

Dalton Barracks Strategic Allocation Supplementary Planning Document

Consultation Statement, pre-public consultation

October 2021

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Introduction

This document provides a summary of the consultation carried out to date during the early stages of preparing the Dalton Barracks Supplementary Planning Document (SPD). It covers stakeholder engagement and sets the scene for the statutory consultation currently being undertaken on the draft SPD in October – November 2021.

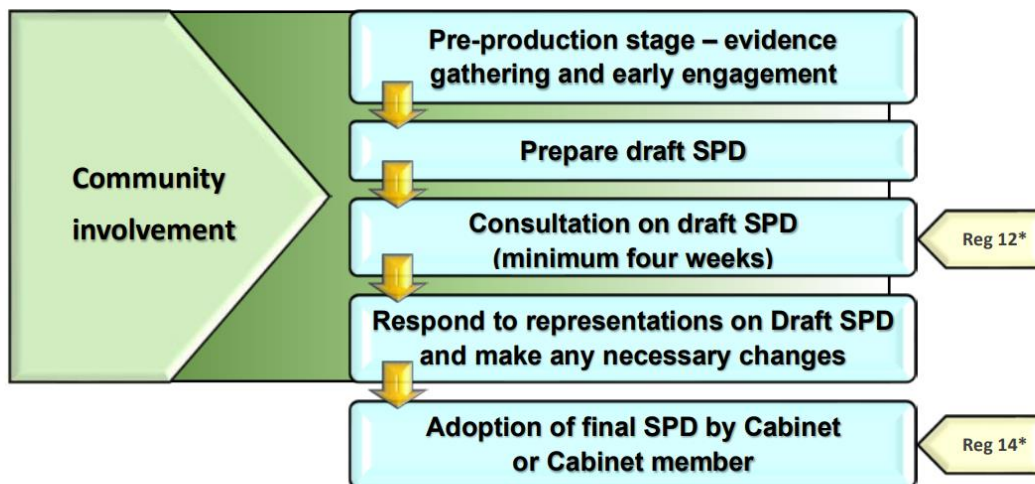
We will update this document after the four week public consultation in October – November 2021 to include the main issues raised on the draft SPD. Our current consultation will be concluding on 18 November 2021.

Background

The Vale of White Horse District Council (the council) is committed to working collaboratively with organisations, local communities and individuals to ensure that its planning policies reflect a collective vision and a set of agreed priorities for the area. The council's approach to engagement is set out in the Vale of White Horse District Council's Statement of Community Involvement (SCI)¹, which is itself currently being updated.

The diagram below, which is Figure 2 of the SCI, shows the key stages of preparing a supplementary planning document (SPD). Community engagement plays a key part in the development of a supplementary planning document, including at the pre-production stage and then through the requirement for the local planning authority to undertake a public consultation on the draft SPD².

Figure 2: Key Stages in the Preparation of Supplementary Planning Documents (SPDs)



* The Town and Country Planning (Local Planning) (England) Regulations 2012

This consultation statement summarises the approach we have taken to community engagement when developing the draft Dalton Barracks Supplementary Planning Document.

A supplementary planning document is a document which add further detail to the policies in the Development Plan. The Development Plan being those plans, such as the Local Plan

¹ Vale of White Horse District Council Statement of Community Involvement; <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/statement-of-community-involvement/>

² Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012

and Neighbourhood Plan, which planning decisions must be made in accordance with unless material considerations indicate otherwise.

Early Engagement

Work started on the Dalton Barracks Supplementary Planning Document (SPD) in 2018, alongside the development of Part 2 of the the Vale of White Horse Local Plan 2031 (LPP2). In the emerging LPP2, the Council had identified the Dalton Barracks site as suitable for an allocation which could deliver around 1,200 homes within the plan period (to 2031) but also acknowledged the scope for further development beyond 2031, so that in total the site could deliver around 4,500 homes as part of a development founded on garden village principles. Initial work on the SPD reflected this.

The council appointed consultants Hankinson Duckett Associates (HDA) to undertake the initial drafting of the SPD. To inform the development of the SPD, the council and HDA met with a number of key stakeholders. A list of these meetings can be found in appendix 1.

After the initial meetings took place, the consultants then undertook a number of activities based workshops with key stakeholders on the development of the SPD. These workshops are summarised below.

