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Mr David Reed Bsc., Dip.TP., DMS, MRTPI
Inspector, Vale LPP2 Examination
c/o Ian Kemp
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Your ref:
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Planning Policy
Vale of White Horse District Council
135 Eastern Avenue
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Abingdon
OX14 4SB

By email only: planning.policy@whitehorsedc.gov.uk

28th March 2019

Dear Mr Reed,

VALE OF WHITE HORSE DISTRICT COUNCIL LOCAL PLAN PART 2 MAIN MODIFICATIONS CONSULTATION RESPONSE

This representation is prepared and submitted by Carter Jonas on behalf of the Defence Infrastructure Organisation ("DIO"). The DIO is responsible for building, maintaining and servicing the infrastructure for the Ministry of Defence.

The DIO supports the Vale of White Horse District Council in progressing its Local Plan Part 2 (LPP2) through to this "Main Modifications" consultation.

The DIO welcomes the proposed allocation at Dalton Barracks for around 1,200 homes, which will come forward within the Plan Period of LPP2 (i.e. by 2031). The DIO also supports the proposal to remove the built-up part of the Barracks site from Green Belt. This area also has the potential to be brought forward for development during the Plan period.

Having regard to the wider development potential of the site, the DIO considers that the remainder of the Dalton Barracks site (i.e. beyond that which the Council is proposing to allocate for development/remove from the Green Belt) should be "safeguarded" for future development.

The suitability of this land for development was addressed in the DIO's Dalton Barracks Delivery Document, a further copy of which is included with this submission. The remaining land will become available for development after the army vacates the site, which may be after 2031 i.e. beyond the current Plan period. However, having regard to the guidance at paragraph 139 c) of the National Planning Policy Framework

(February 2019) (“the Framework”) and taking in to account its location on the edge of Abingdon and close to Oxford, there is a strong case for ‘safeguarding’ this land for future development to meet the Vale’s/Oxford’s longer-term development needs.

The redevelopment of Dalton Barracks could provide new, residential-led sustainable development that reflects Garden Village principles, and which, all told, can deliver approximately 4,500 new homes. The site is a large area of previously developed land, which is in public ownership. It can also be comprehensively masterplanned to ensure that appropriate infrastructure and open space is provided.

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.

Both the DIO and the Vale of White Horse District Council is committed to the redevelopment of Dalton Barracks and a policy that clearly articulates that ambition would give both confidence and clarity in the delivery of sustainable and appropriately serviced development.

Furthermore, there is a clear aspiration to deliver development of around 4,500 new homes, which has been understood and broadly accepted by the local community. ‘Insetting’ only the allocated site risks suggesting that the rest of the development potential has also been abandoned.

As a minimum, some form of “signposting” could be written into the policy or supporting text, describing how the Council will continue to view Dalton Barracks as a development opportunity – particularly given its brownfield status. As an example, the following supporting text could be included in the Plan:

Dalton Barracks is a location where development will be delivered in the plan period, but it also represents a longer-term opportunity to meet development needs beyond the current plan period in a sustainable way. The site is previously developed and as such complies with the national principle of ‘Brownfield first,’ and it is also part of an area where development proposals will be supported by infrastructure improvements.

Therefore, land to the north and west of that allocated in Core Policy 8b is inset from the Green Belt and is safeguarded for development, as shown on the policies map.

The direct and in combination effects of development of approximately 1,200 dwellings and associated facilities have been assessed. However, development beyond that allocated in Core Policy 8b will require further assessment that will accompany any future Local Plan allocation of the safeguarded land for development.

The Council, together with the site promoters, will monitor the progress of development at Dalton Barracks in order to ensure that the full effects of any future planned development can be appropriately assessed. Development will only be permitted on the safeguarded land after it has been considered through a Local Plan review [at the five year intervals set out in national policy or in response to a material change in circumstance].

I trust that this representation is helpful. If you require any further information or would like to discuss this matter in further detail, please do not hesitate to contact me.

Yours sincerely,



Mark Utting MRTPI
Associate

