



**Oxford – Development and Planning**

269 Banbury Road

Oxford

OX2 7LL

Telephone 01865 366660

Facsimile 01865 554059

[oxford@struttandparker.com](mailto:oxford@struttandparker.com)

[www.struttandparker.com](http://www.struttandparker.com)

**Vale of White Horse Local Plan 2031: Part 2  
Statement for Matter 5: Dalton Barracks**

**On behalf of David Wilson Homes Southern  
Land at Pages Farm, Wootton**

## Introduction

1. This hearing statement has been prepared by Strutt & Parker on behalf of David Wilson Homes (Southern) (DWS), who have residential development interests in land south of Wootton and to the east of Grove. Turley represents DWS interests at Grove, and their statement for Matter 8 is made on behalf of both sites.
2. Pages Farm is a 32 hectare site that lies to the south of the 'Larger Village' of Wootton, in the Abingdon and Oxford Fringe Sub Area. It was promoted to the Council in response to consultation on the draft Local Plan, and is capable of delivering up to 700 homes in a location accessible to Oxford and just to the north of Dalton Barracks. A Vision document accompanied the representation, which sets out the benefits of the site.
3. This statement responds to the Inspector's Matter 5: Dalton Barracks, due to be discussed at the hearing sessions on 26<sup>th</sup> July 2018. The statement supplements DWS representation on Core Policy 8a in the draft Local Plan Submission version.

### **5.3 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?**

1. Our submitted representations with regard to the deliverability of Dalton Barracks raised serious concerns over its ability to deliver the quantum of housing proposed during this Plan period and beyond. Our view on this remains unchanged and is further supported by the lack of clarity on the sites availability following a review of the Statement of Common Ground agreed between the Council and DIO (**SCG17**)
2. In our view, we would have expected to see a highly developed planning and development strategy alongside a detailed timetable with key milestones clearly set out. On review of the submitted representations by Carter Jonas, it is clear such evidence is lacking to support this proposed allocation.
3. Given the lack of evidence provided either by the Council or DIO setting out the programme for securing a development partner, preparing an SPD, securing planning permission and a detailed phasing plan showing how parts of the site can be developed ahead of 2029 it is difficult to see how this allocation can be found sound despite its sustainable location and long-term development prospects. The proposition that units could be delivered in 2024/25 as set out in the Council's housing trajectory is simply unsupported and, therefore, highly questionable.
4. Greenfield Green Belt sites were discounted from the Council's site selection process given that the Council had a brownfield Green Belt alternative. Whilst justified at the time, in the light of this partly brownfield Green Belt site being undeliverable and not yet available DWS suggest that the Council need to revisit these greenfield Green Belt sites as reasonable alternatives for meeting housing needs.

### **5.7 Is the estimate of site capacity justified in the plan period and in the long term?**

1. The evidence submitted by the DIO to date, including its Delivery Document for Dalton Barracks only provides concept diagrams showing potential development areas and the areas that could come forward within the Plan period. However, no information has been provided to date on the developable area, which makes meaningful assessment of the capacity of the site impossible.

#### **5.8 Is it realistic for 1,200 dwellings to be delivered on the site during the plan period?**

1. The MOD response to DWS Freedom of Information request on 31<sup>st</sup> October 2017 (appended to DWS Reg. 19 consultation response) stated that the disposal of Dalton Barracks would follow the normal disposal process in accordance with Treasury Guidelines, including the completion of due diligence, Crichel Down investigations and site closure activities. It stated that the site would feature on the House of Commons Report, which provides an update on the MOD's disposal programme, in due course.
2. Dalton Barracks **did not** appear on the MOD's Disposal database: House of Commons report in May 2018, indicating that a decision has not been taken to proceed to formal assessment work to determine the disposal strategy, funding requirements or relocation works.
3. No new evidence was provided by DIO in its representations to the draft Local Plan that gives any certainty to the programme, other than to state that the:
4. *'initial phase of this development can commence from 2025.'*
5. No information has been provided regarding a programme for releasing the site, securing planning permission etc. to demonstrate how the project will be in a position to commence on site in 2025.
6. DWS highlighted in its representations to the draft Plan that the Council's expectations for delivery are unrealistic, and we have not seen any evidence since to justify the Council's delivery trajectory for this site. The fact remains that assuming the adoption of the Local Plan by the end of 2018, there is a seven year period for:
  - MOD to dispose of the site/secure development partner/transfer to HCA.
  - Preparation of a comprehensive masterplan/SPD for the site.
  - Carrying out technical work to inform the outline planning application, including ecological surveys that can only be carried out at certain times of the year.
  - Carrying out EIA scoping and ES.
  - Securing outline planning consent for masterplan, including sign s106. Parcel up site into phases and market to Housebuilders.
  - Securing the reserved matters for individual phases.
  - Discharging pre-commencement conditions.

- Undertaking initial site and infrastructure works, including any decontamination required.
7. Further to DWS representations on the draft Local Plan (Regulation 19), DWS commissioned Turley to carry out an up to date assessment of Housing Land Supply in Vale of White Horse. In respect of delivery assumptions for Dalton Barracks the report draws on the experience of other ex-MOD sites, HCA sites and the timescales for dealing with major development schemes in the Vale of White Horse. The report concludes that there is not a reasonable prospect of delivering 1,200 homes on the site by 2031. Indeed that report concludes that in a best-case scenario only 135 dwellings are deliverable on the site within the Plan period, significantly lower than DWS earlier assumption of 700 dwellings.
  8. Given the lack of evidence on deliverability of homes from the proposed Dalton Barracks allocation during the Plan period, it is our client's view that the Council now need to seriously consider the allocation of further sites within this sub area.