

**Vale of White Horse Local Plan 2031**

**Examination in Public Stage 2**

**Statement of Common Ground**

between:

**Vale of White Horse District Council**

and

**Oxfordshire County Council**

and

**Ferax Planning (representing Mays Properties Ltd. and Minscombe  
Properties Ltd.)**

and

**Mr. Anthony Mockler**

with respect to the

**Strategic Site Allocation North West of Valley Park**

**April 2016**

## **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council, Oxfordshire County Council, Ferax Planning (Ferax) [acting for Mays Properties Ltd. and Minscombe Properties Ltd.], and Mr. Anthony Mockler here after known as “the parties”.
- 1.2 This SoCG identifies the matters agreed and not agreed by the parties, and is produced at the request of the Inspector, made on Tuesday 9 February during the hearing of Matter 9: Spatial Strategy for the South East Vale Sub-Area.
- 1.3 This SoCG particularly relates to an area of land west of Didcot, south of the A4130 and north of the A34, identified in Local Plan 2031 Part 1 as “North West of Valley Park”, and the neighbouring land to its west, allocated for use as Trunk Road Services in the existing Local Plan 2011, and proposed to be reviewed through Local Plan 2031 Part 2.

## **2. Background / Context**

### **2.1. North West of Valley Park**

- 2.2. The strategic site allocation North West of Valley Park comprises of New Farm and its surrounding land. It is proposed to deliver 800 dwellings in the plan period as set out in Core Policy 15 of the Local Plan 2031 Part 1. Additional guidelines for development of this allocation are set out in Appendix A of the Submitted Plan (page 30-32).
- 2.3. The allocation is presently served by its own entrance track direct from the A4130, and is located two miles west of the centre of Didcot. To the east of the allocation is the proposed Valley Park allocation, and to the west is the Milton Interchange Services area. New Farm and its surrounding agricultural land have been in the ownership of the Barrett family, based at Milton Manor, for many generations.

### **2.4. Milton Interchange Services Area**

- 2.5. The A34 Trunk Road and Milton Interchange were constructed in the early 1970s, and the A4130 Didcot to Milton Heights Link road was built in the early 1980s.
- 2.6. An area of land (9.6ha) east of the Milton Interchange (south of the A4130 and north of the A34), has been identified in successive Local Plans for use as Trunk Road Services, leading to the now “saved” policy TR10 in the Local Plan 2011.

- 2.7. Since the time of the construction of the original petrol filling station at this location in the mid-1980s by Minscombe Properties, the facilities offered there have expanded to reflect the growth in the traffic flow on the A34 strategic highway.
- 2.8. Comprehensive planning of the overall Trunk Road Services site has been hampered over the years by separate land ownerships. In August 2011, a portion (2.2ha) of the land allocated for Trunk Road Services, owned by MEPC was awarded Enterprise Zone status as part of the wider Science Vale Enterprise Zone. In November 2015, the remaining two portions of land (owned by Mays Properties and Minscombe Properties) were awarded Enterprise Zone status as part of the wider "Didcot Growth Accelerator Enterprise Zone".
- 2.9. In the last three years the owners of the three pieces of undeveloped land at the location have been working together to produce a comprehensive development solution. This has resulted in the submission of two outline planning applications, currently awaiting determination (P15/V2880/O and P15/V2899/O). A masterplan of the proposed developments at the Milton Interchange Services Area is contained in Appendix A of this statement.

### **3. Site Specific Matters on which the parties agree**

#### **3.1. Urban Design Principles**

- 3.2. In relation to North West of Valley Park, Appendix A of the submitted Local Plan (pages 30-32) carries the following requirement:

"Design of development must consider the layout of the Valley Park development to the east"

- 3.3. The parties agree that it would be beneficial if the North West of Valley Park allocation also had regard to developments to the west of the site, at the Milton Services Interchange. The parties therefore agree to amending the above requirement as follows:

"Design of development must consider the layout of the Valley Park development to the east and future development of the Milton Interchange Services to the west."

#### 3.4. **Masterplan for North West of Valley Park**

3.5. The parties also agree that further work is required on masterplanning of the North West of Valley Park allocation, to guide how it relates to and is compatible with uses to the west at the Milton Interchange Services

#### 3.6. **Access and Highways**

3.7. The parties agree that the development of 800 dwellings at North West of Valley Park is unlikely to be accommodated solely through a single access via the adjacent Valley Park allocation, or solely through the permitted Milton Interchange Services area loop road, granted under P14/V0087/FUL.

