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23rd August 2018

Dear Mr Reed

VALE OF WHITE HORSE LOCAL PLAN PART 2: DALTON BARRACKS – DELIVERY STATEMENT

At the Friday 27th July session of the Vale of White Horse Local Plan Part 2 (LPP2) Examination I outlined verbally the timeline and milestones on the way to the delivery of the first new homes on the Dalton Barracks site (as per point 20 on your agenda for that session). You also asked me to confirm the same in writing. This I now do below.

The timetable has been drafted on the basis that LPP2 and Supplementary Planning Document for Dalton Barracks will be adopted in the 1st Quarter 2019.

Milestone	Estimated completion
Commence discussions with potential master developer/development partners	4 th Quarter 2018
EIA Scoping Report submitted	4 th Quarter 2018
Submission of planning application/s	4 th Quarter 2019
Committee resolution in respect of planning application/s	4 th Quarter 2020
S106 signed	4 th Quarter 2021
Determination of pre-commencement conditions/first reserve matters application(s)	2 nd /3 rd Quarter 2022
Complete Site Preparation	4 th Quarter 2023
Commence house building and first housing completions	2024/25 monitoring year

Technical Work Update

You will have seen from the Defence Infrastructure Organisation's (DIO) Delivery Document (June 2018), which was submitted as part of the DIO's response to your 'Matters and Questions' that a considerable amount of technical work has already been undertaken to inform the development of this site. While the Delivery Document was being finalised a number of other technical inputs were ongoing. These have now been concluded and comprise:

- A full topographical survey of the site and immediate road junctions;
- A Land Quality Assessment;
- A Historic Buildings Audit; and

- Air Quality Monitoring.

Ecological Survey work has also recently been completed. The surveys which were undertaken over Spring/Summer 2018 include those for:

- Bats – detailed roosting assessment of buildings;
- Reptiles;
- Botanicals;
- Invertebrates; and
- Great Crested Newt eDNA surveys of all ponds within 250 metres.

Furthermore, the DIO's consultant team continue to work closely with Oxfordshire County Council as Local Highway Authority in order to derive and agree appropriate strategies for public transport, pedestrian and cycle access, as well as to understand and where necessary mitigate the traffic impacts of delivering a development of this nature.

A draft EIA Scoping Report has also been prepared and is being updated with the relevant technical inputs in preparation for submission later this year as per the table above.

As can be seen from the work undertaken to date, the technical aspects required to inform the development proposals for the site, and eventually a planning application, are well advanced. The work undertaken demonstrates clearly the DIO's commitment to progressing the development proposals for the site.

Delivery Model

Since the Ministry of Defence (MOD) identified a need to review its property assets to create a modern, affordable and sustainable estate that supports the current and future military capability, the DIO has been charged with identifying suitable development opportunities which could be promoted, developed and sold to contribute to Government housing targets across the UK. The DIO have amassed a great deal of experience delivering major new residential and commercial developments on redundant non-operational assets.

As one of the UK's largest owners of brownfield sites, the DIO has invested in the promotion and delivery of sites working with the development industry for a number of years. Having identified a number of non-core assets, the DIO has commissioned consultants to work with them to create planning strategies to enable sites to be promoted through the planning system in a robust manner, backed by masterplans, technical and commercial support aligned with the needs of the development industry. The latter is fundamental to the ultimate delivery of projects via public/private partnerships enabling the DIO to work with developers, housebuilders and master developer organisations.

The DIO is now a major part of the UK's strategic land market identifying, promoting and delivering many projects across the UK. Furthermore, it is constantly striving to improve its activities by challenging matters such as methods of delivery, market absorption rates, tenures and modern methods of construction.

Creating long-lasting partnerships with the UK development industry and bodies such as Homes England mean that the DIO can deliver development output via proven delivery strategies. This combination of land, finance and development capability will enable the UK to benefit from the DIO's modernisation of its estate and its participation in bringing forward often large strategic residential and commercial schemes.

Dalton Barracks is a prime example of the DIO's commitment to management of its estate and the promotion of an asset that will enable Oxfordshire to meet future housing needs in addition to associated benefits a scheme of this scale can deliver.

I trust this note is of assistance. However, if there is any additional information we can provide at this stage please do not hesitate to contact me.

Yours sincerely

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Partner

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