

22 NOV 2017

21st November 2017
HSJ/jm



Planning Policy Team
Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton
Abingdon
OX14 4SB

Harry St John
E: hstjohn@savills.com
DL: 01865 733304

Wytham Court, 11 West Way
Oxford OX2 0QL
01865 269000

Dear Sirs

**Local Plan Part 2 Representation
The Binning Family – Land at Shippon**

We enclose herewith the form and plans relating to our clients' land which we e-mailed you earlier today (copy e-mail attached). Could you please acknowledge receipt.

If you require any further information please do not hesitate to let us know.

Yours faithfully

Savills

Encs.

From: Harry St John
Sent: 21 November 2017 14:41
To: 'planning.policy@whitehorsedc.gov.uk'
Subject: The Binning Family- land at Shippon
Attachments: Plans of land at Shippon Nov 2017.pdf; Representation form_8.docx

Dear Sirs

We attach a representation response form and three plans which shows the extent of our clients ownership in and around Shippon, which they are seeking to have removed from the green belt and included in the Dalton Barracks allocation for reasons explained in the form.

We have sent a hard copy first class post today.

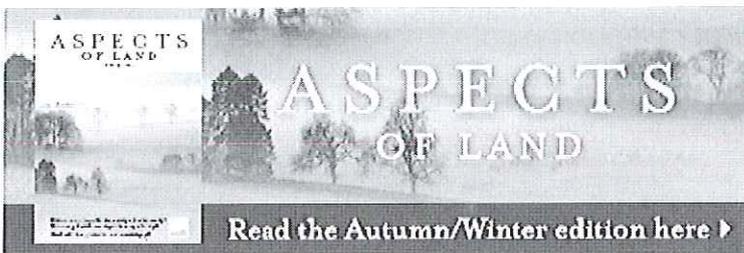
If there are any questions please do not hesitate to contact me
Yours faithfully.

Harry St John BSc FRICS FAAV
Associate Director
Rural

Wytham Court, 11 West Way, Oxford, OX2 0QL
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savills

 Before printing, think about the environment





Local Plan 2031 Part 2
Publication Version
Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse
Local Plan 2031 Part 2

Please return by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

Title	The Binning Family
First Name	
Last Name	
Job Title (where relevant)	
Organisation representing (where relevant)	
Address Line 1	Great Park Farm
Address Line 2	Besselsleigh
Address Line 3	
Postal Town	Abingdon
Post Code	OX13
Telephone Number	
Email Address	

2. Agent's Details (if applicable)

Savills
Wytham Court
11 west way
Botley
Oxford
OX2 0QL
01865 269000 or 733304
hstjohn@savills.com

Sharing your details: please see page 3

Part B – Please use a separate sheet for each representation

Name or organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

various

Policy

4a 8a,8b
13a

Policies Map

Figure 2.3 and
Appendix L

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

No

4. (2) Sound

Yes

No

4. (3) Compiles with the Duty to Cooperate

Yes

No

5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

The draft part 2 Local Plan seeks to rely on delivering 1200 houses towards the extra 2200 houses that the Vale has been asked to deliver as part of their allotted share of Oxford's unmet need over the plan period.

However the MOD announcement in November 2016 stated that the Dalton Barracks/airfield facility would not close until 2029 which is just two years before the end of the draft Plan period of 2031 – so delivering 600 houses in 2 years is not realistic, unless the MOD is able to release land within the site much earlier. The plan proposes that the site is meant to deliver 1200 homes by 2031, so this element seems potentially unsound.

Our clients support the principle of taking the Barracks and airfield out of the green belt designation but do not consider the Plan, as drafted, goes far enough. The whole of the redline site should come out of the green belt not just the area shown on figure 2.3 and Appendix L.

