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OXFORD CITY COUNCIL

Oxford Local Plan 2045

Submission Draft

COMMENT FORM

Part A

You only need to fill Part A in once

Your name: Christopher Tennant

Organisation (if applicable): WSP on behalf of Defence Infrastructure Organisation (DIO)

Address: [redacted]

Email: [redacted]

Date: 12.03.26

Data protection:

Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2045 Proposed Submission Consultation only, and we will only store your data until the Oxford Local Plan 2045 is accepted. Information you give in this form could be shared with the Independent Examiner at the examination stage of the Local Plan process.

We cannot accept anonymous comments.

☒ If you are happy for us to state your name and the first line of your address and postcode when publishing your response(s), please tick this box.

☐ If you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured, please tick this box.

	Yes	No
Do you wish to speak at the examination hearings? (Please note that the Inspector will decide who to invite to speak)	◉	○
Do you wish to be notified when:		
the Council submit the Oxford Local Plan 2045 to the Government?	◉	○
the Inspector's Report is published?	◉	○
the Oxford Local Plan 2045 is adopted by the Council?	◉	○

GENERAL ADVICE

For advice on making a comment, please see the accompanying notes page. It is also available at www.oxford.gov.uk/oxford-local-plan-2045

When completing the form,

- You only need to complete Part A once
- Use Part B to make your specific comments. You may complete Part B multiple times to comment on different parts of the Oxford Local Plan 2045.
- Cover concisely all the information and evidence you feel supports or justifies your view, as this will normally be your only opportunity to tell us about it.
- Be as precise as possible.

HOW TO SUBMIT YOUR COMMENTS

Please submit completed forms by email or post to:

planningpolicy@oxford.gov.uk

Planning Policy Team
Oxford City Council
Town Hall
St Aldate's
Oxford
OX1 1BX

If you have any questions please feel free to get in touch with the Planning Policy Team
T: 01865 252847
planningpolicy@oxford.gov.uk
www.oxford.gov.uk/localplan2040

Please ensure your comments reach us by **4.00pm on Friday 13th March 2026.**
Thank you for participating.

DETAILS OF YOUR COMMENT

Part B

Please use a new Part B for each point you are commenting on. Attach all completed forms to Part A.

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Q1. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number)

Paragraph		Policies Map	
Policy Number	H1 Housing	Sustainability Appraisal	

Q2. Do you consider that the document:

(a) is legally compliant?	○ Yes	◉ No
(b) is sound?	☐ Yes	⊙ No
	○	○

Q3. Do you consider that the document is **unsound** because it is <u>not</u>: (tick as appropriate)

(a) positively prepared?	☑	(c) effective?	☑
(b) justified?	☑	(d) consistent with national policy?	☑

Q4. Please tell us below why you consider the document to be unsound or not legally compliant. If you do believe the document is sound or legally compliant, or complies you may use the box to explain why.

Please see attached our letter of representation for the full commentary but in summary, it is noted that the new City Local Plan 2045 seems to be basing the housing target on an assessment of the amount of developable land within the City Council administrative area. This is consistent with the position in the adopted City Local Plan 2036 and the (now withdrawn) City Local Plan 2040. It is noted that the new City Local Plan 2045 housing figure in draft Policy H1 is less than the need for new homes as calculated using the Government mandated "standard methodology" formula in the National Planning Policy Framework 2024 and has in fact been reduced from the previous Regulation 18 version of the Plan. Therefore, the DIO raise concerns about this approach.

Please use an extra sheet if completing a paper copy.

Q5. What change(s) do you consider necessary to make the document sound or legally compliant? Please explain why this change will achieve soundness or legal compliance. It would be helpful if you could suggest revised wording for the policy or text in question.

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The DIO respectfully submits this representation to the City Council and looks forward positively to future engagement with the Council as the new Local Plan 2045 progresses through its statutory stages towards adoption. Consistent with the matters raised in this letter.

The DIO also respectfully requests that it be permitted to attend the Examination in Public sessions on housing and employment provision and related matters.

Please use an extra sheet if completing a paper copy.

This is the end of the comment form

DETAILS OF YOUR COMMENT

Part B

Please use a new Part B for each point you are commenting on. Attach all completed forms to Part A.

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Q1. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number)

Paragraph		Policies Map	
Policy Number		Sustainability Appraisal	C7, BP001 & BP012

Q2. Do you consider that the document:

(a) is legally compliant?	○ Yes	◉ No
(b) is sound?	☐ Yes	◉ No
	○	○

Q3. Do you consider that the document is **unsound** because it is <u>not</u>: (tick as appropriate)

(a) positively prepared?	☑	(c) effective?	☑
(b) justified?	☑	(d) consistent with national policy?	☑

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The DIO respectfully submits this representation to the City Council and looks forward positively to future engagement with the Council as the new Local Plan 2045 progresses through its statutory stages towards adoption. Consistent with the matters raised in this letter.

The DIO also respectfully requests that it be permitted to attend the Examination in Public sessions on housing and employment provision and related matters including transport .

Please use an extra sheet if completing a paper copy.

This is the end of the comment form

Carter Jonas

Rachel Williams

[redacted]

– sent by email

10 March 2026
PUBLIC

Dear Ms Williams,

Response to the Oxford City Council Local Plan 2045 Regulation 19 (Submission Draft) Consultation

This letter provides a response to the current public consultation into the Regulation 19 (Submission Draft) Local Plan 2045. This letter is submitted on behalf of Defence Infrastructure Organisation ("DIO") with specific reference to its land and buildings at Dalton Barracks and Abingdon Airfield, which are located to the west of Abingdon, 6.6 miles from the City Centre of Oxford.

As you will be aware from the Regulation 18 (Preferred Options) representations dated 6th August 2025, WSP and Carter Jonas are acting jointly for the DIO and are looking to enhance the allocation of land at Dalton Barracks and Abingdon Airfield for 1,200 new homes contained in the adopted Vale of White Horse Local Plan 2031 Part 2 pursuant to Core Policy 8b. The DIO is promoting the allocation of the remainder of the Barracks and Airfield site as a strategic residential-led allocation in the emerging South and Vale Joint Local Plan 2041 (JLP).

The emerging South and Vale JLP identifies the site as a location for some 2,750 new homes pursuant to Policy AS10. The DIO is seeking to extend that proposed allocation to some 5,250 new homes with employment-generating development and associated services, facilities and infrastructure (see the attached Vision Document). Since submitting its Regulation 18 representations in August 2025, the DIO has continued to engage with officers at Oxfordshire County Council and at the Vale of White Horse District Council with a view to including this larger site allocation in the emerging JLP consistent with the inference in emerging JLP Policy AS14.

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1. Background to the Dalton Barracks scheme

The Ministry of Defence (MOD) declared Dalton Barracks surplus to operational requirements as part of the Better Defence Estate Strategy *[see link to document]* *A Better Defence Estate* in 2016 and intends to dispose of the site by 2031. The DIO is therefore promoting the site as a suitable location for a sustainable new garden community with a capacity for circa 5,250 new homes and new employment-generating development plus significant physical and social infrastructure, including the phased delivery of new schools together with a range of new sporting, leisure facilities and open space.

