely planted embankment of the Milton Interchange/A34, which provides the principal vehicular access to Milton Park. Didcot Parkway is the closest railway station and the Park is served by regular bus services.

## Design approach

v. The guiding approach to design within the LDO area will be to build upon the existing approach within Milton Park, namely the provision of simple built forms, accentuated at key nodes, or places within the development to aid legibility, set within a coherent and verdant landscape.

vi. This guidance is intended to foster the continued delivery of new development to a consistently high standard and, where the opportunity arises, to improve the accessibility, permeability and vitality of Milton Park to ensure it remains a thriving and dynamic business environment.





CHARACTER AREAS

- Milton Gate
- Milton Park
- Milton Village Edge
- Kelaart's Field

LANDSCAPE

- Key existing green boundaries
- Sensitive landscape fringe to SAM
- New green boundaries to be planted (or existing to be enhanced)
- Meadow enhancement

MOVEMENT

- Primary connector 'Park Drive'
- Secondary connector
- Public transport corridor
- Missing secondary connector
- Missing connection which would greatly improve pedestrian/cycle access
- Vehicle and cycle access to new development areas

LANDMARKS

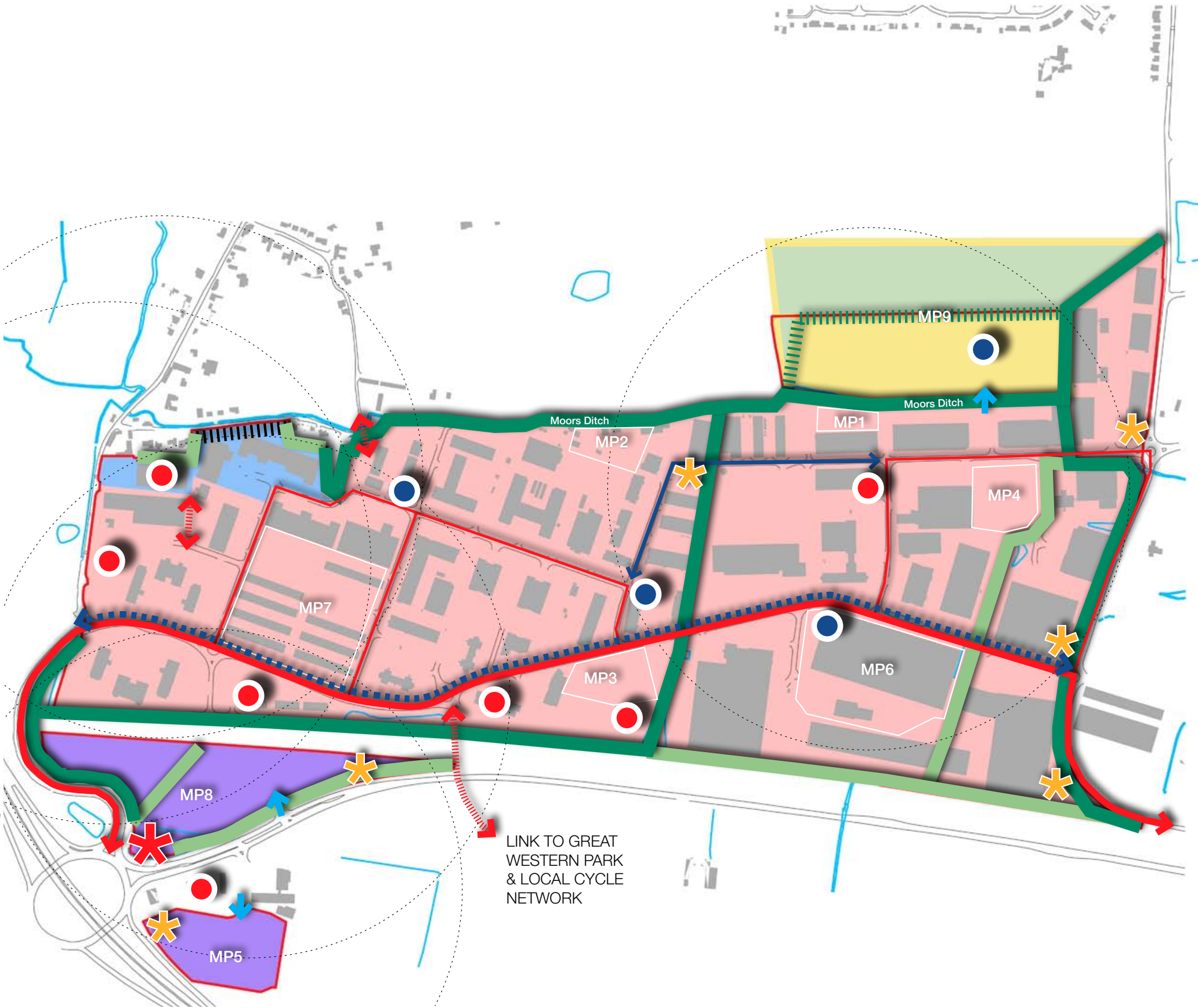
- Major gateway landmark opportunity
- Marker building potential