We attach plans showing what land our clients own around the Barracks/airfield site and propose that their land is also taken out of the green belt designation as well, given it really contributes very little towards the main objectives of the green belt round Oxford – on this side of Oxford, the land east of the B4017 rises up towards the ridge and high ground of Boars Hill and Hinksey Hill and most of Oxford lies on low ground beside the Thames to the east of this high ground which effectively separates, visually, this part of the Vale from Oxford – what happens here would have very little if any impact on the setting of Oxford, views of the Spires of Oxford etc. Similar conclusions were reached by the consultants HAD

when they reassessed the green belt in this vicinity – in our view the same exceptional circumstances exist to remove the whole airfield and our clients land from the green belt.

It makes more sense to create easily identifiable boundaries for the green belt in this vicinity and using existing public roads as boundaries rather than just what the MOD own; within Shippon the land our clients own is clearly within the settlement framework and small parts appear to be removed from the green belt – but the scale of the plans is small and not easy to be sure where the boundary change lies.

If the Dalton Barracks garden village style expansion does go ahead, additional parcels of land will be needed for improved access and infrastructure, further employment or more housing as the settlement grows post 2031 as is hinted at in the draft Plan; not only could our clients land deliver the numbers of houses sooner if the MOD closure is delayed but some of it could deliver land for improved infrastructure, some parts could be suitable for open space and other parts suitable for a variety of other uses.

As such our clients land should be included in this global allocation in Policy 8a and 8b now, to give your authority maximum flexibility and not be wholly reliant on or beholden to the lead-in timings imposed by the MOD and Government defence policy – what has happened at Carterton/RAF Brize Norton is a case in point, where, despite a great deal of discussion over the last 10 years, few if any new homes have been delivered on any of the brownfield sites, within central Carterton, controlled by MOD/Annington Homes.

There appears to be a risk that South Oxfordshire DC will not deliver their share of the Oxford unmet need and if that proved to be the case then an enlarged Shippon/Dalton Barracks allocation would prove a wholly realistic means of accommodating most if not all the SODC shortfall and arguably be better related to the “knowledge growth spine” along the A34 corridor between Bicester, Kidlington, Oxford, Abingdon, Didcot and Harwell with a series of science based/ high tech employment centres. The ability to enlarge the Dalton Barracks SDA makes a lot of sense and should be planned/allocated now.

(Continue on page 4 /expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Modify the plans (figure 2.3 on page 26 and the plan in Appendix L) to exclude the whole airfield site and our clients land from the current green belt designation and then include it in the redline boundary allocation on Figure 2.3, defining the Proposed Strategic Allocation which we believe will then make the allocation in Policy 8a and 8b sound. Given the scale of the plans in figure 2.3 and appendix L, a blow up detail of Shippon might help make all this clearer.

We note in Policy 8a that Shippon is described as a smaller village but it is in fact part of St Helen Without which is a larger village (over 3000 pop.) when compared to others of similar populations in the Vale. This should be corrected.

(Continue on page 4 /expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

 yes

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

to participate in the discussion on Dalton Barracks/Shippon with the MOD to understand actual when they propose to release land for 1200 plus homes, and the wider potential of the site/location .

Please note the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Date:

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related

documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

Would you like to hear from us in the future?

I would like to be kept informed about the progress of the Local Plan

I would like to be added to the database to receive general planning updates

Please do not contact me again

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

Alternative formats of this form are available on request. Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email planning.policy@whitehorsedc.gov.uk