2. Dalton Barracks Garden Village

The Dalton Barracks scheme was awarded Garden Village status by the Government in June 2019 and is to be brought forward in partnership with the Vale of White Horse District Council ("VoWHDC") who have allocated the Dalton Barracks site in the adopted and emerging Local Plan(s) as a Strategic Development Area.

3. Planning Policy Framework

Dalton Barracks was allocated in the adopted (Part 2) version of the VoWHDC Local Plan for 1,200 new homes. The adopted (Part 2) Local Plan also removed the built-up area of the Barracks from the Green Belt but fell short of allocating the entire previously developed site for a comprehensive redevelopment.

The planning policy framework for the Local Plan allocation was augmented by the preparation of the Dalton Barracks Strategic Allocation Supplementary Planning Document (SPD) *[see link to document]* *Dalton-Barracks-April-2022.pdf* which was adopted in April 2022.

Dalton Barracks is proposed in the Regulation 19 (Submission Version) of the JLP as a strategic site allocation pursuant to policies *AS10 Dalton Barracks* and *AS14 Dalton Barracks Garden Village*. Policy AS10 proposes that the adopted (Part 2) Local Plan site plus the previously developed area of the barracks could jointly deliver approximately 2,750 new homes together with non-residential mixed uses and supporting social and physical infrastructure.

4. Summary of response to the Oxford City Council Local Plan 2045 Regulation 19 (Submission Draft) Consultation

The DIO continues to take a positive and proactive approach to engaging with local planning authorities, statutory bodies, town and parish councils and local community groups and wish to offer some high-level comments on the new City Local Plan.

The DIO welcomes the preparation and public consultation of the new City Local Plan 2045 and has carefully examined the consultation documents.

The DIO consultant team attended the Examination into the South Oxfordshire and Vale of White Horse District Council Joint Local Plan 2041 in June 2025 and this has helped in the formulation of these representations.

The DIO notes that Planning Policy Officers from the City Council also took an active role in that Examination discussing matters such as Duty to Cooperate, Legal Compliance, Housing Requirements and Employment Requirements. There was also a significant amount of discussion on the level of engagement on strategic planning issues and cross-boundary matters at the Examination, and about Oxford's "un-met need".

It is noted that since the first stage of the JLP Examination hearing sessions in June 2025, the Councils have received an Inspectors' letter dated 26 September 2025 recommending the JLP was withdrawn noting that the Councils had not met the Duty to Cooperate in Section 33A of the Planning and Compulsory Purchase Act 2004, which cannot be remedied during the examination of the plan. The Councils challenged this conclusion and invited the Inspectors to reconsider in the light of a letter of 9 October 2025 from the Minister for Planning and Housing on taking a flexible approach in Examinations to Duty to Cooperate matters. On 27 November 2025, the Minister for Planning and Housing confirmed in a Written Ministerial Statement (WMS) that the Government will not be saving the Duty to Cooperate when they bring forward new planning regulations early in the new year. He has written to the Chief Executive of the Planning Inspectorate advising that examining Inspectors may wish to begin any necessary dialogue with LPAs in advance of the Regulations coming into effect.

As a result, a Procedural Meeting took place on 12 February 2026 where the next steps to resuming the Examination were discussed. DIO intends to attend the JLP Examination hearing sessions (when resumed); it will also continue to promote the site for a larger development of 5,250 new homes with

employment-generating development and associated services, facilities and infrastructure. It is with this context that we make the following specific comments on the new City Local Plan 2045.

It is noted that following the Regulation 18 Consultation, Oxford City Council extended the Plan Period from 2042 to 2045. In late 2025, Oxford City Council stated in relation to the Plan period '*For a number of reasons, we intend to amend the plan period to 2025-2045, rather than 2022-2042. The evidence base is being updated to align with this plan period and we intend to take an updated* ***Local Development Scheme****, to Cabinet in December, with an updated timetable for production of the local plan that allows another couple of months before the a further formal 'Submission' (Regulation 19) consultation, which is intended to take place early in 2026'.*

It is noted that the revised Plan period and new Local Development Scheme dated December 2025 were subsequently approved by Cabinet. This indicates that the Council intends to submit the Plan to the Planning Inspectorate in June 2026. The DIO notes that the Examination may take place later in 2026. Given the highly relevant cross-boundary housing and employment matters, which are of particular interest to the DIO, and the proximity of Dalton Barracks to Oxford, the DIO would wish to attend and participate fully in the examination of the City's emerging Local Plan.

It is noted that the Plan is scheduled to be adopted in May 2027. The DIO notes that the change in Plan period from 2022-2042 to 2025-2045 will have an impact on the housing requirements of the Plan. These are discussed in detail below.

5. Oxford Local Plan 2042 Preferred Options, Evidence Studies

It is noted that a series of Regulation 18 versions of studies have been carried out to support the development of current policy options and which cover a variety of different subject matters.

Although it is not considered necessary for the DIO to comment at length thereupon, it is nevertheless pertinent to consider the need to ensure that the emerging Oxford City Local Plan sites, especially those with an employment focus, give due consideration to their future connectivity to development in the County's other four districts.

In this regard, the DIO supports the general approach set out in the Infrastructure Delivery Plan (IDP) (Interim 2025) which identifies a comprehensive set of schemes to improve the active travel network around the City and provide connections to new development sites, with a mixture of on-street and off-street routes. This includes new bus services on circumferential corridors around the City and a cluster of schemes to improve rail connectivity into Oxford.

The DIO is keen to ensure, however, that the schemes identified in the IDP are not unnecessarily City centric and rather should consider how connectivity beyond the City will be facilitated, for example through appropriate interface with Abingdon's LCWIP, which is considered important in the context of development at Dalton Barracks.

As such, the DIO consider it important for the Local Plan and its accompanying evidence base documents to give appropriate consideration to 'cross-County', not just 'cross-City' sustainable travel.

Draft Policy H1: Housing requirement

It is noted in the Regulation 18 version of the Plan that the draft policy states:

> "*Provision will be made for at least **9,851** (calculation of capacity 2020-2040 March 2024, to be updated) new homes to be built in Oxford over the plan period 2022-2042 (average of **493 per annum** (previous capacity calculation, to be updated).*

However, this has been reduced in the Regulation 19 version of the plan with the draft policy stating that:

> *"Provision will be made for at least **9,267 new homes** to be built in Oxford over the plan period 2025-2045 (average of **463 per annum**).*
>
> *Measures in the Local Plan to promote housing delivery include:*
>
> *a) Making site allocations for residential uses in this Plan (see Chapter 8: Site allocations);*
>
> *b) Promoting the efficient use and development of land/sites; and*
>
> *c) Prioritising housing across the city and by allowing an element of housing*

It is noted that the new City Local Plan 2045 seems to be basing the housing target on an assessment of the amount of developable land within the City Council administrative area. This is consistent with the position in the adopted City Local Plan 2036 and the (now withdrawn) City Local Plan 2040. It is noted that the new City Local Plan 2045 housing figure in draft Policy H1 is less than the need for new homes as calculated using the Government mandated "standard methodology"

formula in the National Planning Policy Framework 2024 and has in fact been reduced from the previous Regulation 18 version of the Plan. Therefore, the DIO's comments remain valid in this regard.

