

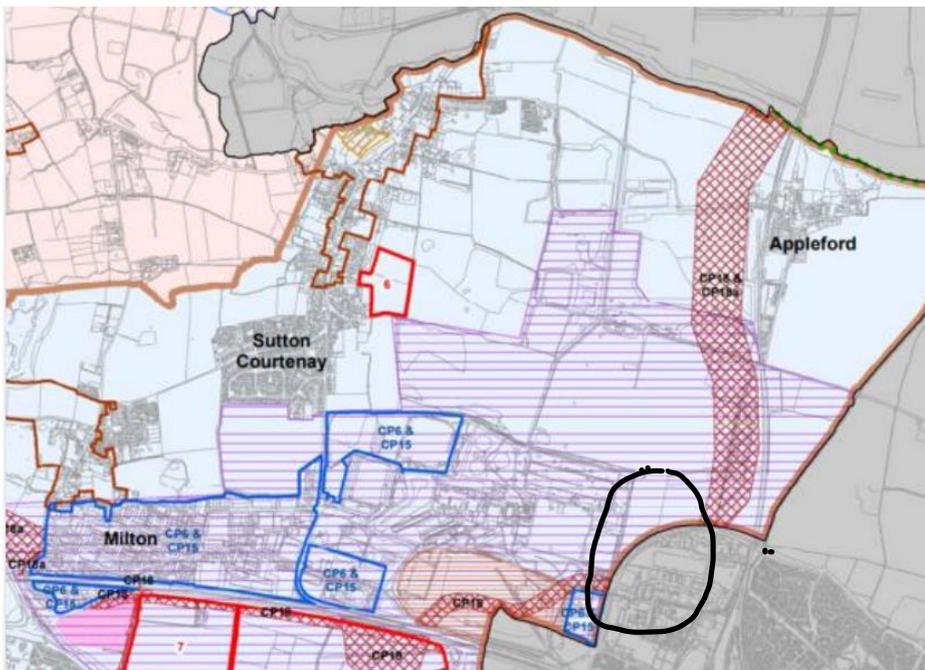
ANNEX ND2 – SITE DESIGNATIONS

being part of the Evidence Supporting Conclusion on Development Potential of the Property

- 1 As per the adopted VWHDC Local Plan Policies Map (October 2019) shown at Figure 2 below the Site is subject to the following designations:

South East Vale Sub-Area 2 (shaded pale blue on figure 2)

- 2 The Property is located within the South East Vale Sub-Area which provides the main focus for housing and economic growth within VWHDC.
- 3 Core Policy 15 of the Local Plan Part 1 ('LPP1')(G.02.01) (at page 80) explains that the over-arching priority for the South East Vale Sub-Area is to secure the aligned delivery of housing and employment growth together with the infrastructure required to achieve sustainable development.
- 4 It is expected that 75% of the planned strategic housing growth and around 70% of projected new jobs are to be located within the South East Vale Sub-Area (LLP1 Supporting text paragraph 5.52, G.02.01).