Workshop 1: Building a Connected Settlement - 19 February 2018

The event was held in the Wootton and Dry Sandford Community Centre in the morning of 19 February 2018. Representatives from the following organisations were in attendance;

- Berks Bucks & Oxon Wildlife Trust
- Defence Infrastructure Organisation (landowner), supported by:
 - Carter Jonas, planning consultant
 - Glanville, transport consultants
 - SLR, design consultants
- Oxford City Council
- Oxfordshire County Council
- St Helen Without Parish Council
- Vale of White Horse District Council
- Wootton and St Helen without Neighbourhood Plan Steering Group
- Wootton Parish Council

HDA and the Council gave presentations to set the context of the Dalton Barracks Supplementary Planning Document including the progress of LPP2 at that time. Two activities in allocated groups were then undertaken; one on integration and transport and the other on possible types of uses in different areas. Three indicative masterplans were developed for the workshop to help aid discussion.

Workshop 2: Settlement Identity and Character - 14 March 2018

The event was held in the Wootton and Dry Sandford Community Centre in the morning of 14 March 2018. Representatives from the following organisations were in attendance;

- Berks Bucks & Oxon Wildlife Trust
- Carter Jonas representing the Defence Infrastructure Organisation
- Glanville, transport consultants for the Defence Infrastructure Organisation
- SLR, design consultants for the Defence Infrastructure Organisation
- Oxfordshire Clinical Commissioning Group
- Highways England
- Oxford City Council

- Oxfordshire County Council
- St Helen Without Parish Council
- Vale of White Horse District Council
- Wootton and St Helen Without Neighbourhood Plan Steering Group
- Wootton Parish Council

A summary was given from workshop 1 including a discussion on the potential masterplan. There were then four group discussions based on Neighbourhood Identity and Country Park Character. The outputs of these two workshops are set out in the section below.

Specialists' officers and other teams at the Council were also consulted, as well as engaging with key stakeholders. These teams and specialists included:

- Economic development
- Leisure
- Housing
- Conservation
- Ecology
- Forestry
- Garden Village Team
- Landscape
- Urban Design

As the local highways and education authority, the Council also consulted with Oxfordshire County Council during the preparation of the supplementary planning document. This was done through providing updates during meetings and sending relevant parts of the document for their comment.

Adoption of the Local Plan Part 2 (LPP2)

The Vale of White Horse Local Plan 2031, Part 2 (LPP2) was adopted in October 2019. This seeks to deliver a high quality, exemplar, community focused, landscape-led, sustainable development of 1,200 dwellings on part of the wider Garden Village site. The Local Plan allocation is referred to as the 'Dalton Barracks Strategic Allocation'. Modifications recommended by the Inspector in his report during the examination process meant that references to further development beyond 2031 have been removed from Local Plan policy. The process for considering further development will take place through the preparation of future development plans: the Oxfordshire Plan 2050 and the Joint Local Plan 2041.

Supplementary Planning Documents are only able to build on and provide more detailed advice and guidance on policies in the adopted local plan. The SPD, therefore, focuses on the allocated site and the practical requirements to deliver the Strategic Allocation and to meet our expectations for a high quality, sustainable new community founded on Garden Village principles.

Following the receipt of the Inspector's report³ into LPP2, the council instructed HDA to pause work on the SPD to reflect on the modifications made by the Inspector⁴. Subsequently, the council then decided to undertake the development of the SPD without the use of consultants.

³ Planning Inspectors final report to Local Plan 2031 Part 2; <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2019/07/Final-Vale-of-White-Horse-Report-June-2019-LPP2ex.pdf>

⁴ Local Plan 2031 Part 2 Schedule of Main Modifications; <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/11/Final-Schedule-of-Main-Modifications-June-2019.pdf>

Feedback from the early engagement

The introductory meetings held in January 2018 provided some initial discussion points for the SPD. These were sent to the site promoter for their review and comments which provided useful understanding of what could and could not be achieved on the site. These initial meetings provided useful context as to the issues each party identified to delivering the site.

Workshop 1

At the first workshop, held in February 2018, three indicative masterplans were produced to aid discussion. These masterplans were developed for the wider MOD site as this was the area being considered by the SPD⁵ initially. The feedback from these discussions were divided into three categories: areas of general agreement, areas of possible agreement and areas for further discussions. These are set out in appendix 2.