The DIO team suggests that the assessment of the housing need for Oxford as calculated by the Standard Method is 1,087 dwellings per annum (dpa). That means that the housing need over the revised 20-year plan period 2025-2045 is 21,740. Therefore, there is a significant circa 12,473 dwelling shortfall in "unmet need". The DIO notes that this is an increased shortfall from the 11,889 dwelling shortfall DIO identified in the Regulation 18 version of the Plan.

The DIO notes that since the Regulation 18 consultation, OCC have published a 'Duty to Cooperate Scoping Statement – Version 3' dated January 2026. The Statement sets out 'reflecting comments on the October 2025 version 2 and discussions since', providing a 'Summary of Strategic Matters and Relevant Duty to Cooperate Bodies' including outcomes and actions. In addition, the Regulation 19 Plan states that "*The Council is continuing to work with adjoining authorities to deliver sites in adjoining districts to help meet Oxford's housing needs to address the unmet housing need."* The DIO also note the Regulation 19 Sustainability Appraisal also refers to the proposed removal of local authorities duty to cooperate with neighbouring authorities in Paragraph 1.6. However, as mentioned above the Plan states that work with adjoining authorities to address this unmet need is ongoing which DIO note should include dialogue with the neighbouring authorities of Cherwell, South Oxfordshire, Vale of White Horse and West Oxfordshire.

It is also suggested that the remaining un-allocated land at Dalton Barracks and Abingdon Airfield (identified as Policy AS14 in the Joint Local Plan 2041), which is located in the "Abingdon-on-Thames and Oxford Fringe Sub-Area" in the adopted spatial strategy, remains best placed to assist in providing some of the un-met need through an expansion of the Dalton Barracks Garden Village site allocation that could provide an additional 2,500 new homes as well as supporting physical and social infrastructure, employment and open space to create a new Garden Village of circa 5,250 new homes.

The DIO respectfully submits this letter of representation to the City Council and looks forward positively to future engagement with the Council as the new Local Plan 2045 progresses through its statutory stages towards adoption. Consistent with the matters raised in this letter, the DIO also respectfully requests that it be permitted to attend the Examination in Public sessions on housing and employment provision and related matters.

If you have any questions or queries, please do not hesitate to contact either of the signatories to this letter.

Yours sincerely,

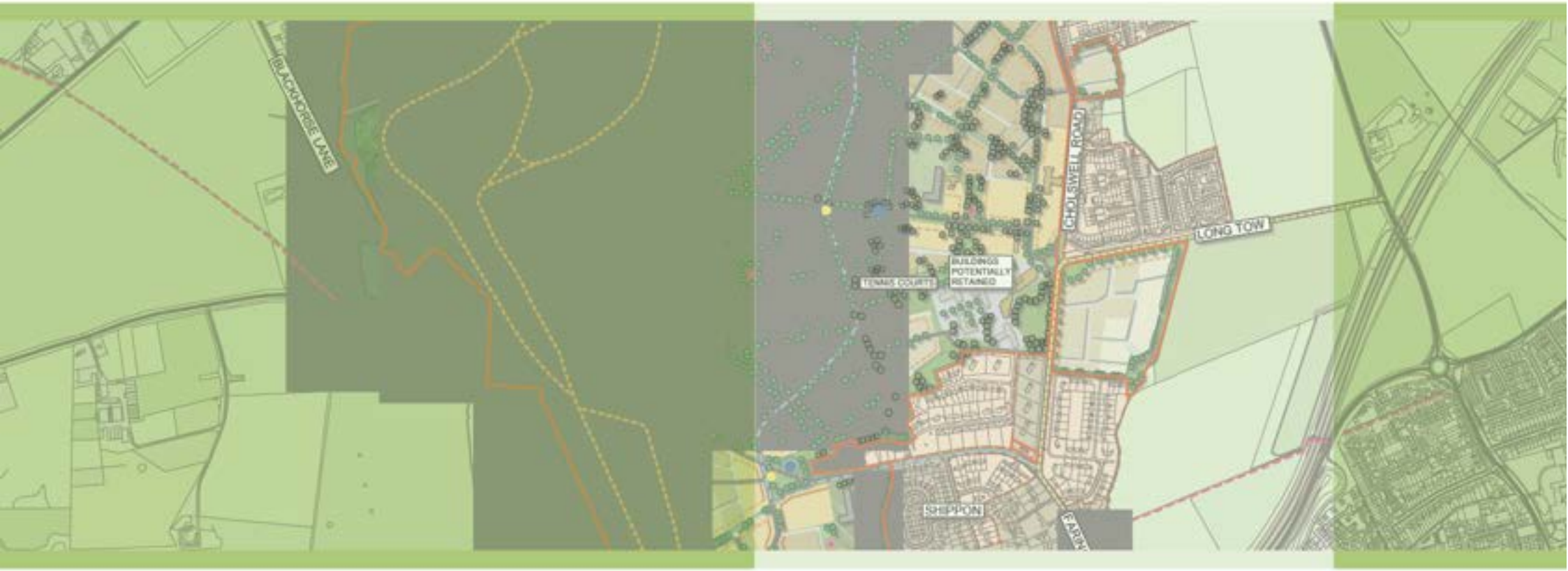
Christopher Tennant MRTPI

[redacted]

Steven Sensecall MRTPI

[redacted]

Encl.: Dalton Barracks Vision Document (November 2024)



DALTON BARRACKS
Vision Document

Defence
Infrastructure
Organisation

November 2024

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Introduction



Introduction

Executive Summary

This Vision Document sets out the aspirations for a new residential-led, mixed-use community at Dalton Barracks, following Garden Village principles, which is comprehensively masterplanned to accommodate around 5,250 new homes.

The site is in the sole single ownership of the Defence Infrastructure Organisation (DIO). The site extends to some 288 hectares and constitutes previously developed land. It is located approximately 3km northwest of Abingdon-on-Thames town centre and is enclosed by Barrow Road, Blackhorse Lane, Honeybottom Lane and the B4017. The A34 is located southeast of the site, with the Marcham Interchange at approximately 1.5km to the south, being the nearest junction. The site was formerly an RAF airfield, but more recently has been used as a Barracks for Nos 3 and 4 Regiments, Royal Logistics Corps.

The Vale of White Horse District Council (VoWHDC) adopted their Local Plan 2031 Part 1 in December 2016 and their Local Plan 2031 Part 2 in October 2019.

The VoWHDC has already allocated around 1,200 homes at Dalton Barracks and has released the built-up part of the site from Green Belt through Local Plan Part 2. This area combined is expected to deliver up to 2,750 homes and is proposed in the current consultation on the Joint Local Plan as policy AS10. Work on preparing a planning application for this area has commenced. The Council has also consulted on the 'Dalton Barracks Strategic Allocation Supplementary Planning Document' (SPD) which was adopted in April 2022. The site has been subject to extensive consultation with the local community, which will continue as proposals are progressed.