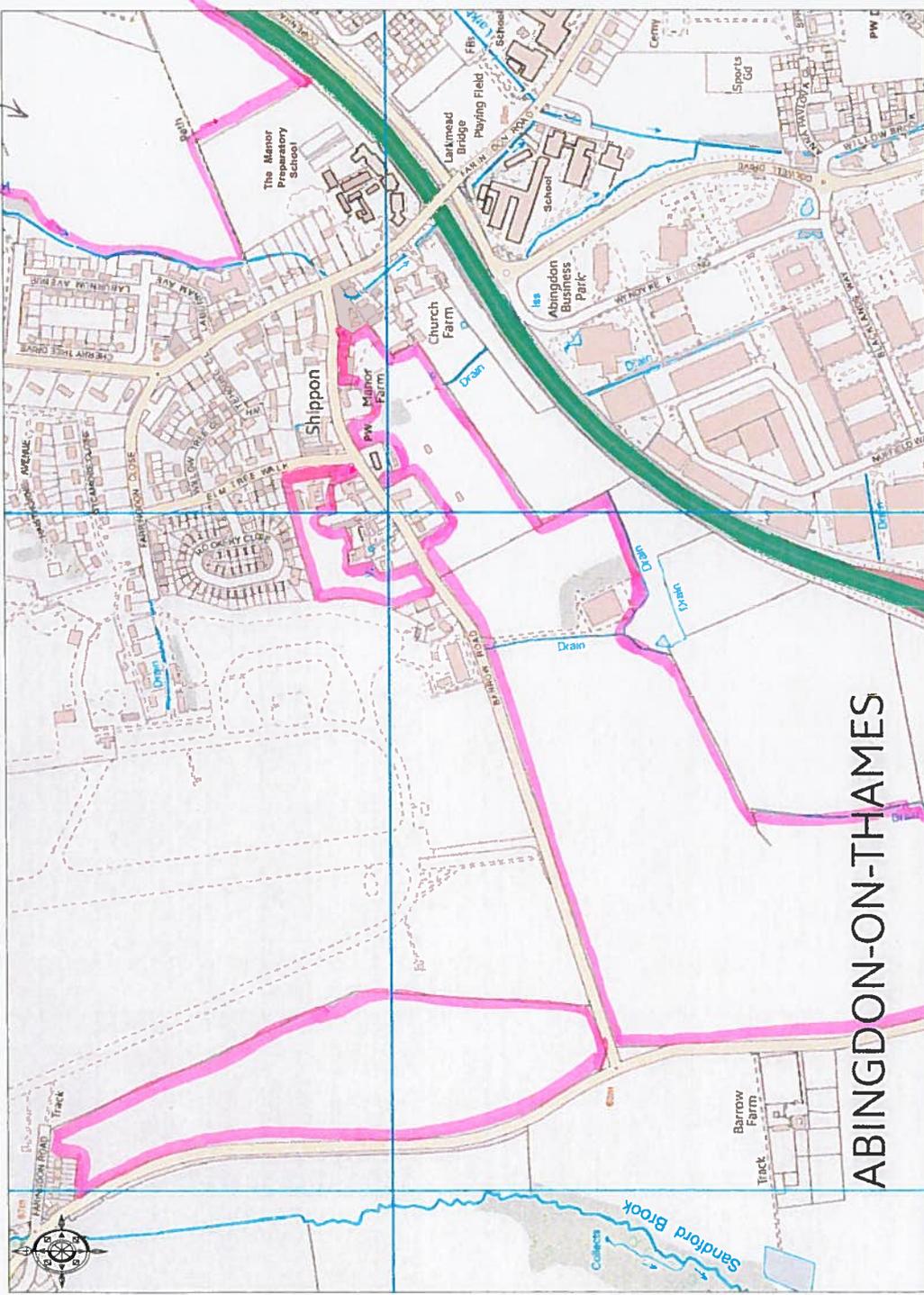
Please return this form by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