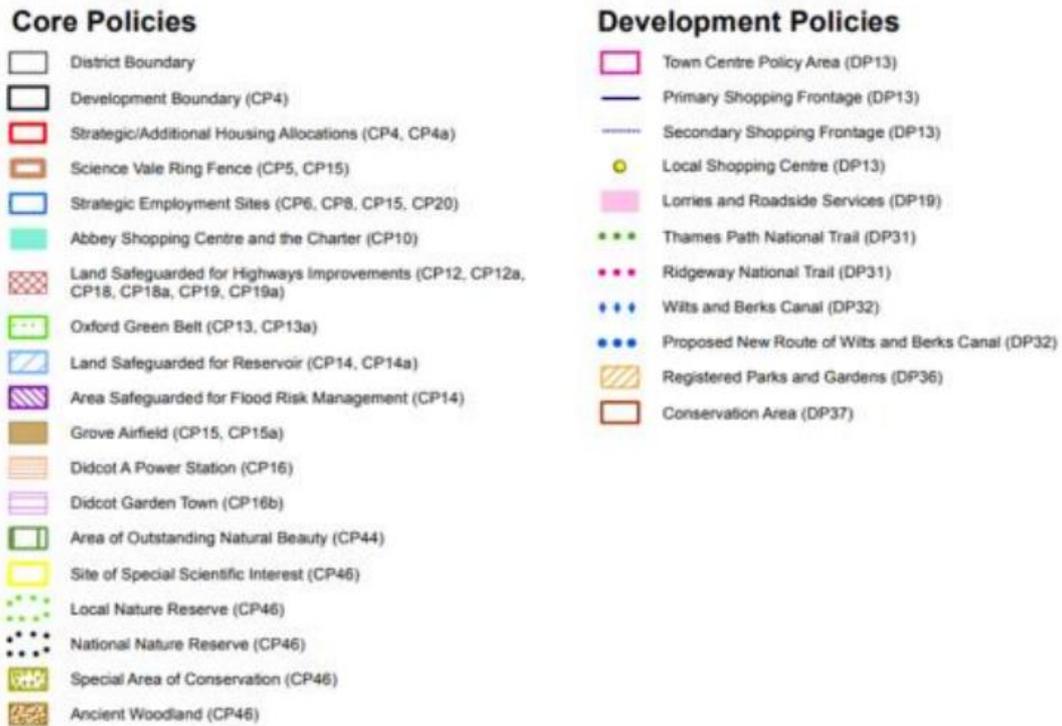


FIGURE 2 – Plan and Key

Science Vale (Edged brown on figure 2)

- 5 The Property is also located within the Science Vale which is a strategic area spanning the boundary of VWHDC and SODC. The Science Vale sits within the South East Vale Sub-Area, and has been identified as a world class and internationally significant location for science and technology-based enterprise, innovation research and business.
- 6 One of the three strands of the Spatial Strategy of LPP1 (**G.02.01**) is to '*focus sustainable growth and most of the District's future development within the Science Vale area*'.
- 7 Within the Science Vale, housing and infrastructure delivery will help to unlock the area's potential for economic growth and this forms a key strand of the LPA's Spatial Strategy. The majority (almost 75%) of the strategic housing growth for VWHDC is allocated within close proximity to the key Science Vale business locations (LLP1 Supporting text paragraph 4.18 (**G.02.01**)).

Housing Supply Ring Fence

- 8 The Property is also located within a Housing Supply Ring-Fence area which is identified as the '*core area*' within the South East Vale and the Science Vale.

- 9 Core Policy 5 of LPP1 (**G.02.01**) explains that the VWHDC will employ a ring-fence approach to housing delivery in the area representative of the planned growth in new jobs in this part of VWHDC. The Ring Fence Housing target during the plan period is set at 11,850 dwellings (593 homes per annum) in support of the 15,850 jobs planned in this sub-area.

Didcot Garden Town (hatched light purple on figure 2)

- 10 The Government announced that Didcot would be granted Garden Town status in December 2015 based on a bid to build 15,000 homes and deliver 20,000 jobs by 2031.
- 11 The Garden Town proposal is led by VWHDC and SODC but includes various public sector partners, notably OCC, Home England, and the Oxfordshire Local Enterprise Partnership.
- 12 The Property is located within the Garden Town, though the Property is not specifically allocated for development by the designation.
- 13 The Didcot Garden Town Delivery Plan identifies the Site as an '*opportunity site*' within the Masterplan for development in the 'medium term (the next 20 years)' (Section 9.2.7 **G.06**).

Land Safeguarded for Highways Improvements (Part of the Property)

- 14 In order to deliver the growth expected within the South East Vale Sub-Area and the wider Science Vale, significant transport and highways improvement works have been identified in order to mitigate the impact of the planned growth. The improvement works identified comprise a range of road and junction improvements, new road links, road widening and improvements to public transport and cycle infrastructure.
- 15 The identified highway improvements include the realignment of the A4130 within the Site boundary. These proposals are safeguarded by LPP1 Core Policy 18 (**G.02.01**).

SHLAA and HELAA

Strategic Housing Land Availability Assessment (SHLAA)

- 16 The VWHDC undertook a SHLAA in 2014 to help develop evidence to support Local Plan Part 1. The primary role of the SHLAA is to:
- a. identify sites with potential for housing;

- b. assess their housing potential; and
- c. assess when they are likely to be developed.

