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# Statement of Common Ground

## South Oxfordshire District Council

### Community Infrastructure Levy

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Agents (Savills) on behalf of Clowes  
Developments (UK) Ltd

And

South Oxfordshire District Council

27<sup>th</sup> July 2015

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## 1. Introduction

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- 1.1 This Statement of Common Ground (herein referred to as the 'Statement') has been jointly prepared by South Oxfordshire District Council (herein referred to as the 'Council') and Clowes Developments (UK) Ltd (herein referred to as 'Clowes') in relation to the Examination of the South Oxfordshire Community Infrastructure Levy ('CIL').
- 1.2 This statement provides background information to the CIL Charging Schedule Examination relating exclusively to the former Didcot A Power Station Site ('Didcot A').
- 1.3 Since our response to the consultation on the Draft Charging Schedule an outline planning application was submitted to the Council on 1<sup>st</sup> June 2015 (reference P15/S1880/O). The plan attached at **Appendix 1** shows the red line boundary. The description of development for this proposal is as follows:

*"Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m2 of B1 units, 13,000m2 Class A1 (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. Cross boundary application Vale of White Horse and South Oxfordshire".*

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## 2. Description of the Site

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- 2.1 The Didcot A site is located to the north west of Didcot and extends to approximately 46.4 hectares (Ha). The site straddles the administrative boundary of the Vale of White Horse District Council ('VWHDC') and South Oxfordshire District Council ('SODC'), with approximately 36.9Ha and 9.5Ha lying within each authorities' area respectively.
- 2.2 The part of the site falling within the VWHDC is allocated in the submitted Local Plan (Core Policy 16), which is to be Examined by an Independent Planning Inspector in September 2015.
- 2.3 No such allocation exists within the adopted South Oxfordshire Local Plan 2011 and the emerging South Oxfordshire Local Plan 2031. However, policy CCS1 of the adopted Core Strategy 2012 for South Oxfordshire confirms that Didcot is an identified growth point within the District.
- 2.4 The Council published the Science Vale Area Action Plan ('AAP') Issues and Scope Document for consultation in February 2015. One of the key aims of the AAP is to develop a strategy for mixed-use development and regeneration of large brownfield sites. It identifies the Didcot A site as a key site to deliver this objective. Production of the AAP is still at an early stage.
- 2.5 Didcot is a large town located within the development corridor known as Science Vale UK and is a focus for housing growth as part of its Growth Point UK designation by Government.
- 2.6 The site itself is bounded by Milton Road, the A4130 and railway line transport corridors to the southern boundary of the site. Further south lies the Great Western Park housing development. To the west of the site lies existing employment units and further to the west Milton Park – a 100ha business park that is a key part of Science Vale UK and significant employer in the locality.

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### 3. Significance of the Didcot A Site

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- 3.1 This mixed-use development at Didcot A represents an extremely important component of the Council's five year housing land supply.
- 3.2 The Council implements a disaggregated approach whereby Didcot is ring-fenced in the calculation of housing land supply. Due to persistent under-supply a 20% buffer is applied within the ring-fenced area. The latest position on five year housing land supply within the District published in April 2015 by SODC concludes that:
- The Didcot area has 4.0 years of deliverable housing land supply; and
  - The Rest of the District area has 9.0 years housing land supply.
- 3.3 The Didcot A site, and the provision of 400 dwellings will therefore clearly provide a significant contribution to the housing land supply position within Didcot, and the wider mixed-use aspects of this development will meet the aims and objectives of the emerging AAP.
- 3.4 This development will have a significant contribution to the economy in the local area through the provision of employment opportunities. The VWHDC submission Local Plan identifies the South East Vale Sub-Area (which includes Didcot) as key to delivery of new jobs. It states that 70% of those projected new jobs will be located (15,830 of the identified 23,000) within the Sub-Area (paragraph 5.48). The brownfield nature and size of the site creates a significant opportunity to deliver a comprehensive development in a highly sustainable location.
- 3.5 Development at Didcot A will increase the population in the local area which will in turn provide additional employment opportunities. The Environmental Impact Assessment (EIA) that accompanies the outline planning application assesses the increase in population of circa 996 people and in the region of 4,000 jobs. Didcot is a significant employment centre within Oxfordshire. The majority of economically active residents arising from this element of the development are expected work within Didcot.
- 3.6 The site is subject to an Environmental Permit from the Environment Agency. The permit is currently being surrendered and as part of that process the site must be remediated to an appropriate degree.
- 3.7 The regeneration of the Didcot A site involves the removal of existing structures associated with the Didcot A power station. Inevitably this development will also lead to the decontamination of brownfield land. This site will deliver the creation of a high-quality urban environment in a key location within the County as a whole.
- 3.8 The achievement of these important planning objectives involves considerable works and costs in addition to the construction of the development itself. There will be associated infrastructure works required to open up a site of this scale and significance, the timing and delivery of which is critical to creating a well designed place.
- 3.9 Table 10 of our consultation response sets out the site specific costs for this development. We have been provided with an Indicative Cost Budget by DBK Limited day 12<sup>th</sup> March 2015. As this is a brownfield site, the costs of redevelopment will be significantly higher than typical Greenfield sites within the District. The costs for abnormal, site works and open space costs are therefore calculated to be £38,519,000 (£98,298 per plot) as set out in the table below.