NODES

- Existing activity node
- Potential location for future activity node
- 5-10 min walking distance
- Missing village built edge



Vale of White Horse District Council  
Milton Park - Oxfordshire



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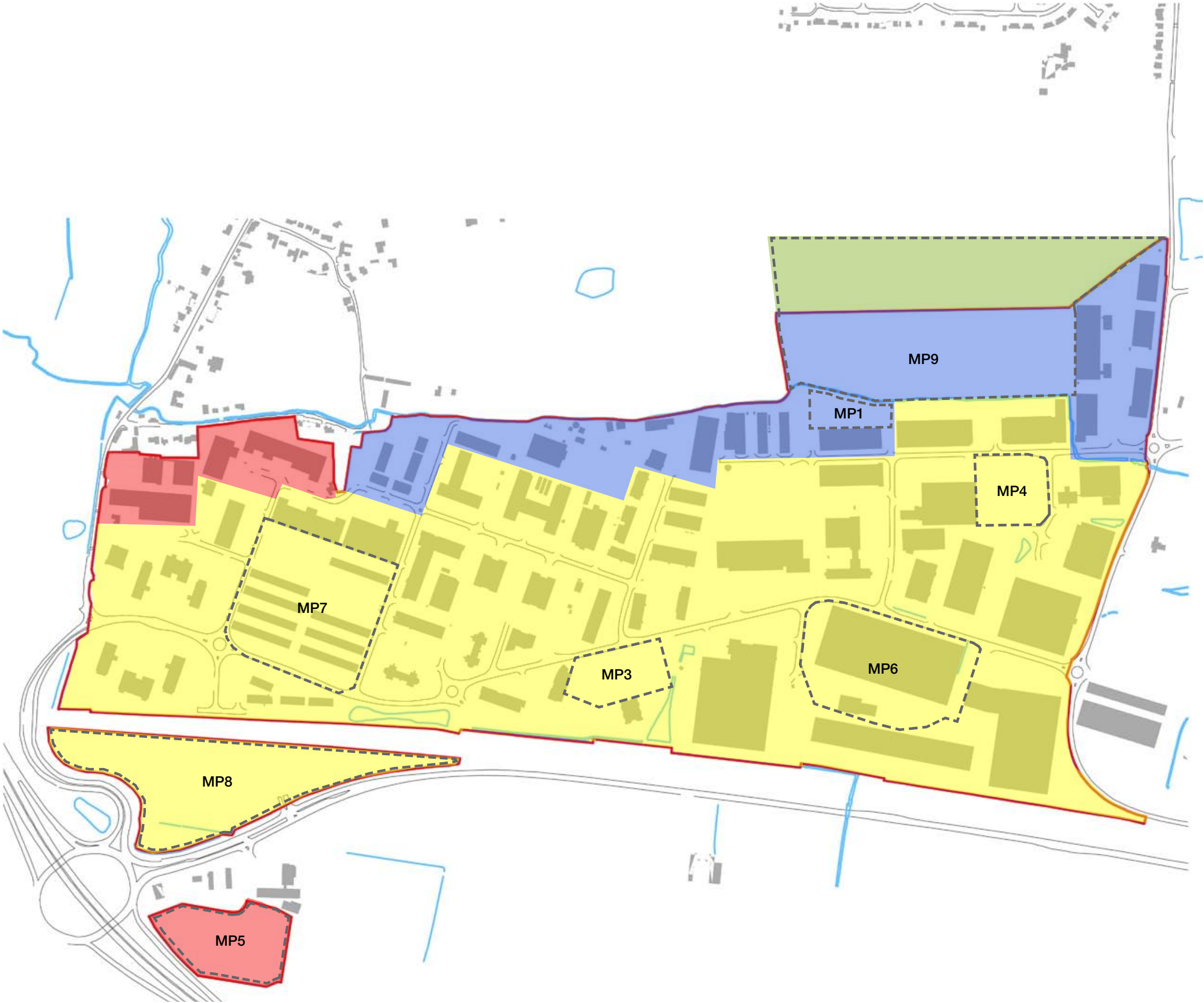
Indicative spatial framework 199302D/UD/Sk002g