- 17 The Property forms part of SHLAA Reference DIDC03 (A copy of the SHLAA can be found within the Evidence Base for the Local Plan 2031 - Part One - on the VWH website: <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2031/adoption-of-the-local-plan-2031-part-one/evidence-base-for-local-plan-2031-part-one/>) which includes land to the east of the Site. The total area of DIDC03 is 18.36ha. The existing land use was stated as Agricultural.
- 18 The SHLAA notes the following physical constraints to development: • Major power lines traverse this site; • Landfill immediately north of the site; and • The land to the east of the Site (outside of our Client's ownership) is likely to contain archaeological interest.
- 19 In terms of the overall suitability/developability for housing, the SHLAA states that the Property is 'unsuitable due to a number of heavy constraints'.
- 20 Notwithstanding it is stated that the Site could become suitable if adequate mitigation is provided against the landfill and the major power lines overhead (though mitigation measures are not suggested within the SHLAA).
- 21 In addition, the Property would need to relate better with existing town/local services and facilities, possibly through wider residential development in the immediate vicinity.
- 22 Overall, the SHLAA, which is focused on sites for residential development, concluded that the Site is 'developable'.

Housing and Economic Land Availability Assessment (HELAA)

- 23 VWHDC undertook a 'Call for Sites' in 2016 to help develop evidence to support Local Plan Part 2 ('LPP2').
- 24 We understand that the Property was submitted to the call for sites for consideration.
- 25 As part of this process a Housing and Economic Land Availability Assessment (hereinafter 'HELAA') was produced in 2017 which sets out an audit of land within the district which may have been available for housing or economic development (A copy of the HELAA can be found in the Evidence Base for Local Plan 2031 – Part One section of the VWH's

website: <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2031/adoption-of-the-local-plan-2031-part-one/evidence-base-for-local-plan-2031-part-one/>).

- 26 The Property forms part of HELAA Reference DIDC03 which, as with the SHLAA, includes the land to the east of the Site.
- 27 The full extent of HELAA Reference DIDC03 is shown in Appendix 2.
- 28 The HELAA notes the following physical constraints to development: • Possible presence of European Water Vole; • The land to the immediate east of the Site (outside of the client's ownership) is likely to contain archaeological interest; • Agricultural Land Quality Grade 2; and • Major power lines traverse this site.
- 29 In terms of the development potential of the Property, the HELAA concludes that the Site is suitable for further consideration; has been promoted for development and is therefore available; and that the site is deliverable / achievable.
- 30 The HELAA provides an 'indicative housing trajectory' of 200 dwellings within years 0-5, and 259 dwellings within years 6-15 (inclusive of the Property and the land to the immediate east). Unlike the SHLAA, the HELAA also considers the suitability of sites for employment development.
- 31 More recently, the VWHDC undertook another Call for Sites between April and May 2020 in support of the emerging new Joint Local Plan. A Call for Sites Submission Register was issued in April 2021. The Property is included on the register, and it is noted that the landowner's preferred use is employment. An updated HELAA has yet to be published.

END

ANNEX ND3 – PLANNING HISTORY

being part of the Evidence Supporting Conclusion on Development Potential of the Property

32 Set out in the paragraphs below is the relevant planning history surrounding the Property based on the information available online.

P17/V2490/LDO - Didcot Technology Park - OX14 4PJ - OUTCOME EXPECTED

33 This Application, registered on 26th September 2017, comprises a draft Local Development Order ('LDO') for Didcot Technology Park for informal technical consultation. The application is located immediately to the east of the Site at Land at Hill Farm, Appleford, with the site measuring 23.4 hectares.

34 An Environmental Impact Assessment Report which supported the application in 2017 states that the proposal is for the following land uses and floorspace:

- a. Up to 115,000 sq m of floorspace with:
 - i. Class B2 General Industry - Up to 5,000 sq m (of which 500 sqm waste management facility)
 - ii. Class B8 Data centre and no other Class B8 use - up to 110,000 sq m
 - iii. Class B8 Battery storage and no other Class B8 use - up to 20,000 sq m
- b. A limited amount of complementary uses, including small scale retail uses
- c. Roads, footways, cycle ways, parking, landscaping, ancillary substations, pumping stations, transformers.
- d. 27 emergency back-up generators for the data centre(s) and fuel storage tanks (total storage of 1.2million litres of diesel). 3.18