The feedback from workshop 1 fed into workshop 2 and into the drafting of the initial SPD.

Workshop 2

This workshop focused on the identity and character of the site. Following a review of the first workshop, group discussions focused on neighbourhood identity and country park character. The discussions were held in four separate groups, followed by a feedback session in which common themes were identified. A summary is set out in appendix 3.

The feedback from these workshops helped to shape the drafting of the initial SPD. Along with comments from specialist council officers, an initial SPD was developed for the wider site. However as previously mentioned, work on that version of the SPD was paused following the receipt of the Inspector's final report to LPP2. Once work resumed on the SPD, the feedback from the initial meetings and the two workshops were considered when preparing the new draft SPD.

Recent Engagement

Work recommenced on the development of the Dalton Barracks Supplementary Planning Document (SPD) in 2020. The decision was made by councillors to continue to progress the SPD by council officers. Since the work restarted, the council have engaged with councillors, specialist council officers, the site promoter and St Helen Without Parish Council. A list of the engagement activities undertaken can be found in appendix 4. A summary of key issues raised during the recent engagement on the SPD can be found in appendix 5.

Future Engagement

Another two engagement sessions have been arranged with St Helen Without Parish Council. These will take place at the start of and during the four week public consultation period. The aim of the first session will be to introduce the draft document to the parish council and the second to answer questions and discuss any comments they have on the draft document.

The purpose of these scheduled meetings is to help officers gain a clear understanding of the parish council's feedback on the draft SPD so that the views of representatives of the

⁵ The area within the SPD reflects the modifications made by the planning inspector for LPP2 and therefore although this feedback has fed into the draft SPD, not all of it has been relevant given the reduced scope of the draft SPD.

local community can shape the drafting of the final SPD to be considered for adoption by the Council.

Consultation

The draft Dalton Barracks Supplementary Planning Document (SPD) is currently out for public consultation. This consultation started on the 21 October and runs for four weeks, concluding on 18 November. The draft SPD can be found on the Council's website; www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/supplementary-planning-documents/dalton-barracks-supplementary-planning-document/

In line with the Council's SCI, the council keeps an up-to-date database of individuals, groups and stakeholders who are regularly contacted on planning matters⁶. These groups have been informed of the consultation and have been given an opportunity to comment on the draft document. The council have also advertised the consultation on their including ways to respond to the document, where the document can be viewed and a statement on what happens following the consultation⁷.

Following the public consultation, the council will review and consider the comments received and finalise the SPD for adoption. This consultation statement will be updated to reflect how the main issues received during the consultation have been taken into account and reflected within the SPD, where appropriate.

Conclusion

The Vale of White Horse District Council has undertaken a range of engagement with key stakeholders on the draft Dalton Barracks SPD. This engagement began in 2018 with stakeholder workshops. There has also been further engagement with specialist council officers, Oxfordshire County Council and St Helen Without Parish Council.

The draft SPD is currently out for a four week public consultation where we are inviting comments on the draft document. Once the consultation has concluded, the comments received will be reviewed and considered, and the document will be updated to reflect the main issues received, where appropriate. This consultation statement will also be updated to set out how the main issues received has been considered when modifying the draft SPD.

⁶ Vale of White Horse District Council Statement of Community Involvement;

<https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/statement-of-community-involvement/>

⁷ Dalton Barracks Supplementary Planning Document webpage; <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/supplementary-planning-documents/dalton-barracks-supplementary-planning-document/>