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**LEGEND**

Building height parameters for  
new development permitted  
within the LDO area

- Maximum 9m height
- Maximum 12m height
- Maximum 16m height
- No development permitted
- Enterprise Zones
- LDO Area boundary



Vale of White Horse District Council  
**Milton Park - Oxfordshire**

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**Building Height Parameters** 199302D/UD/Sk003 rev C

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# 01 PART ONE: GENERAL GUIDANCE

**1.1** This section deals with design guidance which is applicable across the entire estate.

## Movement

**1.2** The efficient movement of people and goods is a fundamental factor influencing the design of all areas of the estate and as a consequence has a fundamental role to play in determining the overall quality and impression of a development.

- Adoption of a clear hierarchy of routes to assist legibility and place-making
- Each component of the hierarchy will have a distinctive character achieved by the use of surface materials and landscape
- Pedestrians and cyclists will be provided with clear and direct routes between the main 'social' activity nodes of the estate and bus stops
- Walking and cycling will be promoted and encouraged as the principal mode of movement for employees between their places of work and 'social' activity nodes
- Roads within the hierarchy will be visually simple and free from clutter, particularly signs which should be grouped
- A consistent palette of paving materials should be used to identify and unify the public routes and spaces of the estate
- Via the Growing Places Fund a pedestrian and cycle link is being provided by refurbishment of the existing tunnel under the railway line to improve accessibility between Milton Park, the new housing development at Great Western Park and beyond

## Layout

**1.3** The arrangement of buildings and organisation of development sites have a fundamental role to play in the creation and experience of place.

- Buildings will be sited to reinforce the movement hierarchy
- Key spaces will be associated with 'social' activity nodes and placed at the confluence of pedestrian routes within the movement hierarchy to encourage accessibility
- A clear distinction will be provided between publicly accessible space and private areas
- Service yards, staff car parks, decked parking areas, and refuse and storage structures will be screened either by buildings or planting from main circulation routes
- Segregated pedestrian and cycle routes will be overlooked from adjacent buildings to assist safety and security
- 'Social' activity nodes, will be encouraged to create a network of walkable facilities across the development

## Architecture

**1.4** Styles of architecture have a key role to play in the creation of a clear identity for different areas of the estate. Given the scale and nature of the different uses within the estate it would be inappropriate to set one style of architecture for the whole development.

- Buildings will be of high quality design and seek to incorporate innovative and creative solutions
- Buildings are to be simple and robust in form, appropriate to the nature of the use of the building
- The design of the building should

reflect to the observer the type of use or activities of that building

- Main entrances to buildings should be clearly expressed and be identifiable from the public street network
- Buildings will only exceptionally exceed 16m in height. For comparison, existing unit 187-188 is 17.6m high. Buildings exceeding 16m in height may be appropriate to form gateway and marker buildings within the estate but the merits of these buildings will have to be assessed on a site specific basis through the planning process
- Where chimneys or flues are an essential component of the operation of a proposed building these elements will be used to provide articulation and be designed as an integral part of the architecture of the building
- The fenestration of buildings should be appropriate to the commercial scale of the development, avoiding domestic elements
- Although a variety of materials will be appropriate across the estate, these should be used in a manner to aid legibility and consistency within the street scene
- The design of facade treatment of prominent buildings should seek to use less visually obtrusive colours and materials.

## Landscape

**1.5** The landscape and visual impact of new buildings is an essential design consideration to achieve a successful, well assimilated development. Following assessment of the surrounding landscape's sensitivities, and in addition to the building height parameters plan on pages 6-7, additional planting will seek to mitigate any visual impact and soften building form.

**1.6** In combination with the built form, planting, green spaces and blue infrastructure play a fundamental role in shaping the character and identity of Milton

Park. In particular, the canopy cover of existing trees significantly contributes to the quality of the landscape and adaptation to climate change. The current estate is characterised by a rich and verdant landscape and the design approach will seek to continue that philosophy within new development, but also seek to improve the public accessibility of the green space network.

