

DIDCOT TECHNOLOGY PARK
LDO PRE-DEVELOPMENT
NOTIFICATION FORM

APPENDIX C

D e c e m b e r 2 0 2 5

DIGITAL REEF

Pre-development notification form

By submitting this form, you are requesting that the Local Planning authority (LPA) (Vale of White Horse District Councils or its successor in title) confirms that the proposed development constitutes permitted development under the D Tech Local Development Order (LDO).

In assessing the information provided on this form and the plans and supporting information provided, the Local Planning Authority will only consider whether your proposal is of a type which constitutes permitted development as provided for by the LDO and, as such, no opinion will be provided on other forms of potentially permitted development. With regard to planning, this will constitute a formal response as required by the LDO.

Please note that development will still be subject to the normal requirements with regard to the need for Building Regulation consent and other legislation.

As well as the requisite form and fee, pre-development notifications must include the following information (other than for proposals for minor operational development):

- Site location plan (scale 1:1250 or 1:2500) showing the area of the Development Plot to be developed or redeveloped outlined in red which should include the whole of the proposed curtilage and land required for the laying out of means of access and landscaping.
- Block plan (1:500 or 1:200)
- Floor plans (1:50 or 1:100)
- Elevations (1:50 or 1:100)
- Compliance Statement explaining how the proposal complies with the parameters of this LDO
- Biodiversity Statement, providing an outline strategy covering potential options for achieving 10% net gain following a sequential approach of:
 - a) Maximising opportunities on the development site;
 - b) Identifying opportunities elsewhere with the LDO area, which may include utilising credits for habitat already delivered;
 - c) Financial contribution to other off-site biodiversity scheme which will have the effect of achieving 10% net gain overall in relation to the proposed development whether or not taken in combination with the above sequential priorities.

All measurements should be provided in metric and floor areas specified as Gross Internal Area (GIA).

The 'Pre-development notification fee of £585.96 must be paid to the LPA with the submission of this form.

Please refer to Section 5 of the LDO for further information about how the LPA will respond to your pre-development notification.

The completed form, drawings and any other supporting information must be sent to:

Head of Planning, The Vale of White Horse District Councils, Abbey House, Abbey Close, Abingdon, OX14 3JE

Or, emailed to: planning@whitehorsedc.gov.uk

A copy of the form must also be sent by email at the same time to:
developer.funding@oxfordshire.gov.uk

1.	Applicant details	
	Name/company	
	Address	
	Post Code	
	Telephone	
	Email	
2.	Agent details	
	Name/company	
	Address	
	Post Code	
	Telephone	
	Email	
3.	Site Address	
4.	Description of proposed development	

5.	Gross floor area to be demolished (GIA) in square metres, by Use Class		
		B2 Industrial processes:	
		Data centre only and no other use falling within Class B8:	
		Battery storage and no other use falling within Class B8:	
		Waste management facility:	
		Total GIA:	
6	Gross floor area proposed (GIA) in square metres, by Use Class		
		B2 Industrial processes:	
		Data centre only and no other use falling within Class B8:	
		Battery storage and no other use falling within Class B8:	
		Waste management facility:	
		Total GIA:	
7	Total cumulative gross floor area built on the LDO site (GIA) in square metres, by Use Class		
		B2 Industrial processes:	
		Data centre only and no other use falling within Class B8:	
		Battery storage and no other	

		use falling within Class B8:	
		Waste management facility:	
		Total GIA:	
8.	List of proposed materials (type and colour)		
		Description	Colour
	Roof		
	Walls		
	Windows		
	Hard Landscaping		
	Soft Landscaping		
	Other		
9.	List of submitted plans		
10.	Brief statement of why you consider that the development is permitted by the LDO		

11.	Estimated date development will commence	
12.	Details of further information submitted to support this notification	
1 3.	Submission information Checklist	
	Site location plan (scale 1:1250 or 1:2500)	
	Block plan (1:500 or 1:200)	
	Floor plans (1:50 or 1:100)	
	Elevations (1:50 or 1:100)	
	Compliance Statement explaining how the proposal complies with the parameters of this LDO	
	Biodiversity Statement, providing an outline strategy covering potential options for achieving 10% net gain following a sequential approach of: <ul style="list-style-type: none"> a) Maximising opportunities on the development site; b) Identifying opportunities elsewhere with the LDO area, which may include utilising credits for habit already delivered; c) Financial contribution to other off-site biodiversity scheme which will have the effect of achieving 10% net gain overall in relation to the proposed development whether or not taken in combination with the above sequential priorities. 	
	The pre-notification fee of £585.96	
	Any other supporting information - please list	

1 4.	Declaration	<p>I/we hereby give notice of the intention to carry out the development described above under the provisions of the D Tech LDO. I/we confirm that, should the proposed development be confirmed in writing by the LPA that it does not need planning permission, the development will be carried out in accordance with the details included in this form and the submitted plans, and in accordance with the conditions of the LDO.</p> <p>I/we understand that any variation from these details must be notified to the LPA in writing and may require re-assessment for compliance with the LDO.</p>
	Name	
	Signed	
	Date	

INFORMATIVE

"The 'pre-notification' fee (£585.96) must be paid to the Council with your submission. Cheques should be made payable to 'Vale of White Horse District Council'.

Paying online

The council's secure online payment system is available 24 hours a day. You'll be taken to a secure website, to enter your credit or debit card details. To make sure the payment fees smoothly, the system checks your account details before completing your payment.

IMPORTANT: your reference is the Application Reference (e.g. P16/V1234/LDO)

Please note your application can't be processed until we receive payment.

You can pay using a debit or credit card for all types of application once they have been submitted and you've received an Application Reference by calling the Customer Services Team on 01235 422600.

Other payment methods

Cheque: Send your cheque for the appropriate fee made payable to Vale of White Horse District Council to the Planning Department

BACS: All BACS payments must be clearly labelled with a Planning Application Reference. Please email registration@southandvale.gov.uk confirming a transfer has been made. Failure to do so may result in a delay in validating your application as we will be unable to trace the payment.

Account name: Vale of White Horse DC General A/C
Sort Code: 20-01-25
Account Number: 13960196

The Council will acknowledge receipt of your submission by email (it is therefore essential that an email address is provided). Within 20-working days of receipt of your submission the Council will:

- Confirm in writing (or by email) if development is permitted by the LDO and, if not, the reasons why it is not permitted.
- May ask for further information and a further 10 working days to consider the proposal on receipt of that information.
- If the Council considers that it is permitted, identify the conditions of the LDO that apply.

Should the Council fail to respond in writing within 10 days of receipt of your submission, the proposal will be deemed to be permitted.

We prefer electronic submission of documents, hard copies will have to scanned and will display in lower quality. If you submit electronically, we do not require hard copies as well.

Freedom of Information Act:

Please note with regard to the above legislation, it is possible that this enquiry, together with any response made by this Council, could be made available for public inspection at some future date.

Building Regulations:

Please contact Vale of White Horse District Council's Building Control Section concerning any separate consent that may be required under the Building Regulations.