Appendix 1 – Introduction meetings with key stakeholders held in January 2018

<u>Date and Time</u>	<u>Venue</u>	<u>Attendees</u>
Friday 5 th January 2018 10am	Vale of White Horse District Council offices	Hankinson Duckett Associates Oxfordshire County Council (Transport)
Wednesday 10 th January 2018 10am – 11am	Vale of White Horse District Council offices	Hankinson Duckett Associates Oxfordshire County Council (Education)
Wednesday 10 th January 2018 4pm – 5:30pm	Vale of White Horse District Council Offices	Hankinson Duckett Associates Vale of White Horse DC policy officers Vale of White Horse DC Leisure officer Vale of White Horse DC Housing and Development officer Vale of White Horse DC Economic Development officer
Thursday 11 th January 2018 9:30am – 10:30am	Vale of White Horse District Council Offices	Hankinson Duckett Associates Vale of White Horse DC policy officers Wootton Parish Council Wootton and St Helen Without Neighbourhood Plan Steering Group
Friday 12 th January 2018 3pm – 4pm	Vale of White Horse District Council Offices	Hankinson Duckett Associates BBO Wildlife Trust
Monday 15 th January 2018 10am – 11am	Vale of White Horse District Council Offices	Hankinson Duckett Associates Vale of White Horse DC policy officers St Helen Without Parish Council Wootton and St Helen Without Neighbourhood Plan steering group
Friday 26 th January 2018 12pm – 2pm	Vale of White Horse District Council Offices	Hankinson Duckett Associates Vale of White Horse DC policy officers SLR Consulting Glanville Group Carter Jonas

Appendix 2 – Feedback from workshop 1 – February 2018

Areas of discussion	Areas of possible agreement	Areas for further discussions
Three local centres north, south and centrally broadly in the locations of the existing officer's mess/barracks HQ	First phase to the south (early delivery of facilities and infrastructure for Shippon)	Sports pitches <ul style="list-style-type: none"> • Although the Barracks pitches are not in public use Sport England are likely to require these to be replaced • Potential for shared use with the school • Location of sports pitches
Primary schools located next to the local centres	First phase main access Barrow Road and Sycamore Close/ Long Tow bypassing Shippon	Densities/ character <ul style="list-style-type: none"> • Location of higher/ lower densities • Character of local centres/ land uses • Retail • Employment/ mix of employment • Flexible space (i.e. residential/ retail/ live work that could be converted) • Community facilities • Priorities
Secondary school between primary route and western edge associated with a sports hub	More than one single sports hub	Country Park: <ul style="list-style-type: none"> • Visitor centre? • Access/ parking? • Footpath routes and connections to the wider area
Residential development on existing Barrack's sports ground	Sensitive edge to Shippon – school playing fields/ open space/ bungalows	Amenity open space: <ul style="list-style-type: none"> • Character of green links • Character of parks
First 1200 homes in a single location	Final scheme – primary route through the site connecting Barrow Road and Whitecross	
Faringdon Road secondary connection/route	Connected green spaces or green corridors	
Main vehicle access at the northern end of Whitecross Road		

Appendix 3 – Feedback from workshop 2 – March 2018

The following feedback was received from the second workshop;

Neighbourhood Identity

- The Garden Village should be established around three centres focused on a primary school and other community uses;
- The centres should promote walkable neighbourhoods and social interaction;
- Active and sustainable patterns of movement should be established at an early stage;
- There are opportunities to re-purpose existing building and facilities such as the officers mess, site headquarters and barracks medical centre;
- A varied mix of housing should be provided within each development phase; and
- There should be linked open spaces through the Garden Village

Country Park Character

- The parkland should be an attractive alternative to Cothill Fen SAC and Dry Sandford Pit SSSI for dog walkers;
- It should maintain and provide wildlife habitat that supports habitat and species found in the adjacent wildlife sites;
- It should provide opportunities for active and passive recreation;
- It should be integrated with the Garden Village;
- A robust buffer to the adjacent wildlife sites should be established; and
- Pedestrian and cycle routes should connect the park to the wider countryside and surrounding settlements.

Appendix 4 – Recent engagement held virtually

<u>Date and Time</u>	<u>Attendees</u>	<u>Discussion points</u>
December 2020 Councillor Update	Vale of White Horse District Councillors Vale of White Horse District Council Planning Policy Officers Vale of White Horse District Council Garden Village Team	Progress on SPD to date Steps moving forward Future Engagement
May – September 2021 Shared working draft version of SPD	Vale of White Horse District Council Specialists Oxfordshire County Council DIO (landowner)	Shared a working draft of the SPD to gain the views of specialist officers and those of the site promoter.
9 September 2021 Site owner update	Vale of White Horse District Council Planning Policy Officers Vale of White Horse District Council Garden Village Team DIO (landowner), and consultancy team Carter Jonas GL Hearn SLR Consultants	Local Plan position regarding site at Dalton Barracks Progress on SPD to date Steps moving forward Future Engagement
20 September 2021 Parish Council Update	St Helen Without Parish Council Representatives Vale of White Horse District Councillors Vale of White Horse District Council Planning Policy Officers Vale of White Horse District Council Garden Village Team	Local Plan position regarding site at Dalton Barracks Progress on SPD to date Steps moving forward Future Engagement