- Additional trees will be planted on the LDO area's northern and southern boundaries, using locally prevalent native species, to reduce visibility of building facades.
- Landscape planting associated with individual units should seek to soften and integrate new buildings into the existing street scene.
- Increase the perception of public access to green spaces and blue infrastructure within the development
- Increase the opportunity for water to play a greater role within the development, seeking to re-open piped/enclosed watercourses to improve contribution to a sustainable urban drainage system
- Use the landscape to reinforce the legibility and identity appropriate to the movement hierarchy to contribute to a unified public realm
- Ensure that green-links are over-looked by development to aid safety and security
- Consider the creation of a central park to act as a community green space/focus for the whole estate, incorporating the theme of an edible landscape to complement the existing allotments
- Maintain existing levels of tree canopy cover and extend cover as opportunities arise (See Appendix III, Trees)
- Use porous paving materials to minimise surface water run-off
- Street lighting and lighting from buildings should minimise light pollution and potential disturbance to wildlife





## 02 PART TWO: SPECIFIC GUIDANCE

**2.1** This section provides additional guidance specific to certain broad character areas that have been identified for the area.

### Character areas

**2.2** Four broad character areas have been identified within the overall development. These are Milton Park, Milton Village Edge, Milton Gateway and Kelaart's Field.

### Milton Park

**2.3** Milton Park reflects the existing built area of the estate where the major design influence will be the integration of new developments in enterprise zones MP1-4 and 6-7, with the existing built context.

### Design objectives

- Establish a direct pedestrian access to Park Gym through plot 25 to promote access to this key 'social' activity node
- Create corner markers associated with any future redevelopment of buildings 124, 170, 176, 187, 224
- Provide a built frontage to the primary and secondary connectors bounding enterprise zone MP7
- Ensure direct east-west and north-south pedestrian connections across MP7 to improve access to Park Central and local centre on Milton Road
- Establish a secondary connector with any future redevelopment of building 124 to aid accessibility for pedestrians, cyclists and public transport
- Establish social activity nodes within MP3 and MP6 to increase walkable access to facilities

### Milton Village Edge

**2.4** Milton Village Edge reflects the sensitivity of the built and landscape interface with the adjacent village of Milton, the conservation area designation and the opportunity to increase access to community and social infrastructure with both the established village and Milton Park.

### Design objectives

- Establish a direct pedestrian connection into Milton Park at the junction of Old Moor/Pembroke Lane
- Establish an appropriate edge to Pembroke Lane by the development of housing to help support village infrastructure with any future redevelopment of building 37, which will have to be assessed on a site specific basis through the planning process

### Milton Gateway

**2.5** Milton Gate, MP5 and MP8, reflects the opportunity to provide a new gateway entrance to Milton Park associated with the A34 Milton Interchange and the main approach to and from Didcot.

### Design objectives

- Create a major gateway building facing the Milton Interchange
- Create a marker building at the eastern end of enterprise zone MP8
- Retain a view corridor associated with a linear green space connection from Milton Interchange to Park Central
- Retain a view corridor to Park Central associated with the access road into the site from the A4130



- Establish a linear green link (associated with the view corridor to Park Central) connecting from the railway embankment to the established mature hedgerow fronting the access road into Milton Park
- Create a marker building on MP5 which uses the contouring of the site to achieve its identity
- Maintain the public footpath

### Kelaart's Field

**2.6** Kelaart's Field, MP9, reflects the sensitivity of a new development edge and its relationship to the existing SAM OX250 and the neighbouring village of Sutton Courtenay. The dominant element within the existing landscape when viewed from Old Moor and the rear of properties on Tyrell's Way and Bradstocks Way are the cooling towers and chimney stacks of Didcot power station. These dwarf in scale any of the existing visible buildings within Milton Park and are the defining landmark buildings of this area, and are expected to be decommissioned during the lifetime of the LDO.