3.8. The parties agree that direct access onto the A4130 from North West of Valley Park remains a possible third option, however further work is required to demonstrate how this can be achieved.

3.9. The parties agree that further transport assessment work is required to assess the most appropriate solution to providing transport access to North West of Valley Park.

3.10. The parties agree that this more detailed transport assessment work will be undertaken by the promoters of the North West of Valley Park site allocation, in consultation with neighbouring and all other relevant parties.

3.11. The parties agree that this work needs to take account of existing modelling work undertaken by all parties, including any future A4130 modelling undertaken by the County, and modelling of junctions undertaken by other site promoters.

3.12. Should access be required to North West of Valley Park through the Milton Interchange Services site, the parties agree that this must not prejudice the ability for land at the Milton Interchange Services area to be developed.

3.13. The parties agree that should any upgrades to the Milton Interchange Services access road and the associated junction with the A4130 be required as a result of development at North West of Valley Park, this would need to be carried out in association with the development of the North West of Valley Park allocation.

3.14. The parties agree that a requirement under "Access and Highways" (Site Development Template, Appendix A, p.31) on the North West of Valley Park site would add useful clarity:

"Should an access to the site be provided from the A4130 via Milton Interchange Services, any necessary improvements would be facilitated by promoters/developers of the allocation."

3.15. The parties agree that land to the east of the Interchange Service area access road will be safeguarded in principle by the landowners for future works to amend or improve the access.

#### **4. Site Specific Matters on which the parties disagree**

##### **4.1. Parking**

4.2. Vale of White Horse District Council, Oxfordshire County Council and Mr. Mockler agree that parking provision for North West of Valley Park should be delivered in accordance with the emerging Core Policy 35, criteria vii. This states that the Council will work with Oxfordshire County Council and others to "ensure adequate parking is delivered on new developments in accordance with Oxfordshire County Council's published standards".

4.3. Minscombe and Mays Properties agree with this but also seek the inclusion of an additional requirement under "Access and Highways" for the North West of Valley Park allocation (Site Development Template, Appendix A, p.31), to read as follows:

"Sufficient parking to be provided for residents within the allocation in line with Oxfordshire County Council's parking standards."

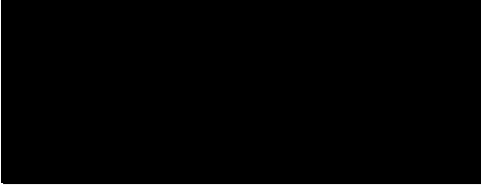
4.4. Minscombe and Mays Properties consider this addition adds clarity and is required to ensure that future residents of North West Valley Park do not use the parking within the Milton Services area.

**Signatures**



21 April 2016  
Date

Trevor Saunders  
Interim Planning Policy Project Lead  
Vale of White Horse District Council



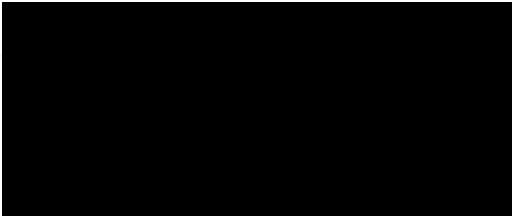
21 April 2016  
Date

Bev Hindle  
Deputy Director for Strategy and Infrastructure Planning  
Oxfordshire County Council



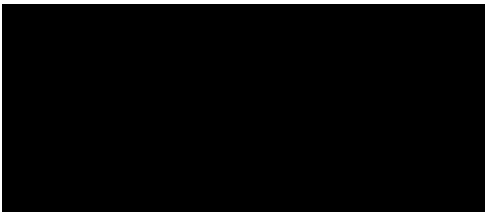
21 April 2016  
Date

Mr. Anthony Mockler  
Landowner of the proposed North West of Valley Park site allocation



