

22 NOV 2017

21<sup>st</sup> 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 Nissen Family – Land at Dry Sandford**

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.

## 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](mailto: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 Nissen family

First Name

c/o Savills

Last Name

Job Title (where relevant)

Organisation representing  
(where relevant)

Address Line 1

Address Line 2

Address Line 3

Postal Town

Post Code

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: The Nissen Family

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

Paragraph

Policy

4a, 8a,  
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

no

4. (3) Complies 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.

We attach a plan showing the extent of our clients land in Dry Sandford. It extends to about 12 acres (4.85 ha) lying just south of the Primary School in Dry Sandford.

It is currently washed over by the green belt designation affecting this area.

We believe the designation is no longer relevant as west of the B4017 between Abingdon, Wootton and Cumnor, the relationship of this stretch of country with Oxford is minimal especially visually and so cannot sensibly fulfil the objectives of the green belt protecting the setting of Oxford.

Our clients land is a suitable in part as an exception site for a mix of affordable housing and tenures within that category, as well as some low cost market dwellings and housing aimed more at the elderly such as bungalows. The site adjoins the village Primary School for Dry Sandford and Wootton. Part of the site may also be suitable for a new cemetery which we understand the local parishes now need – they are about to run out of burial space.

Because SODC may not deliver their share of Oxford's unmet need in full, should the MOD's proposed closure of Dalton Barracks/airfield be delayed, then the Vale will struggle to meet the numbers of dwellings that have to be delivered by 2031; their draft Plan assumes 1200 units being delivered by 2031 from Dalton Barracks but the MOD say the site will only be closed in 2029 – two years before the plan period ends; so it may prove difficult to deliver that many houses in the time frame – this is especially the case with affordable units where if we understand the figures correctly the Vale are due to deliver in the order of 273 affordable houses each year between now and 2031.

In practice only 4680 houses have been built in the last six years in the Vale - almost 1500 less than should have been – we are informed by your policy team that since 2012, 1122 of the homes built have been affordable ones. On average therefore about 49 less affordable dwellings than the annual target have been built in the last five years creating an immediate shortfall of 245 such dwellings and whilst the annual target may be reached annually from now on, this backlog needs to be recouped sooner rather than later and our clients site has the potential to help.

It is clear that this exception site could assist in delivering some desperately need affordable housing in this locality – as given the complete lack of other allocations in Wootton, Dry Sandford or Shippon - apart from the Dalton Barracks proposal - there will be no other obvious new housing sites coming forward in these parishes, whose combined population(over 5000) is larger than many larger villages (in the Vale), that will be allocated additional sites proposed in this draft Plan Part 2.

The site relates well to the provision of houses sought for Oxford's unmet need – arguably more so than sites proposed in Policy 8a, in villages further west or south west of Oxford. If Dalton Barracks fails to deliver except possibly in the last year or so of the 2031 plan period, then this locality will see little or no affordable housing being delivered – surely an oversight given the demand from the existing local population of the combined local parishes involved (over 5000) plus the additional need generated from Oxford's shortfall that should be addressed as soon as possible not in the last two years of the plan period.

(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.

Amend the figure 2.3 on page 36 and the plan in Appendix L to exclude our clients land from the green belt designation. Amend policy 13A to allow for our clients site being excluded.

Identify the site in Policy 8a as a rural exception site largely for a mix of affordable housing(size and tenure), open space and a cemetery.

(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 affordable housing and Dalton Barracks allocation and the Neighbourhood Plan being prepared by the combined parishes of Wootton, St Helen Without (including Dry Sandford and Shippon).*

**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](mailto: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](mailto:planning.policy@whitehorsedc.gov.uk)

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**From:** Harry St John  
**Sent:** 21 November 2017 14:37  
**To:** 'planning.policy@whitehorsedc.gov.uk'  
**Subject:** land at Dry Sandford - the Nissen family - Local Plan Part 2 representation  
**Attachments:** Site plan of land.pdf; Representation form\_8.docx

Dear Sirs

We attach a representation form and plan of their land in response to your consultation process which closes tomorrow.

We are sending a hard copy in the post first class.

If you have any queries please do not hesitate to contact us.