Plan 1

BINNING
FAMILY
LAND VERSED FISH

See Plan 2

UK AND OVERSEAS PROPERTY CONSULTANTS



ABINGDON-ON-THAMES

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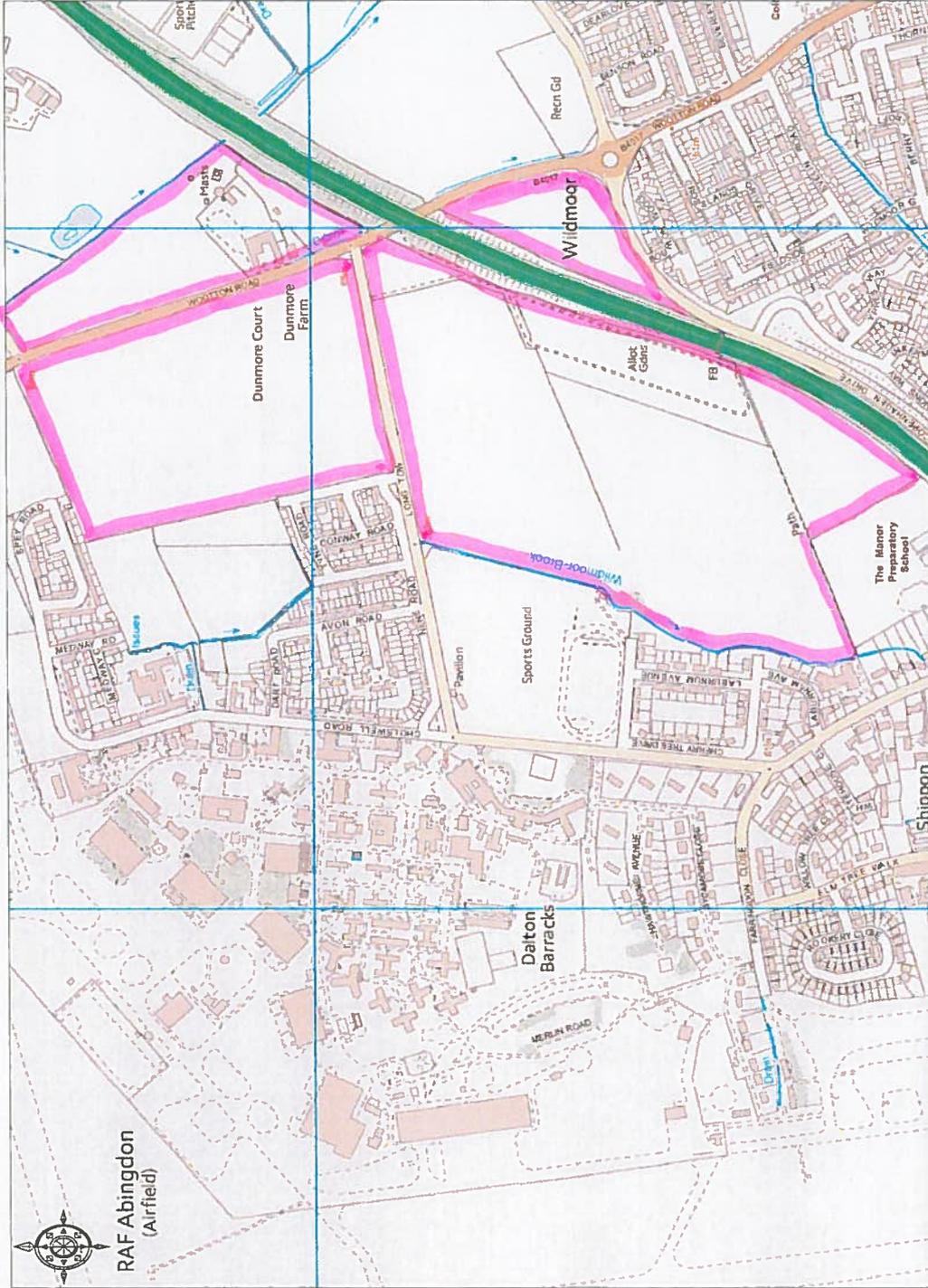
Promap
LANDMARK INFORMATION GROUP

Land at Shippon (south and west) Oxfordshire
The plan is published for convenience only. Although thought to be correct
its accuracy cannot be guaranteed and it does not form part of the contract.