### Design objectives

- Encourage pedestrian connectivity to both the public footpath and permissive routes across the fields to Sutton Courtenay and Milton
- Provide vehicle access to enterprise zone MP9 only from within the existing Milton Park development
- Create an informal and height variable hedgerow boundary to mark the edge of the new development area
- Create a clear boundary with the Scheduled Monument to protect its existing landscape setting
- Improve the ecological value of Moors Ditch and protect from new development

- by providing a 5m buffer
- Place smaller scale buildings in association with the boundary planting to create a variable built edge to replicate the existing mixed edge when viewed from the permissive footpaths across the adjacent meadows.
- Vary the cladding colour using complementary neutral and/or earth tones to assimilate new buildings into the landscape boundary
- Lighting should be directed away from Moors Ditch to reduce potential disturbance to nesting birds, foraging bats and other wildlife







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**Appendix 3**  
**Milton Park Local Development Order**  
**Tree Management Framework**  
**Purpose and objective of this guidance**

1. The purpose of this guidance is to provide a concise and effective decision-making framework for managing the existing and future tree cover of Milton Park within a Local Development Order (LDO).
2. Its primary objective is to maintain the existing extent and quality of tree cover, and, where opportunities arise, to extend and enhance it.

**The place of trees within the wider management of Milton Park**

3. Trees provide multiple benefits and the green space they create is essential to the psychological and physical wellbeing of people who work and live in and around Milton Park.
4. Milton Park's dominant landscape character is one of commercial buildings set within a blue and green framework of water, trees and open space. It is recognised that this is important to the long term success of the site and future management will be focused on sustaining these existing levels of green space, and enhancing it as opportunities arise.
5. It is the overall stocking of trees creating canopy cover over the whole site that contributes most to this green character, with individual trees of less importance in the wider setting.
6. More specifically, the population of trees in Milton Park is of high quality and actively managed to maintain that condition, and that level of management will continue as it has in the past.
7. This guidance recognises that trees confer useful climate adaptation benefits to their surroundings and, in order to optimise the resilience of Milton Park to the effects of anticipated weather extremes, opportunities to maximise the stocking of trees through protecting existing trees and planting new trees, will be taken as they arise.
8. Tree management decisions will be taken in the context of all the other material considerations, where the importance of each consideration is weighted to ensure the final decision is balanced and reasonable.

**Principles of general tree management**

9. The Milton Park LDO recognises the importance of tree canopy cover throughout the site and there will be a presumption to retain existing trees unless:
  - a. They are within 2m of any building.
  - b. They are unsafe.
  - c. They are unhealthy and in declining condition, with no significant potential to contribute future benefit.
  - d. They are interfering with better trees and their removal would be warranted for good management of the overall tree population.
  - e. They are causing an unreasonable nuisance to nearby people and property.
  - f. They are in the way of an otherwise acceptable development proposal and have been assessed as not of sufficient importance to be a material constraint.
10. Decisions to remove trees will be agreed with a qualified arboriculturist and a simple register will be kept of all removed trees and the reasons for the removal.

**Appendix 3**  
**Milton Park Local Development Order**  
**Tree Management Framework**

11. All removed trees will be replaced on a one-for-one and like-for-like basis within Milton Park, but not necessarily in the same location. Removal of a mature tree will therefore require replacement of a mature or semi-mature tree.
12. New tree planting species will be selected to complement the surrounding wider landscape and seek to achieve a mix of approximately 70% native and 30% non-native.
13. Tree works (other than removals) necessary for normal management that can be undertaken by the landscape maintenance staff without specific authorisation from a qualified arboriculturist, include removal of dangerous/damaged branches, pruning branches to clear highways, pruning branches that interfere with structures and pruning branches that destructively interfere with better adjacent trees.

**The consideration of existing trees in development proposals**

14. Where development is proposed, the following protocol will be applied to ensure that trees are properly considered in the design process:
  - a. An accurate land survey will be carried out showing the location of all the significant trees and other important landscape features.
  - b. Any significant trees will be assessed by a qualified arboriculturist and separated into two categories according to their potential to deliver future benefits, i.e. trees with such potential to warrant them being considered as a constraint, and trees without such potential that can be discounted. Trees not worthy of being a material constraint would include all trees that could be removed for the reasons set out in 9a–f above. Additionally, small trees that could be reasonably replaced like for like should not be a constraint, with heights of less than 10m and trunk diameters of less than 25cm advised as loose thresholds to assist that decision. All trees that do not fall into these exemptions would normally be worthy of being a material constraint.
  - c. All trees assessed as a material constraint will be weighed alongside other material considerations in the design process, with a presumption to retain them wherever possible. Where good trees are agreed for removal, that loss will be compensated for by new planting at a scale to obviously mitigate the impact.