The DIO welcomes the opportunity to engage with the VoWHDC and South Oxfordshire District Council in preparing their new Joint Local Plan, which will cover the period to 2041. In parallel with preparing a planning application for the area already released from Green Belt, the DIO is seeking the release of the remainder of the Dalton Barracks site from Green Belt and its allocation as a residential-led development, mixed use strategic site through the Council's Local Plan Review and the DIO warmly welcomes the proposed site allocation AS14 Dalton Barracks Garden Village which covers the entire site area.

This is consistent with the Government's vision for the site, who announced its support for a new Garden Village at Dalton Barracks in June 2019. The Delivery Document, June 2018, which was submitted as part of the VoWHDC Local Plan 2031, contains a detailed assessment of the opportunities and constraints of the site.

Comprehensive redevelopment of the site would enable the effective re-use of previously developed land. It would lead to the creation of over 100 hectares of open space for public use, and it would deliver appropriate infrastructure and supporting non-residential uses.

In summary, based upon the identified opportunities and constraints set out in this document, the development of the site has the potential to:

- Create a settlement able to deliver around 5,250 new homes in a highly sustainable location, near to Oxford and with good existing and excellent planned links to Abingdon-on-Thames, Oxford and Science Vale;
- Make full and effective use of a previously developed site and thereby reduce the pressure on other greenfield sites in the District;
- Provide new local services, leisure facilities, community facilities and two designated employment sites as well as local mixed use centres;
- Provide up to 3 new primary schools and a site for a new secondary school, to serve the proposed development and help serve educational needs of the surrounding area;
- Extend and enhance current / planned bus services to link the site to key existing services and facilities including employment sites;
- Reduce reliance on the car by establishing a comprehensive network of cycle facilities connecting to key services and local amenities, with existing retail and employment areas as well as several schools being within recommended walking and cycling distances;
- Provide over 100 hectares of parkland, which will provide extensive areas of open space, tree planting, landscaping and informal recreational space for the residents of the new development and existing residents of Shippon;
- Retain identified heritage assets; and
- Deliver net gains in biodiversity.

Introduction

Purpose of Vision Document

The Delivery Document, June 2018, contains a detailed assessment of the opportunities and constraints of the site. A similar Vision Document was also submitted for the previous 'Land and buildings available for change' Regulation 18 consultation which was held in September 2021, followed by consultation on the Regulation 18 Preferred Options, and the current Regulation 19 consultation.

This Vision Document articulates how Dalton Barracks can provide high-quality residential-led development following Garden Village principles, in accordance with Government aspirations for the site.

It sets out how Dalton Barracks, herein referred to as the site, can positively contribute towards the delivery of new housing within the District, as well as provide significant social, economic and environmental benefits.

Project Team

Dalton Barracks is in the sole single ownership of the Defence Infrastructure Organisation (DIO). The DIO and its project team continues to progress the development proposals for Site. The project team comprises:

- WSP & Carter Jonas – Town Planning & Development Management
- SLR – Masterplanning
- WSP – Environmental Impact Assessment
- WSP – Heritage
- WSP – Flood Risk and Drainage
- WSP – Ecology
- WSP – Landscape
- WSP – Arboriculture
- WSP – Utilities & Services
- Glanville – Transport

The team of specialist consultants which has been assembled continues to build on the extensive work already undertaken, as summarised in the Delivery Document (June 2018).

This analysis has enabled the team to build on the initial concept design to illustrate how the site could be developed to create a high-quality, sustainable community.

Site Location



Section Two

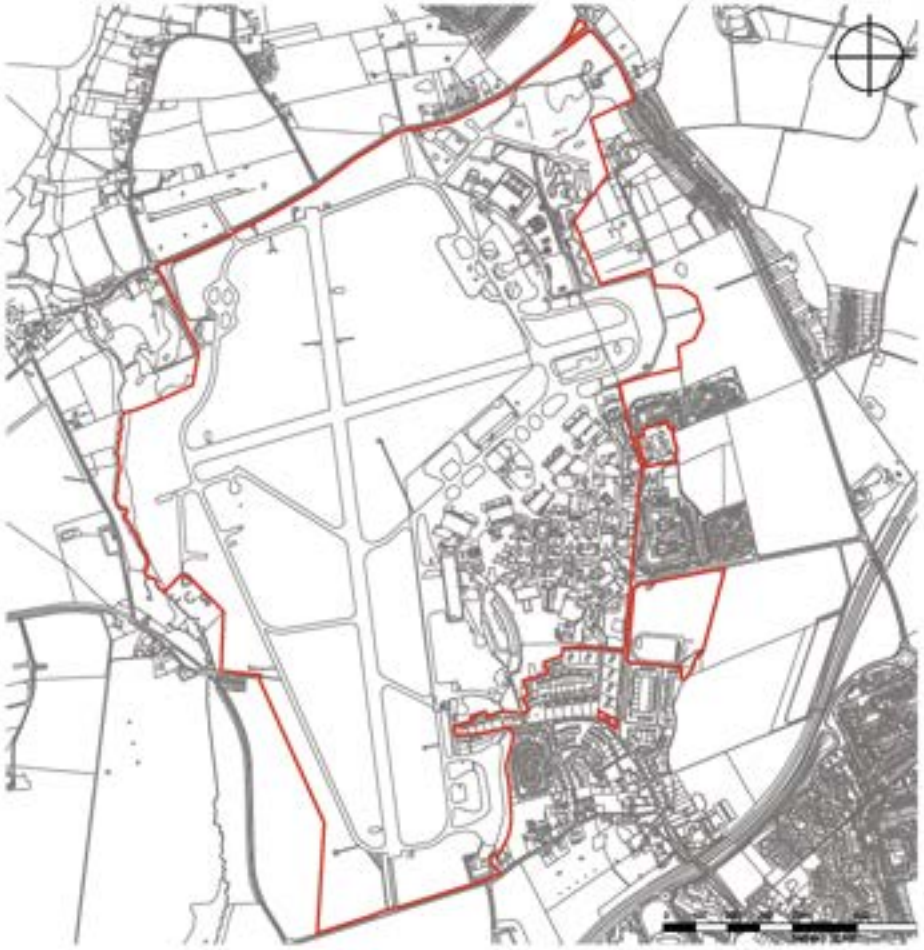
Site Location

Dalton Barracks is located approximately 3km northwest of Abingdon-on-Thames town centre and is enclosed by Barrow Road, Blackhorse Lane, Honeybottom Lane and the B4017. The A34 is located southeast of the site, with the Marcham Interchange at approximately 1.5km to the south, being the nearest junction.

The site is located approximately 8.5km from Milton Park, 13km from Central Oxford, and 15km from both Harwell and the Oxford Business Park, and within cycling distance of two new proposed Park & Ride sites. The site is approximately 5km from the 'A34 South' Park & Ride and 4km from the proposed Cumnor Park & Ride.

Whilst the site has a variety of access points, there are only two that are currently in regular use. One access is at the southern end of the airfield, with a large diverge taper from Barrow Road. The other access is located to the east of the site, on Cholswell Road, adjacent to the junction with Long Tow.