Appendix 5 – Summary of main issues raised during recent engagement in 2021

Stakeholder	Summary of main issue(s)	Response	Amendments to draft SPD
DIO (landowner)	The SPD should take into consideration the wider garden village and future development beyond the plan period.	Legally the SPD can only relate to the allocation within LPP2.	Additional clarification regarding the appropriate processes for considering the future development of the Garden Village beyond the plan period
DIO	The SPD should not require the preparation Design Codes.	The intention of the SPD is to require Design Codes for the site if sufficient detail is not provided within the Masterplan and Design and Access Statement.	Text amended to clarify this.
DIO	Only the 'built form of schools' should be restricted from being located in the Green Belt.	OCC require any proposed schools not to be within the Green Belt to allow for future expansion. This includes the entire school site.	None.
DIO	Guidance on achieving a 'net zero carbon' development should not be over prescriptive.	The SPD encourages development that produces net zero operational carbon (based on the LETI Climate Emergency Design Guide definition), by optimising passive design, maximising on-site renewable energy generation, in particular the solar generating capacity of the development, and reducing embodied carbon. This ambition is supported by Design Guidance setting out how this might be achieved. The Guidance is based on best practice.	Text added and amended to more clearly set out the foundation of the Design Guidance provided.
DIO	Some of the transport requirements may include third party land.	The presence of third party land does not prohibit a scheme coming forward. Delivery should be explored.	Text amended to make some requirements subject to detailed investigation.

DIO	The requirement for development on the site to achieve a minimum 10% biodiversity net gain needs to be flexible and allow the option to use additional land outside the allocated site and/or off-site contributions.	Agreed. There is no requirement to deliver the 10% biodiversity gain solely on-site.	Text amended to reflect this.
Oxfordshire County Council (OCC) (Transport)	Park and Ride sites are part of the long term plans within the Local Transport Plan, however, there is no immediate commitment/funding towards their delivery. We cannot expect the allocated site to deliver access improvements to these locations.	Agreed.	Text regarding Park and Ride sites deleted.
OCC (Transport)	Remove any references to re-establishing the historic Sandford lane route between Shippon and the centre of Wootton as this can only be achieved as part of the wider MOD site/Garden Village.	Agreed. This route is located outside of the Strategic Allocation.	Text relating to re-establishing the historic Sandford lane route deleted.
OCC (Archaeology)	Add in more detail on the archaeological potential of the site and requirements for assessment.	Agreed.	Proposed text added.
OCC (Innovation Hub)	Add in text to ensure the development is futureproofed for innovation and flexible to future changes in technology e.g. autonomous vehicles, energy storage solutions etc.	Agreed.	Proposed text added.
OCC (Education)	Reinforce that education requirements are based on 1200 homes.	Agreed.	Proposed text added.
OCC (Property)	The school should be located close to the Local Centre rather	Agreed.	Proposed text added.

	than providing the focus.		
OCC (Property)	Any school delivered on the site should not be located within the Green Belt as this would restrict future expansion.	Agreed.	Proposed text added.
St Helen Without Parish Council	The SPD must require visual and physical separation between Shippon and the development (new garden village) in line with the NDP policy.	Agreed. The SPD requires this.	None needed.
St Helen Without Parish Council	The SPD must highlight the traffic impact concerns of the local community and ensure they are mitigated.	Agreed. The Transport Assessment that supports the planning application will address this.	Supplementary text added to emphasis this point.
St Helen Without Parish Council	The SPD should emphasise the need for new community facilities, specifically a medical centre and community centre, and the need for housing for the elderly (to allow people to downsize).	<p>The Local Plan Part 2 requires development at the site to contribute towards improvements to existing healthcare and other community facilities. The SPD cannot require more than this, but it can encourage/support the delivery of a community centre and medical centre.</p> <p>The SPD encourages the development to explore options for delivering a community centre or similar facility and new medical facilities in line with the requirements of the Neighbourhood Plan. The SPD also encourages the development to meet the needs of the older population and supports elderly care provision in accordance with Core Policy 26 of the Local Plan.</p>	None needed.