**The protection of existing trees during development activity**

15. Development activity includes new construction and upgrading of existing structures and services.
16. Where existing trees are identified for retention, they will be sufficiently protected to ensure that they survive the development activity without their long term life expectancy being compromised.
17. The broad principles of tree protection set out in *BS 5837 Trees in relation to design, demolition and construction – Recommendations (2012)* will be the starting point for designing appropriate tree protection, to be interpreted and modified as necessary to account for the specific circumstances of each situation.

**Milton Park LDO 2012**  
**Pre-development notification form**

By submitting this form you are requesting that the Vale of White Horse District Council confirm whether the works you are proposing would constitute permitted development under the additional rights given by the Milton Park Local Development Order (LDO).

In assessing this form and the plans provided, the Council will only consider whether your proposal is of a type which constitutes permitted development as provided for by the LDO and, as such, no opinion will be provided on other forms of potentially permitted development. With regard to planning, this will constitute a formal response as required by the Order. Please note that your development will still be subject to the normal requirements with regard to the need for Building Regulation consent and other legislation.

Please complete this form and return to the Council together with the:

- Site plan (scale 1:1250 or 1:2500)
- Block plan (1:500 or 1:200)
- Floor plans (1:50 or 1:100)
- Elevations (1:50 or 1:100)

All measurements should be provided in metric and floor areas specified as gross internal area (GIA).

The 'pre-notification' fee (£45) must be paid to the Council with your submission. Cheques should be made payable to 'Vale of White Horse District Council'.

The Council will acknowledge receipt of your submission by email (it is therefore essential that an email address is provided). Within 10-working days of receipt of your submission the Council will:

- Confirm in writing (or by email) if development is permitted by the LDO and, if not, why
- Ask for further information and a further 10 working days to consider the proposal on receipt of that information
- Identify the conditions of the LDO that apply.

Should the Council fail to respond in writing within 10 days of receipt of your submission, the proposal will be deemed to have consent.

The completed form and drawings should be sent by post to:

Head of Planning, Vale of White Horse District Council, Abbey House  
Abbey Close, Abingdon, OX14 3JE or by email to  
**[planning@whitehorsedc.gov.uk](mailto:planning@whitehorsedc.gov.uk)**

**It must also be copied to [developer.funding@oxfordshire.gov.uk](mailto:developer.funding@oxfordshire.gov.uk)**

## Appendix 4

<b>Applicant</b>	<b>Agent</b>
Name.....	Name.....
Address.....	Address.....
.....	.....
.....	.....
Postcode.....	Postcode.....
Telephone no.....	Telephone no.....
Email.....	Email.....
<b>Address / location of proposed works</b>	
.....	
<b>Description of development or change of use (and Use Classes if known)</b>	
.....	
.....	
.....	
<b>Gross Floor Area of development proposed.....</b>	
<b>Brief statement of why you consider the proposed development to be permitted by the LDO</b>	
.....	
.....	
.....	
.....	
<b>Proposed materials (type and colour)</b>	
Roof.....	
.....	
Walls.....	
.....	
Hard and soft landscaping.....	
.....	
<b>Details of any demolition required (where applicable)</b>	
.....	
<b>Date works will commence on</b>	
.....	
<b>Total cumulative gross floor area occupied at Milton Park at date of notification.....</b>	
Declaration I hereby give notice of my intention to carry out the above works. I also confirm my intention that, if it is confirmed that planning permission is not required as provided for by the Milton Park LDO, I shall carry out the proposed work in accordance with the details included on this form and the associated scaled plans. I understand that any variation from these details may require a re-assessment of the situation.	
Name.....	
Signature.....	
Date.....	

**Attached information**

I attach the following information:

...Site location plan (scale 1:1250 or 1:2500)

...Block plan (1:500 or 1:200)

...Floor plans (1:50 or 1:100)

...Elevations (1:50 or 1:100)

...The pre-notification fee of £45 (cheques should be made payable to 'Vale of White Horse District Council')

...Other information, for example works to trees, if applicable (please list)

.....  
.....  
.....  
.....  
.....  
.....

*Notes:*

***This form must be copied to Oxfordshire County Council:  
[developer.funding@oxfordshire.gov.uk](mailto:developer.funding@oxfordshire.gov.uk)***

***Freedom of Information Act:***

*Please note with regard to the above legislation, it is possible that this enquiry, together with any response made by this Council, could be made available for public inspection at some future date.*

***Building Regulations:***

*Please contact Vale of White Horse District Council's Building Control Section concerning any separate consent that may be required under the Building Regulations.*