The land owned by the DIO covers an area of 288 hectares all of which constitutes previously developed land. The site was formerly **an RAF airfield, and more recently is home to the 7 Regiment of the Royal Logistics Corps.**



Site Boundary

Site Location Plan

Planning Context



Section Three

Planning Context

The Vale of White Horse District Council (VoWHDC) adopted its Local Plan 2031 Part 1 in December 2016 and their Local Plan 2031 Part 2 in October 2019. The Local Plan Part 2 allocates land at Dalton Barracks for around 1,200 homes. It also removes the built-up part of the barracks from the Green Belt. This combination of the allocated site and the built-up part of the barracks is expected to deliver up to 2,750 homes, and work on preparing a planning application for this area is progressing well. The site has been subject to extensive consultation with the local community, which will continue as proposals are progressed.

The Local Plan Part 2 also sets out the Council's intention to produce additional guidance on the approach to masterplanning for the allocated site, which is contained in the Dalton Barracks Strategic Allocation SPD. This has been subject to consultation and is adopted, and sets out the design requirements to ensure that an exemplar, high quality development is delivered. The SPD is a material consideration in the determination of any application made in respect of the allocated part of the site.

The DIO welcomes the decision by VoWHDC and South Oxfordshire District Council to progress a Joint Local Plan covering the period to 2041. In parallel with preparing a planning application for the areas that have already been released from Green Belt / allocated for residential development, the DIO is seeking the release of the remainder of the Dalton Barracks site from the Green Belt and its allocation as a strategic site for residential-led development in the new Plan. This will ensure that the Garden Community can be planned comprehensively in accordance with paragraph 22 in the National Planning Policy Framework (NPPF), which states: *'Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.'*

This is consistent with the Government's announcement made in June 2019, which confirmed its support for a new Garden Village at Dalton Barracks. The Delivery Document, June 2018, contains a detailed assessment of the opportunities and constraints of the site. The site is a sustainable location for new residential-led, mixed-use development. The development would constitute sustainable development in accordance with the NPPF's presumption in favour of sustainable development.

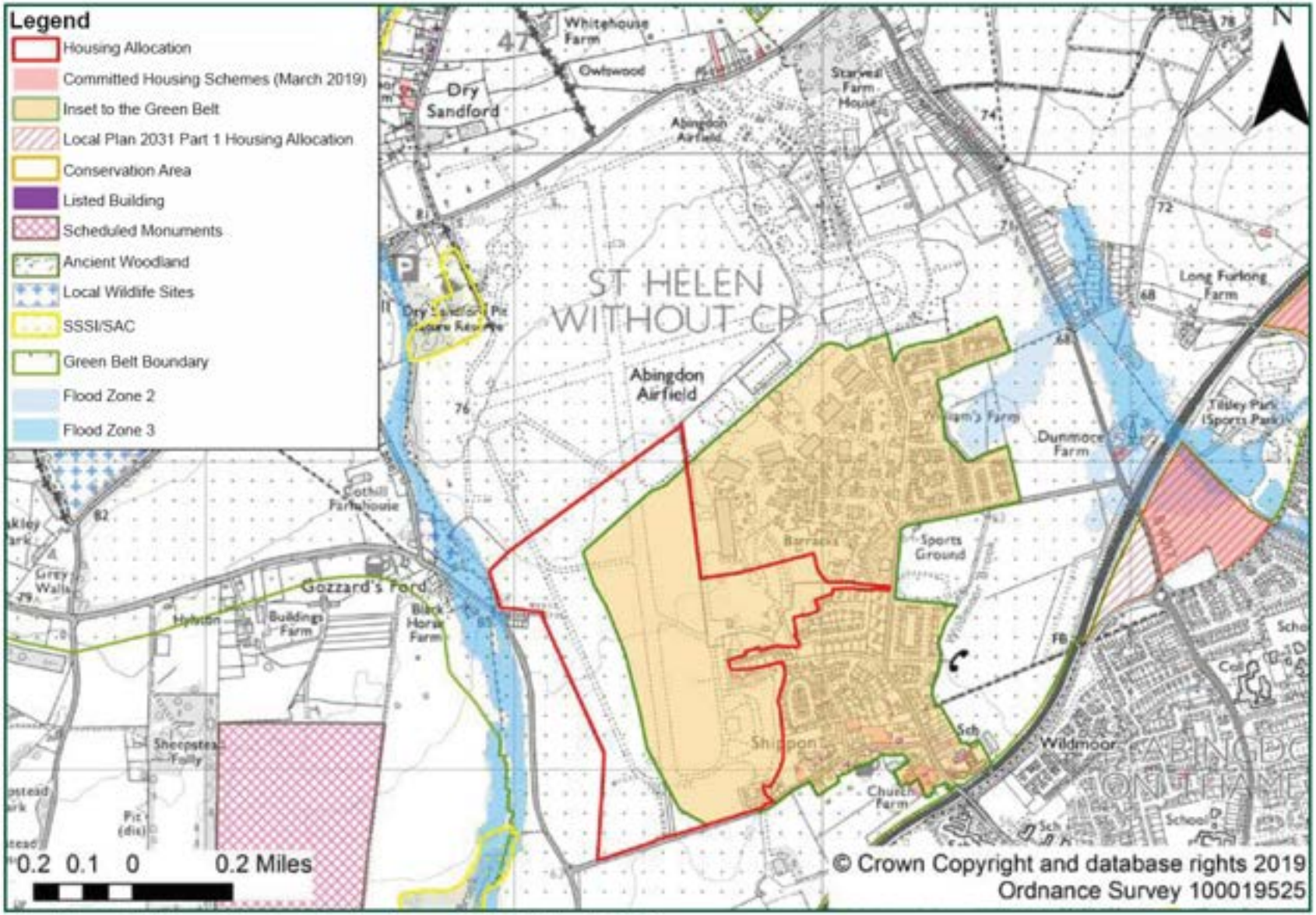












Dalton Barracks (Shippon) Housing Allocation (Around 1,200 dwellings to 2031)

Extract from the Vale of White Horse District Council's Local Plan Part 2 (Adopted October 2019) - Strategic Sites and Policies Appendices