<b>Site Specific Costs</b>	<b>DBK Estimation (£)</b>
Demolition	9,044,000
Ground Abnormals	9,925,000
Drainage Abnormals	3,000,000
Service Abnormals	5,450,000
On Site Highways	1,500,000
Building Abnormals	200,000
Primary Boulevards	3,250,000
Secondary Roads	4,650,000
Public Open Space	1,000,000
Open Ground	500,000
<b>Total</b>	<b>38,519,000</b>
<i>Cost per plot</i>	<i>96,298</i>

3.10 Given the unique setting and circumstances of the Didcot A site the site-specific Section 106 contributions are likely to far exceed those of other sites in the District. The extent of contributions cannot be defined until the timetable for the delivery and costs of the Science Bridge are fully understood.

3.11 The outline application states that whilst endeavours have been made to understand these matters and define terms as part of pre-application discussions, no definitive position has been confirmed by Oxfordshire County Council in their capacity as the Highway Authority.

3.12 Therefore, the extent of any developer contribution will need to have regard to this situation and the viability of the development within this context will require very careful consideration.

3.13 The outline application Planning Statement states that developer contributions may be requested in respect of the following:

- Off-site improvements;
- Public open space maintenance;
- Education provision;
- Libraries provision;
- Healthcare provision;
- Affordable housing (on-site).

3.14 Section 106 negotiations with the Council are ongoing at this stage.

3.15 Since the planning application was submitted on 1<sup>st</sup> June, initial Section 106 costs have been provided as a consultation response by both Vale of White Horse District Council and South Oxfordshire District Council. These are not agreed between parties and are provided for purely informative reasons at this stage, as set out below.

#### *Vale of White Horse*

##### i) Education

##### 100% market dwellings:

- |                       |          |
|-----------------------|----------|
| ▪ Primary education   | £642,436 |
| ▪ Secondary education | £531,867 |
| ▪ SEN                 | £17,826  |

70% market 30% affordable:	
▪ Primary education	£865,892
▪ Secondary education	£643,839
▪ SEN	£17,826

60% market 40% affordable	
▪ Primary education	£921,756
▪ Secondary education	£699,825
▪ SEN	£21,391

ii) Leisure

▪ Swimming Pools	£48,546
▪ Sports Halls	£55,614
▪ Artificial Grass Pitch	£8,023
▪ Outdoor Tennis	£25,238
▪ MUGA	£28,336
▪ Health & Fitness	£24,458
▪ Football Pitches	£19,133
▪ Cricket Pitches	£9,358
▪ Rugby Pitches	£4,778
▪ Recreation – Clubhouse/Pavilion	£39,882
▪ Football Maintenance	£21,889
▪ Cricket Maintenance	£5,631
▪ Rugby Maintenance	£6,114
▪ Public Open Space Maintenance (1.1Ha)	£294,927
▪ Play Maintenance	£15,143

iii) Other

100% market dwellings:	
▪ Libraries (Didcot)	£23,800
▪ Waste (Drayton)	£17,920
▪ Day Care (Didcot)	£308,000

70% market 30% affordable:	
▪ Libraries (Didcot)	£24,990
▪ Waste (Drayton)	£18,816
▪ Day Care (Didcot)	£323,400

60% market 40% affordable

▪ Libraries (Didcot)	£25,415
▪ Waste (Drayton)	£19,136
▪ Day Care (Didcot)	£328,900

*South Oxfordshire*

i) Education

100% market dwellings:	
▪ Primary education	£1,703,852
▪ Secondary education	£1,371,657
▪ SEN	£46,346

70% market 30% affordable:	
▪ Primary education	£2,039,036
▪ Secondary education	£1,567,608
▪ SEN	£53,477

60% market 40% affordable	
▪ Primary education	£2,122,832
▪ Secondary education	£1,651,587
▪ SEN	£57,042

*Joint contributions:*

▪ Thames Valley Police	£59,041
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- 3.16 At this stage of the determination of the planning application it is not possible to state the full list of anticipated Section 106 contributions for this development as they are not yet finalised.
- 3.17 Core Policy 16 of the submission VWHDC Local Plan Part 1 seeks to secure the delivery of the Science Bridge from the Didcot A site. This is also a key infrastructure aim of Core Policy 17 of the submission VWHDC Local Plan Part 1. The Science Bridge will improve accessibility to existing and future residential development at Great Western Park and Valley Park and reduce congestion from the A4130. It is intended that the Science Bridge will meet with the A4130 along the boundary with SODC (Core Policy 16 states that the route of the Science Bridge is fixed).
- 3.18 The Didcot A proposals do not compromise the delivery of the Science Bridge. They take account of the bridge and provide the infrastructure of the associated Link Road, in accordance with the vision of Core Policy 16. The Didcot A proposals therefore play a strategic role in improving access and reducing congestion from the A4130.
- 3.19 It was agreed during pre-application discussions with Planning Officers that the planning application could be submitted without heads of terms for Section 106 contributions, due to the uncertainties in respect of delivery of the Science Bridge and the implications this will have on the viability and delivery of the development as a significant infrastructure project as set out in the submission VWHDC Local Plan Part 1.