

Proposed changes to the Local Development Order (LDO) at Milton Park

The following table sets out the proposed changes to the LDO and reasons for the amendment. They are all draft proposals at this stage, and there is a significant amount of technical work being done to test the impacts of these changes:

Proposed amendment (subject to technical assessments)	Reason for amendment
<p>LDO period Extending the timeframe of the LDO from 2028 to 2040.</p>	<p>MEPC, owners of Milton Park, has been successful to date in achieving its objectives, to support a vibrant business area, promoting employment generating uses and maximising the success of the Science Vale Enterprise Zone. This also aligns with the timeframe of the Vale of White Horse District Council's Local Plan. You can see the Vale's Local Plan 2031 here.</p> <p>MEPC has also produced a '2040 Vision', which sets out commitments to long term investment. This was published following significant engagement with local stakeholders. The Milton Park 2040 vision can be viewed here.</p>
<p>LDO boundary A minor change to the boundary of the LDO to the north east to include informal green spaces and biodiversity enhancements.</p>	<p>To provide accessible informal green spaces for the public as well as support the daily recreation demand from the business community, alongside contributing towards meeting the requirement to support the natural environment and biodiversity.</p>
<p>Policy update Update the LDO to take account of changes in legislation, national and local policy, including amendments to the Use Classes Order in 2020.</p>	<p>To update the planning policy context including the National Planning Policy Framework and new Local Plan, and changes to the Use Classes Order which have occurred since the adoption of the LDO in 2013.</p>
<p>Amount of permitted development (floorspace) Increasing the total floorspace permitted by the LDO by 20,700 square metres. This would increase the current permitted floorspace by approximately 6 per cent.</p>	<p>Assessment of the development capacity within the business park through the '2040 Vision' has identified further growth opportunities of what is a previously developed site and therefore where planning policy encourages optimising development potential, reducing the pressure for greenfield (undeveloped) land to meet development needs.</p>

Proposed amendment (subject to technical assessments)	Reason for amendment
	While further development capacity has been identified, Milton Park's Vision has adopted a balanced response to the constraints and opportunities. The additional capacity proposed is approximately 6 per cent more than the total floorspace allowed under the current LDO, and this would be expected to come forward over the extended timeframe of the LDO rather in the first years.
<p>Building heights Allowing some taller buildings, to create distinctive neighbourhoods within a limited number of Neighbourhood areas of the Park. For example, a laboratory building of no more than five storeys.</p>	Building upwards is a good way of making efficient use of limited land and reduce embedded carbon footprint, and can help to improve a sense of place, and help with finding your way around Milton Park by allowing some 'land mark' buildings in appropriate locations. They also help to create hubs of activity and neighbourhoods. For context, the tallest building at present is the six-storey hotel building at Milton Gate.
<p>Amend the permitted Minor Operational Development</p>	The existing LDO includes a short list of permitted operational (small scale) development, such as changes to external appearance of existing buildings and new bin stores.
<p>Landscaping Allowing the creation or alteration of external landscape and outdoor amenity areas, including furniture and other associated equipment.</p>	To encourage more high-quality landscaping at the park and outdoor recreation opportunities, improved open spaces, walking and cycling routes to create better connectivity - all promote an environmental net gain and overall well-being.
<p>Electric Vehicle Charging points Allowing electric vehicle and autonomous vehicle infrastructure e.g. charging stations.</p>	To encourage the implementation of the infrastructure to support electric vehicles and other sustainable transport options.
<p>Other sustainable/low carbon technologies Allowing small-scale renewable energy schemes for individual or groups buildings.</p>	To encourage the implementation of more low carbon technology.

Proposed amendment (subject to technical assessments)	Reason for amendment
<p>Local highway improvements Allow improvements to the local roads and paths, for example pedestrian crossings, traffic calming measures, public transport infrastructure and signage.</p>	<p>To encourage continued improvement of the highway network within Milton Park to improve efficiency and safety of movement and encourage walking and cycling and use of public transport.</p>
<p>Car parking Expand existing provisions for the reorganisation of parking arrangements.</p>	<p>To support the ambition of further reducing single occupancy car usage and enable more efficient car parking arrangements, designed to optimise available land for open space and buildings to create more jobs and recreation opportunities.</p>
<p>Local amenities Allow further amenities within the strict limitations of 'other uses' within Milton Park and widen the floor space allowance, proportionately, with the 6 per cent growth in overall floorspace.</p>	<p>To increase the range of amenities available at Milton Park to support its community and encourage further opportunities for social interactions and knowledge exchange to drive innovation.</p>
<p>Accommodation Allow provision within Milton Park and a limited amount of overnight and serviced accommodation in an appropriate location (to be confirmed), in addition to the current permitted private health care facilities.</p>	<p>Some serviced accommodation would cater for demand for short-term residential accommodation to support the local businesses, for example visiting researchers and academics engaged on specific projects being conducted by businesses and organisations based at Milton Park. This would allow, for example, potential for a second hotel if there is an identified need in the future.</p>

Planning conditions and design guidance

Further to the proposed amendments to the LDO listed above, the list of planning conditions will be reviewed and updated. There will also be a review and update of the design guidance to reflect on experiences of developments under the LDO to date, and to respond to latest policy and objectives, including the Vale of the White Horse District Council's declaration of a Climate Emergency.