Site Analysis

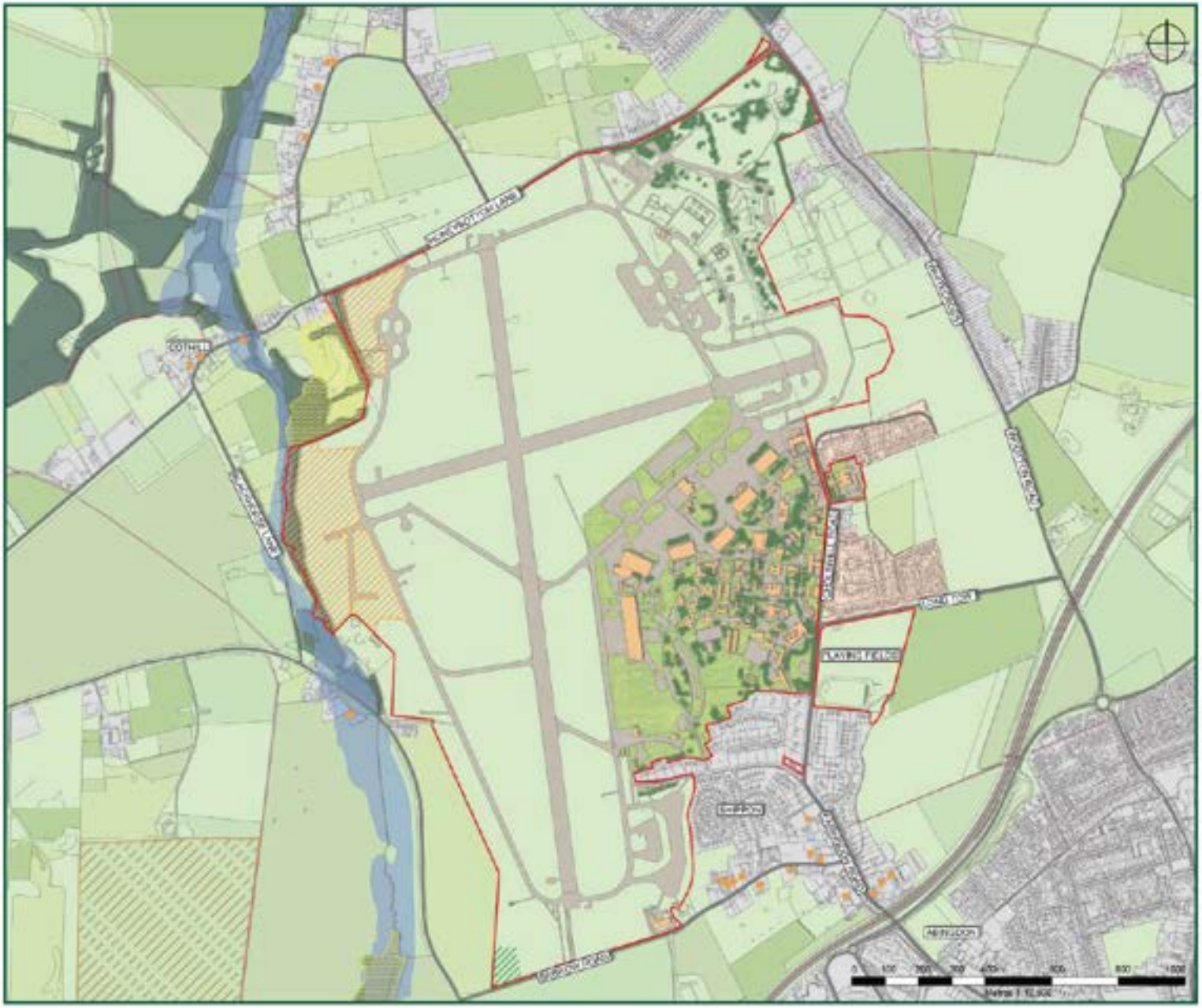


Site Analysis

The Delivery Document, June 2018, contains a detailed assessment of the opportunities and constraints of the site. The key opportunities and constraints for the site are summarised in the plan here.

Key

- Site Boundary
- Existing Woodland
- Existing Trees
- Existing MOD Buildings
- Other MOD Land with Long-Term Lease to Annington Homes
- Existing Settlements / Built Development
- Grassland within Barracks Area
- Semi-Improved Grassland
- Public Right of Way
- Sandford Brook Flood Plain
- Site of Special Scientific Interest
- Scheduled Ancient Monument
- Area of Archaeological Interest (Barrows)
- Listed Buildings



Constraints and Opportunities Plan

Vision Masterplan



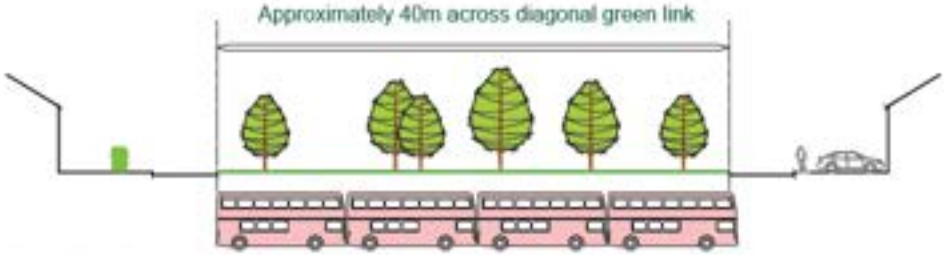
Vision Masterplan

Garden Village Principles

Development at Dalton Barracks will provide an exemplar, sustainable, residential-led, mixed-use community that reflects Garden Village principles in line with its status as a site for a Garden Village. The Town and Country Planning Association has identified a number of principles to inform the creation of garden villages. The following key principles below and on the following pages have been used to guide the proposed masterplan:

- Strong vision, leadership and community engagement;
- Mixed tenure homes and housing types that are genuinely affordable;
- Beautifully imagined and designed homes;
- Development that enhances the natural environment;
- Strong, cultural, recreational and shopping facilities in walkable, vibrant, social neighbourhoods; and
- Integrated and accessible transport systems.

The concept for the development of the site has been designed to deliver a vibrant sustainable community of around 5,250 new homes, with three primary schools, a secondary school, 3 mixed-use local centres and extensive areas of public open space. The parkland to the west of the redeveloped area will be approximately 18.5 times the size of Albert Park in Abingdon. There will also be extensive open space within the housing and mixed-use areas, with the section below providing a graphic illustration of the scale of the diagonal green link in the concept diagram on page 18.



Illustrative Cross Section East-West Diagonal Green Link

Environment

- Over 100 hectares of ecological parkland
- Landscaped buffer to the Dry Sandford Pit and Cothill Fen SSSI's
- 50% green infrastructure including trees in streets
- Deliver enhancements in biodiversity as part of a landscape-led masterplan
- Community orchards, allotments and wetland habitats
- Aspiration to achieve Net Zero Carbon during construction and operation









Health

- Prioritising walking and cycling throughout to encourage active lifestyles
- Sports pitches and open spaces to encourage exercise and socialising
- Community orchards and allotments
- Community centre within the settlement core
- Modern medical centre within a 15 minute cycle ride of every home
- Extra care housing and a care home for those less independent
- Promoting a safe and inclusive community in a healthy environment









Place-Shaping

- Three local centres with attractive spaces for new shops, cafes, restaurants and work-spaces
- Affordable homes and provision for first time buyers
- Multi-use space for community markets, performances and artwork
- High quality public realm and sense of place
- Low traffic neighbourhood and school streets
- Retention of architectural detail and some buildings to reflect the military history







Productivity

- Up to 3 primary schools and a secondary school
- Early-years and childcare provision
- Retail space over three mixed-use local centres
- Zoned flexible employment space linked by a walking and cycling network
- Mixed-use centres with flexible workspace to encourage entrepreneurialism







Connectivity

- Low carbon development
- Fibre optic broadband and 5G connectivity to benefit working from home
- Local highways improvement
- Safer walking and cycling links, including links to Abingdon town centre
- Electric car charging points
- Mobi transport hubs, including bus interchange
- Reduce car ownership and parking provision through car clubs