See
Plan 3

PLAN 2

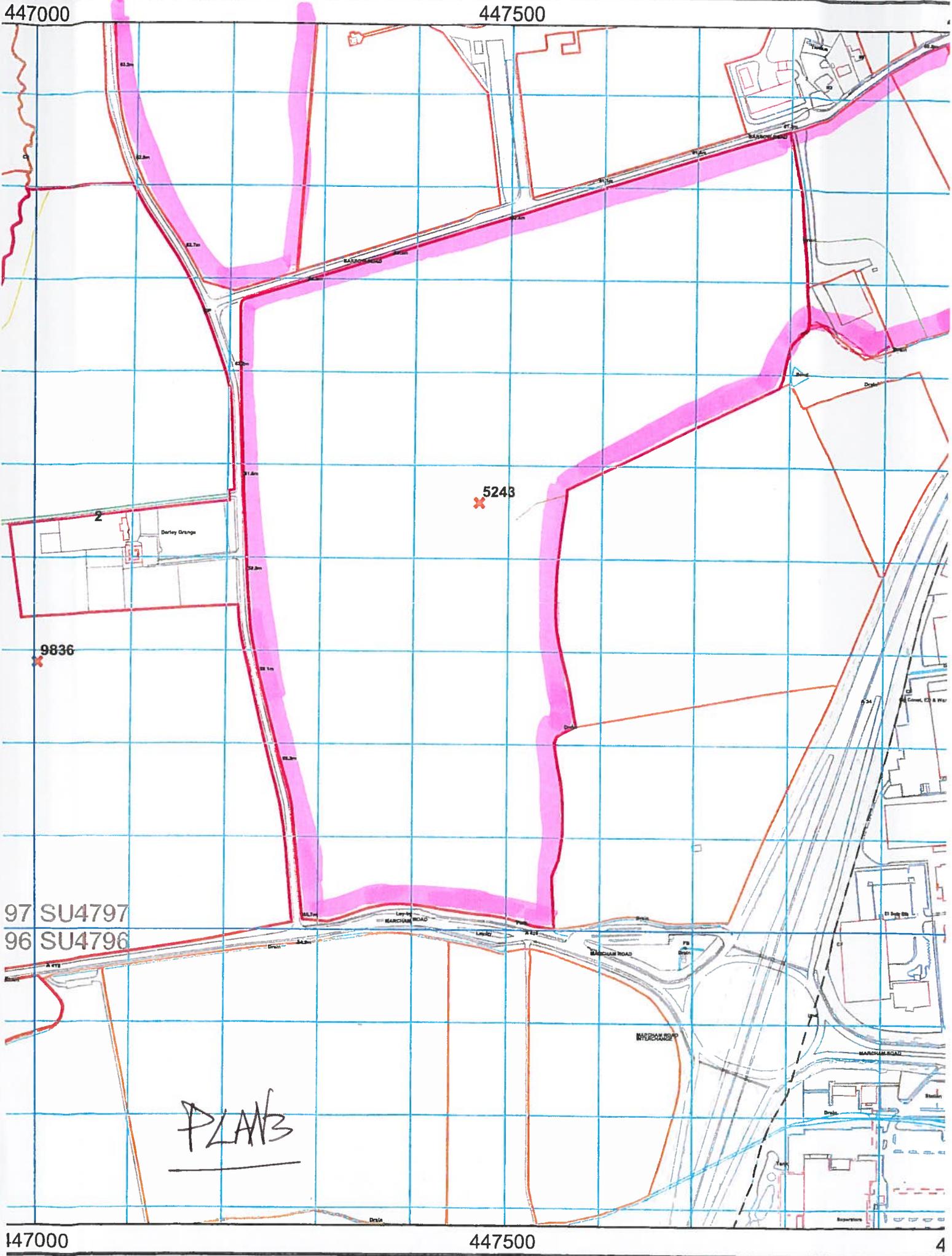
UK AND OVERSEAS PROPERTY CONSULTANTS



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Promap
LANDMARK INFORMATION GROUP

Land at Shippon(east) Oxfordshire
The plan is published for convenience only. Although thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract.



PLANS