Yours faithfully

Harry St John BSc FRICS FAAV  
Associate Director  
Rural

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

Tel :+44 (0) 1865 733 304

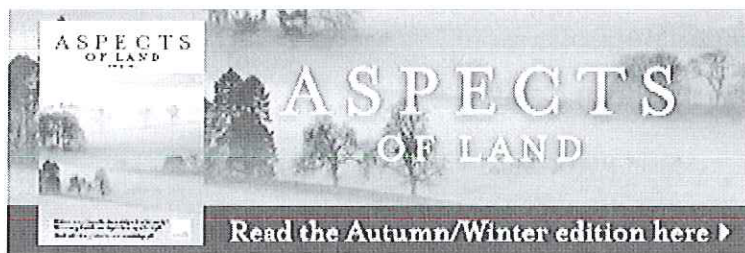
Mobile :+44 (0) 7767 637 279

Email :[HSTJohn@Savills.com](mailto:HSTJohn@Savills.com)

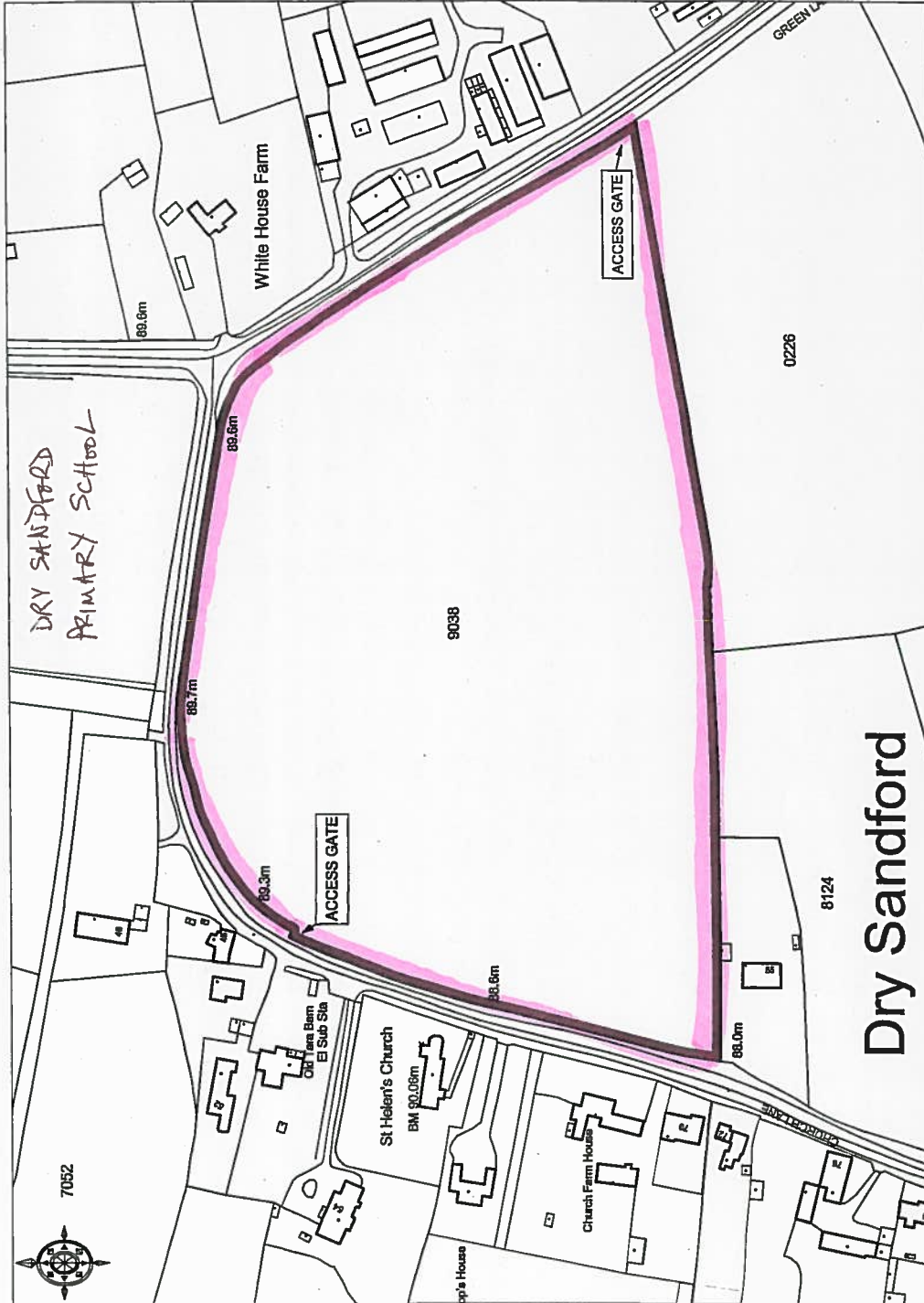
**savills** Website :[www.savills.co.uk](http://www.savills.co.uk)



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Ordnance  
Survey

Land at Dry Sandford