21 April 2016  
Date

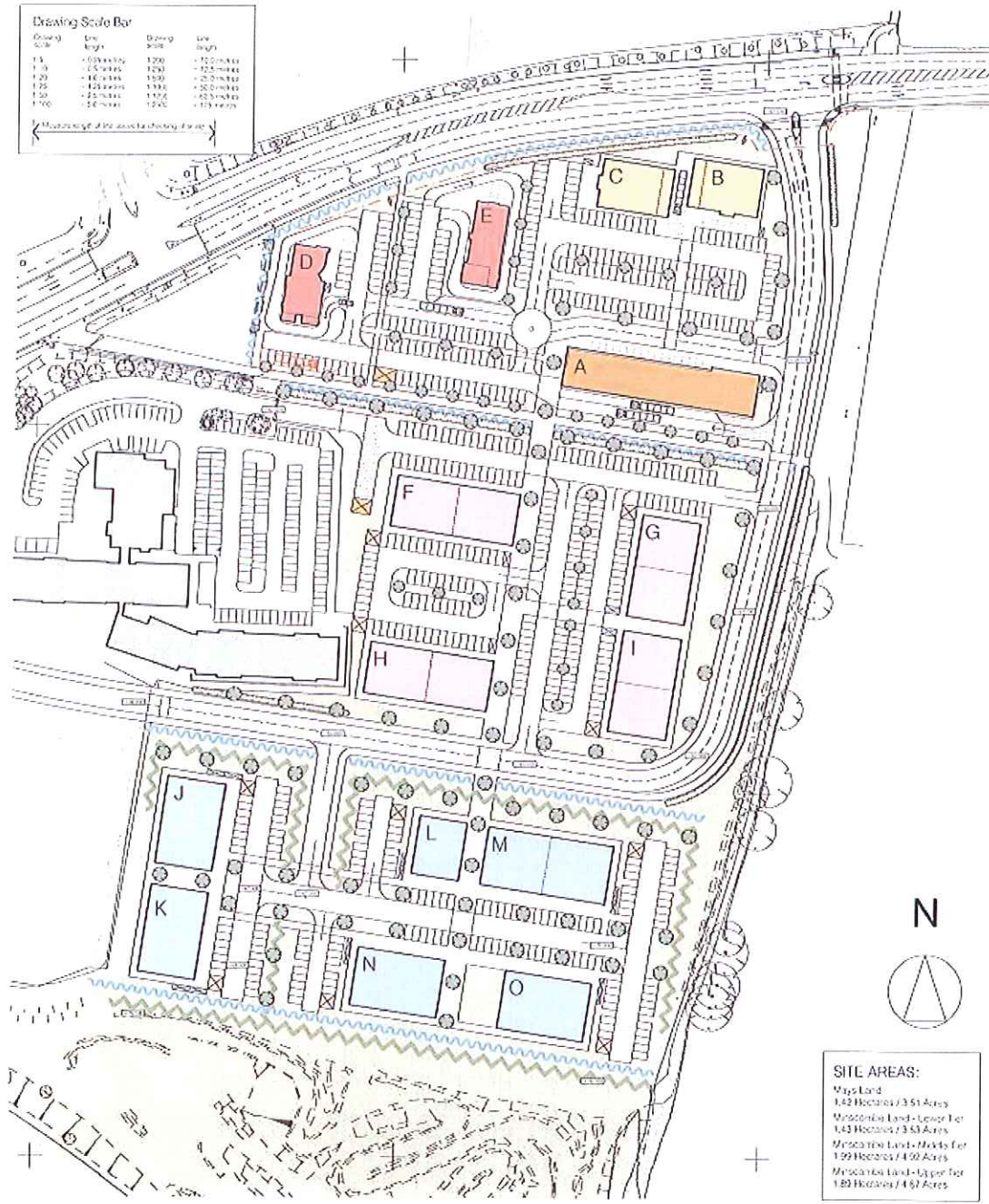
Richard May  
Director  
Mays Properties Ltd



21 April 2016  
Date

Frank Bailey  
Director  
Minscombe Properties Ltd

# Appendix A – Milton Interchange Service Area Masterplan



01 Proposed Milton Interchange Service Area Master-Plan 1:1250

**Thinking Buildings**

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 www.thinking-buildings.co.uk

Client	Wincombe Properties Ltd and Mays Properties Ltd		
Project	Mesopotamia + Mays Commercial Site Development Milton Interchange		
Drawing	Service Areas Master Plan Proposed Milton Interchange Service Area Master-Plan, Concept Plan		
Plot No.	1433	Block No.	10
Phase	E		

Rev	Description	Date	By	Cr
E	Masterplan updated to reflect SK18 and information extracted from drawing	30.11.2015	GW	UA
Drawing Status: <b>PLANNING</b>				