

## Examination of Vale of White Horse Local Plan Part 2 : Matters and Questions

### Written Statement in relation to the site allocation of Dalton Barracks & Matter 5

Prepared by West Waddy, on behalf of MBC Estates

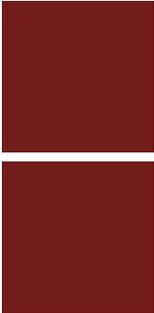
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#### 1. Introduction

- 1.1. This Written Statement is prepared by West Waddy, on behalf of MBC Estates, and provides information in relation to the questions raised in the Matters and Questions document in the Examination of the Vale of White Horse Local Plan Part 2 – hereafter referred to as ‘Part 2’.
- 1.2. This document is prepared specifically in regard to the site of Dalton Barracks, which is proposed as a housing allocation within the ‘Part 2’.
- 1.3. Questions are raised in Matter 5, into 8 parts, as explored in section 2 below:

#### 2. Matter 5 – Dalton Barracks

- 2.1. (Q5.1) Given the NPPF requirement for exceptional circumstances to be demonstrated for any alterations to the Green Belt, is the proposal to establish an inset to the Green Belt at Dalton Barracks justified by proportionate evidence in principle?
- 2.2. (Q5.2) Is the detailed alignment of the proposed Green Belt inset boundary justified and supported by proportionate evidence?
- 2.3. (Q5.3) Is the housing allocation at Dalton Barracks appropriate when considered against reasonable alternatives in the light of site constraints, infrastructure requirements and potential impacts? Have these been adequately assessed? Are the detailed requirements in Core Policy 8b and the site development template requirements – both general and site specific – justified and would they provide an appropriate basis for preparation of a Supplementary Planning Document for the site?
- 2.4. (Q5.4) How would the proposal for Dalton Barracks relate to the existing community of Shippon? What new services, facilities and infrastructure links would be provided and is this realistic? Is the proposal viable? Would it comprise sustainable development?
- 2.5. (Q5.5) Would the proposal for a Country Park as part of the development adequately mitigate any impact on nearby ecological sites or be otherwise justified and deliverable? How would it be managed and maintained?
- 2.6. (Q5.6) Are the proposals to safeguard land for bus/cycle links between Dalton Barracks and the Lodge Hill Park and Ride site justified? Would there be any adverse impacts?
- 2.7. (Q5.8) Is it realistic for 1,200 dwellings to be delivered on the site during the plan period? What are the arrangements for the relocation of the existing military personnel on the site and are they realistic? How



would the development be phased, and how would this relate to the continuing operation of the barracks?

- 2.8. It remains our view, as documented in our Regulation 19 representation on this matter that with regard to Dalton Barracks, very special circumstances have not been demonstrated for the removal of the site from the Green Belt.
- 2.9. It was made clear at the Regulation 19 stage that:
- Whilst some of the site is previously developed land (PDL) the airfield is still very open.
  - The allocation would result in significant impact on the visual and spatial openness of the Green Belt.
  - It is highlighted in Para. 83 of the NPPF that the Green Belt boundaries should be permanent. The deletion of this site from the Green Belt runs contrary to this national aim.
  - Para. 83 of the NPPF sets out that Green Belt boundaries should be capable of enduring beyond the plan period.
  - In accordance with para.89 of the NPPF, alterations to the Green Belt should be a last resort and when all other realistic options for meeting Oxford's unmet need have been exhausted.
- 2.10. The fact remains that there are alternative sites, outside of the Green Belt designation that are suitable, available for development, and deliverable. This includes MBC Estates land of Land to the north of Spring Hill, to the west of Kinston Bagpuize with Southmoor – as identified within our Regulation 19 representation and as reference KBAG13 within the HELAA and Topic Paper 2: Site Selection.
- 2.11. On behalf of MBS Estates further oral evidence will be presented at the Examination that demonstrates that land to the north of Spring Hill is a sustainable alternative to other allocations proposed within the Local Plan Part 2.