35 We expect that an outcome on the adoption of the LDO will be made during the coming months.

P22/V1857/O | East of Didcot B Power Station - DECISION PENDING

- 36 This was a Hybrid application in respect of a site immediately west of the Property, the application comprising:
- a. Outline planning permission for the erection of up to 197,000m Use Class B8 data centre development with ancillary Use Class E office space, together with associated groundworks, utilities, infrastructure, engineering and enabling works. Matters relating to appearance, landscaping, drainage, layout and scale of the development areas reserved for subsequent approval; and
 - b. Full planning permission for the construction of new and improved site access, new access roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works. (as amended by information and plans received 12 May 2023).

P18/V2277/FUL | Land to the west of Didcot B Power Station – APPROVED

- 37 Site clearance and preparation, and the development of a Data Centre campus comprising two Data Centre units, emergency back-up diesel generators, the surface storage of emergency diesel fuel, the erection of sub-station, hard and soft landscaping including ecology measures and SUDS, parking and security measures. Approved 14/06/2019.

P21/V0167/FUL (Alternative Reference: P21/S0274/FUL) | Land at former Didcot A Power Station – APPROVED

- 38 Hybrid planning application consisting of: a) Planning Application for the erection of a single storey 8,692 m2 Data Centre building; and b) Outline Planning Application for the erection of a two storey 20,800 m2 Data Centre building (containing data halls, associated electrical and AHU Plant Rooms, loading bay, maintenance and storage space, office administration areas and screened plant at roof level), emergency generators and emission stacks, diesel tanks and filling area, electrical switchroom, a water sprinkler pump room and storage tanks. Approved 09/09/2021. (Joint Application to VWHDC and SODC).

P14/V2873/O | Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton) - APPROVED

- 39 Outline planning application for a residential development of up to 4,254 dwellings, mixed-use local centres, primary schools, sports pitches, community and leisure facilities, special needs school, open space and extensive green infrastructure, hard and soft landscaping, attenuation areas, diversions to public rights of way, pedestrian and vehicular access and associated works (as amended by drawings and information accompanying letter from Agent dated 10 March 2016, 21 August 2019, 24 January 2020, 30 March 2020, 20 May 2020, 14 December 2020, 6 May 2021 and 15 June 2021). Approved 21/02/2022. (Application to VWHDC).

P15/S1889/O and P15/V1304/O / Land at the former Didcot A Power Station- APPROVED

- 40 Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m² of Class B1 units, 13,000m² Class A1 units (includes 1,500m² convenience food store), 150 bed Class C1 hotel and 500m² of Class A3/A4 pub/restaurant, including link road, related open space, landscaping and drainage infrastructure, together with reservation of land for link road and Science Bridge. Approved 21 February 2019.

P15/S2902/O | Land to the north east of Didcot - APPROVED

- 41 Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising: (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports facility and sports pitches, including a pavillion; (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or childrens' day nursery); (v) a new community hall; (vi) a Class C3 residential Extra Care Housing facility; (vii) new areas of green infrastructure including amenity green space, allotments and children's play areas; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure (As amended by revised masterplan 21 November 2016 and additional information 8 January 2016). Approved 30/06/2017. (Application to SODC).

P22/V1121/O | Land South of A4130 & West of New Farm Milton Abingdon OX14 4TX –
DECISION PENDING

- 42 Outline planning application for the erection of a development of roadside services to include an electric vehicle charging forecourt with supporting customer facilities, a drive thru restaurant, a retail foodstore, associated car parking, servicing, pedestrian and cycle routes, outdoor gym and picnic area and hard & soft landscaping with all matters reserved for future approval other than access which will be taken from the part implemented planning permission for a new road junction with the A4130 (reference P14/V0087/FUL). Pending Decision. (Application to VWHDC).

P18/V2884/FUL | Premier Inn Section Of A4130 Between Milton Interchange And New
Farm Milton Abingdon OX14 4TX - APPROVED

- 43 Erection of a four-storey hotel annex and single storey extension to existing hotel entrance (Use Class C1), alterations to car parking layout, landscaping and associated works. (As amended by plans received 20 February 2019). Approved 07/08/2019. (Application to VWHDC).

END