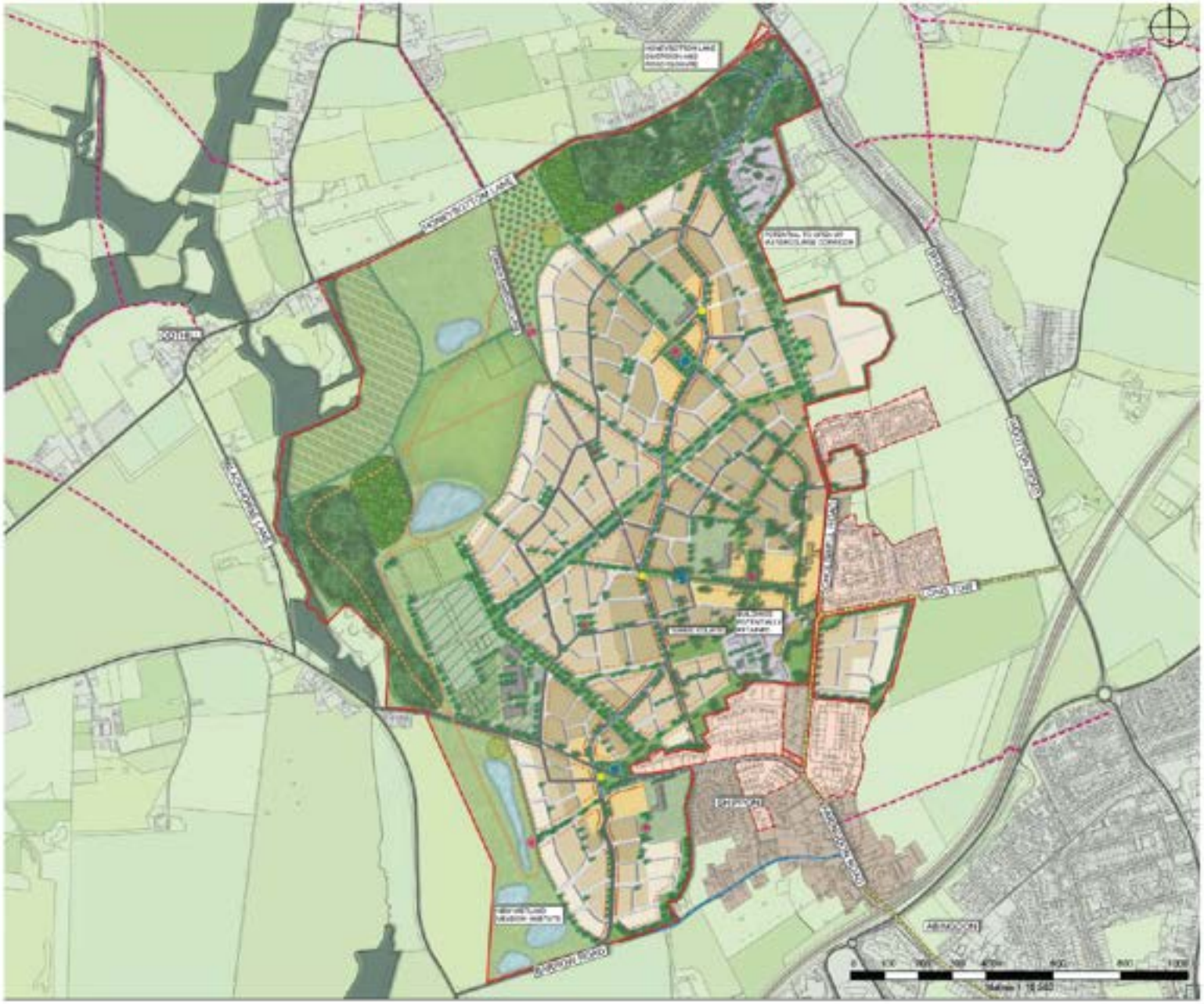
- 288 hectare site
- 5,250 homes
- Building of heritage interest retained
- Formal open space and sports pitches
- 100 hectares of ecological parkland
- Play grounds / full age range provision
- Community orchards and allotments
- Extensive woodland planting / tree retention
- Habitat creation / biodiversity enhancements
- Up to 3 primary schools and a secondary school
- Retail space in local centres
- 3 local mixed-use neighbourhood centres
- Zoned flexible employment space
- Modern medical centre
- Bus route / enhanced public transport provision
- Network of footpaths and cycleways



Concept Diagram

Key

- Site Boundary
- Higher Density Residential
- Medium Density Residential
- Lower Density Residential
- Secondary School
- Primary School
- Local / Neighbourhood Centre / Mixed-Use
- Employment / Business Park (Including Potential Local Employment Hub)
- Indicative School Building
- Buildings for Reten ion (in whole or in part)
- Parkland
- Other Green Spaces and Green Links (including Highways)
- Existing Trees
- Native Woodland / Wet Woodland
- Wood Pasture
- Illustrative Urban Tree Planting
- Community Orchard
- Reinstated / Species Rich Hedgerow
- Community Allotments
- Large Scale Playscape / Land Art
- Neighbourhood Parks
- Children's Equipped Play Area
- SSSI Habitat Buffer
- Indicative Balancing Basins & Swales / Wetland Habitats
- Main Street Corridor / Potential Bus Route with Stops
- Secondary Roads / Streets
- Indicative Traffic Calming Offsite
- Reinstated Lanes as Footpath / New Footpaths
- Public Rights of Way
- Indicative Public Paths Through Parkland
- Pedestrian / Cycle Offsite Infrastructure Enhancements



