

South Oxfordshire and Vale of White Horse Joint Local Plan 2041

Statement of Common Ground

Between

South Oxfordshire District Council,

Vale of White Horse District Council and

Newmark UK on behalf of Dare Warwick (Properties) Ltd

June 2025

1. Introduction

- 1.1. This Statement of Common Ground (SoCG) has been prepared by South Oxfordshire and Vale of White Horse District Councils (“the councils”) and Newmark UK on behalf of Dare Warwick (Properties) Ltd, hereafter referred to as “the parties”. This SoCG documents those matters agreed with regard to the South and Vale Joint Local Plan 2041 and supporting documents, to assist the Inspectors during the examination of the local plan.
- 1.2. This SoCG particularly relates to the proposed allocation of land at Rich’s Sidings and Broadway within Policy AS6 for the development of a mixed-use scheme, comprising approximately 100 homes, new employment and retail uses (within Use Class E).
- 1.3. The councils propose the site for allocation, having considered reasonable alternatives, including assessing the relevant evidence, and following consultation with stakeholders and the public.
- 1.4. This SoCG sets out the background/context of the site. Section 3 then sets out the agreed matters in relation to the following key topics:
 - Spatial Strategy and Evidence Base
 - Site Specific Matters on which the Parties Agree
 - Didcot Garden Town
 - Housing Trajectory

2. Background / Context

- 2.1. The site is located within Didcot Garden Town, situated within the Town Centre boundary and to the east of the Orchard Shopping Centre. The site is also north of the Didcot Northbourne Conservation Area. The site allocation measures c. 2.96 hectares, with the Dare Warwick (Properties) Ltd portion measuring c. 2.52 hectares. The site consists of brownfield industrial and commercial land and is bordered by the Orchard Shopping Centre (to the west), Broadway (to the south) and Hitchcock Way (to the north and east).
- 2.2. There are no statutory landscape or wildlife designations on this site. There are no Listed Buildings on the site.

Local Plans

South Oxfordshire Local Plan 2035 (adopted 2020)

- 2.3. This plan allocated the site as part of the Orchard Centre Phase II remaining site in Policy H2e: New Housing in Didcot (saved from the South Oxfordshire Core Strategy 2012). As this was part of a larger site, the indicative dwelling capacity was 300 new homes.

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- 2.4. Joint Local Plan 2041 Policy AS6 - Rich's Sidings and Broadway allocates the site to deliver a mixed-use scheme comprising approximately 100 new homes, and new employment and retail uses (within Use Class E).
- 2.5. There is considerable infrastructure investment planned for the Didcot area, as outlined in Policy IN3 – Transport Infrastructure and Safeguarding. For example, on 11 December 2024, the Secretary of State for Housing, Communities and Local Government issued a decision granting planning permission for the Housing Infrastructure Fund (“HIF1”) infrastructure scheme. This is a significant infrastructure project that will unlock planned growth across Science Vale – notably around Didcot and Culham. Some infrastructure improvements related to this scheme will be situated directly alongside this site.

3. Agreed Matters

- 3.1. The site is sustainable, suitable, available and developable.
- 3.2. The majority of the site is in single landownership. There are no tenancies or land ownership issues relating to the site that prevent its development within the plan period.
- 3.3. The parties agree that the site can be delivered in accordance with the policies contained in the Plan. The parties agree that the site will deliver a high-quality sustainable development.

- 3.4. The parties are committed to partnership working, including regular meetings, to ensure the optimum outcome for the site that delivers residential development, and employment and retail development within Use Class E in a sustainable location.

Spatial Strategy and Evidence Base

- 3.5. The parties agree that the councils are meeting their own housing need as well as contributing to the existing agreed unmet need from Oxford City Council.
- 3.6. The allocation of the site accords with the Spatial Strategy of the Joint Local Plan, as set out in Policy SP1. The parties agree that the site is in a town centre location and is highly sustainable and suitable for redevelopment.
- 3.7. The parties agree that there is a clear need for deliverable sites in the short and long term to meet identified housing needs in a timely manner.
- 3.8. The site is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development in accordance with the proposed site allocation policy.