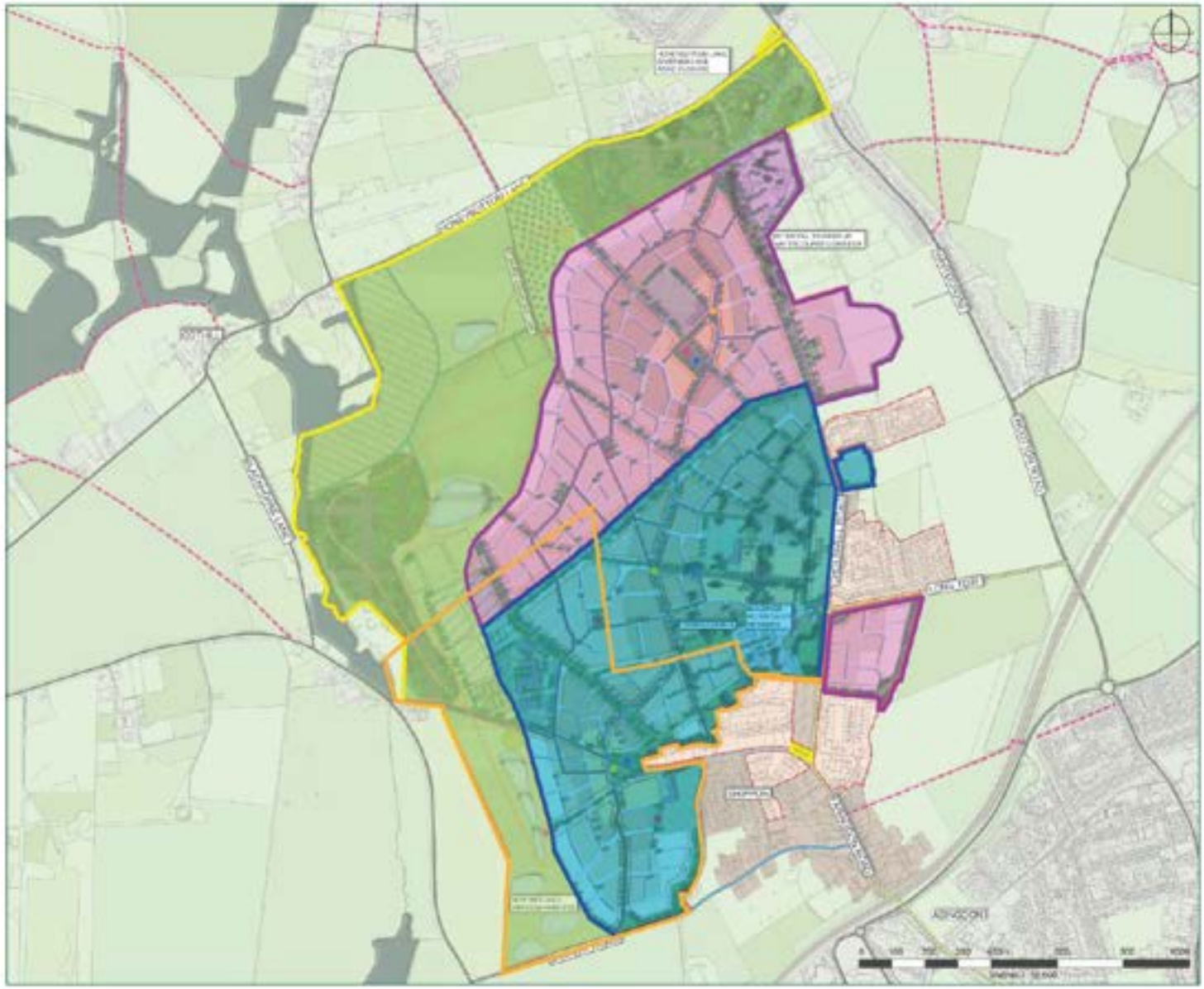
Concept Masterplan

Development Phasing



6 Development Phasing

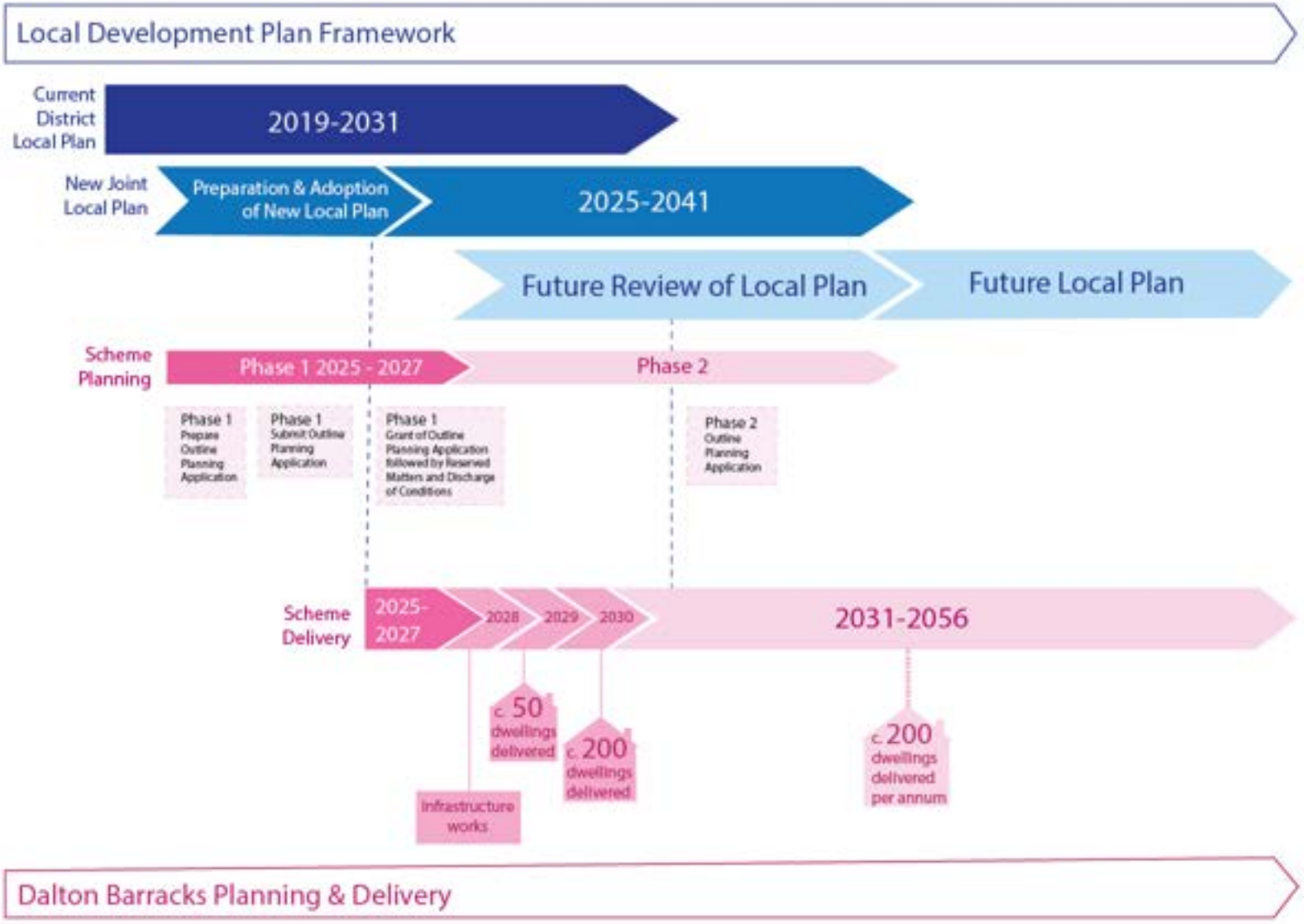
The Site will deliver around 1,200 new homes by 2036 and has the potential to deliver around 5,250 new homes in the longer term. A timeline is included on the following page.



Key

- Outline Planning Application Area - Up to 2,750 Dwellings (including around 1,200 from the Local Plan Allocation)
- Housing Allocation (VoWHDC Local Plan Part 2)
- Northern Area Extension - Up to an Additional 2,500 Dwellings
- Parkland / Sports Pitches Including Secondary School Grounds and Infrastructure to be Delivered Commensurate with Planning Applications

Indicative Phasing Plan



Planning and Delivery Timeline

Development Summary



Section Seven

7 Development Summary

The allocation of Dalton Barracks as a strategic development site will go a long way to meeting the Vale and SODC's housing needs to 2041, and beyond.

Dalton Barracks is a sustainable location for new residential-led, mixed-use development, consistent with the Framework's presumption in favour of sustainable development, and its emphasis on making full and effective use of previously developed land.

A new community at Dalton Barracks, which is comprehensively masterplanned to accommodate around 5,250 new homes, would enable the re-use of a redundant military site for open space, housing, mixed uses and supporting infrastructure. It can also be comprehensively masterplanned to ensure the infrastructure and open space is provided at the appropriate time.

The technical work done to date has shown that the site is available, and that there are significant benefits that can be drawn from its development, as proposed and illustrated in this document.













Defence
Infrastructure
Organisation