Site Specific Matters on which the Parties Agree

Policy AS6

- 3.9. The parties agree that Policy AS6: Rich's Sidings and Broadway identifies an appropriate approach to ensuring development is delivered comprehensively. The site will be delivered in accordance with the requirements set out in the policy, including adhering to the Didcot Garden Town Delivery Plan.
- 3.10. The parties agree that the allocation of AS6 is robust and soundly based and is supported by the Council's evidence base.
- 3.11. The parties agree that approximately 100 dwellings, and new employment and retail uses (within Use Class E) can be delivered within the AS6 site allocation boundary.
- 3.12. The parties agree the site-specific requirements set out in Policy AS6 identify the key requirements for this site to deliver.

Didcot Garden Town

- 3.13. The parties agree that a development can be delivered on site in accordance with Policy SP3 – The Strategy for Didcot Garden Town. Policy SP3 establishes the principles that any proposals for development within the Didcot Garden Town area should reflect.
- 3.14. The site provides an opportunity to deliver high-quality new development in accordance with Policy SP3. The parties support the inclusion of the Didcot

Garden Town principles and requirements for development within the Didcot Garden Town Masterplan area in the Joint Local Plan.

- 3.15. The site allocation appropriately reflects the settlement hierarchy, with Didcot as a Tier 1 settlement, being able to support the most sustainable patterns of living through delivering new mixed-use development in a sustainable location with good accessibility and proximity to a full range of services and facilities and providing excellent access to public transport links. The parties support the presumption in favour of sustainable development within the built-up area of Tier 1 settlements.
- 3.16. The parties agree that the site is appropriate for delivering residential development to support the allocation and local area, particularly benefitting the wider Garden Town.
- 3.17. The parties acknowledge that any future planning applications for the site determined after the adoption of the Joint Local Plan should, so far as they are relevant to the site and proposed development, demonstrate consistency with Policy AS6, including being informed by the adopted and emerging strategies for Didcot Garden Town.

Housing Trajectory

- 3.18. The parties agree that the site is capable of delivering at least 100 homes, and new employment and retail uses within Use Class E suitable for the site's location in Didcot within the plan period up to 2041, with the first dwellings expected to be delivered from 2035 and delivered in a phased approach. The estimated development trajectory is as follows*:

Total 2021 to 2041	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
100	0	0	0	0	0	0	0	0	0	0
	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41
	0	0	0	0	27	54	19	0	0	0

*These figures may differ from those in the 2024-based Housing Land Supply Statement for South Oxfordshire ([examination library reference OCD08.1](#)) as they reflect the most up to date information from the site promoter and will be reflected in the Council's future land supply statement.

4. Conclusion


- 4.1. Dare Warwick (Properties) Ltd do not object to the allocation of land at Rich's Sidings and Broadway within Policy AS6, and the parties agree that the site is suitable, available and developable for sustainable housing development.

4.2. The parties will co-operate to enable delivery of the planned residential development of approximately 100 homes, and new employment and retail uses within Use Class E suitable for the site's location in Didcot within the plan period.

4.3. The parties will continue to work cooperatively on all matters of mutual interest.

Signatures

Signed on behalf of South Oxfordshire District Council and Vale of White Horse District Council



25 June 2025

Name

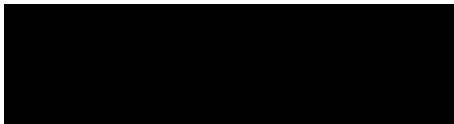
Date

Tim Oruye

Job Title

Head of Policy and Programmes

Signed by Newmark UK on behalf of Dare Warwick (Properties) Ltd



30 June 2025

Name

Date

Alexander Gillington

Job Title

Partner