

## St Helen Without Parish Council

### Overview of Vale of White Horse District Council (VWHDC)

#### Local Plan Part 2 (LPP2) Draft Main Modifications and their

#### Impact on Shippon and Development on Dalton Barracks and Airfield

VWHDC Consultation runs 18 February to 1 April 2019

**Main Point: There are no exceptional circumstances for removing the small historic village of Shippon from the Green Belt as there is no conflict between the strategic need of LPP2 to build 1200 dwellings on the Airfield and the local residents firmly stated need for separation from such a large new development that could ultimately become a very large new settlement.**

You can submit representations to the Draft Main Modifications by:

- completing the online form: <https://survey.southandvale.gov.uk/s/VLP2019/>
- emailing: [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)
- writing to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB; or
- completing a comment form available on the VWHDC webpage (see link at end) and posting or emailing it back.

#### Background notes to aid your response:

- National Planning Policy Framework (NPPF) July 2018 sets out the Government's planning policies for England and how these should be applied. Chapter 13 covers Protecting Green Belt Land (GB). Key points to consider are:
  - a. NPPF 133: To prevent urban sprawl, keep land permanently open. Essential characteristics of the GB are their **openness** and their **permanence**.
  - b. NPPF 143: Inappropriate development is by definition harmful to the GB and should not be approved except in **VERY SPECIAL CIRCUMSTANCES**.
  - c. NPPF 145: Local planning authorities should regard construction of new buildings as inappropriate in the GB. except for **limited infilling** in villages. (Currently applies to Shippon)
- In the VWHDC's Local Plan Part 1 adopted in December 2016 Strategic Policies, **Shippon** is designated as a **small village** and protected from new Development by the Oxford Green Belt Policy 13.
- Local Plan Part 2, currently not adopted and undergoing examination, covers Detailed Policies and Additional Sites up to 2031. It proposes a major new site at Dalton Barracks and Airfield as the army have indicated that they plan to leave the site by 2029.
- The Inspector wrote a letter dated 30 October 2018 to the VWHDC questioning the soundness of LPP2. He specifically queried that there was a "**lack of unambiguous data**" to support a large development of up to 4500 dwellings at Dalton Barracks and the Airfield. He stated that Soundness could be achieved by limiting the development to 1200 dwellings "**with Green Belt designation deleted from the site(s) concerned and no more**" inferring there would be no change to Shippon's Green Belt status.
- The VWHDC **fully accepted** these recommendations and responded to the Inspector on 20 November 2018 redrawing the **strategic boundary** of the development to only take out of the

Green Belt **sufficient land** at the southern end of the Airfield to facilitate the development of the 1200 dwellings.

- The Inspector in a subsequent the letter dated 19 December 2018, appears to go against his previous statements. He looks **beyond 2031** suggesting that future development of Dalton Barracks should be considered. That the **new development and built up areas of Dalton Barracks and Shippon**, as one, should **"form an inset and excluded from the Green Belt"** (an "Inset" village loses full Green Belt protection). **However, there are no circumstances, in our view, under which Shippon's status in the Green Belt needs to change to deliver 1200 dwellings on the Airfield.**
- It is likely that long term development **beyond 2031** of Dalton Barracks and Airfield would create a **major new settlement**. That would then meet the criteria for a **Garden Village which by definition must be standalone**. Logically this must be separate from the small village of Shippon.
- In a letter to Layla Moran MP, the Inspector suggests that Shippon would be treated in exactly the same way as **other Green Belt inset villages, such as Wootton and Cumnor**. However, **none** of these **are small villages**. The proposed modifications now in LPP2 would make all of Shippon and the new development **"an integrated and continuous settlement"** to create a **large village**. The key issues here are that Shippon is specifically classed as a small village in LPP1 and therefore has the **protection of 'washed over' status** which prohibits any new development other than limited infill. ***Inset villages are not considered as being in the Green Belt as such and have no statutory protection against development.*** Instead they have to rely on the protection afforded by policies in LPP1 (such as ensuring protection of historic buildings and ensuring development is sympathetic to its surroundings which, in our experience carry little weight as they have no statutory base). **LPP2 cannot conflict with LPP1** so by changing the status of Shippon to a large village this potential stumbling block for the Vale is overcome.
- The communities of St Helen Without and Wootton came together to develop a joint Neighbourhood Plan (NP). The communities accepted development of 1200 dwellings. However, a **large majority (84%)** of Shippon residents have made it clear, and is evidenced, in a Parish response to LPP2 and in the NP questionnaire that they wish to **remain a small village and separate from any new development at Dalton Barracks and the Airfield by creating an appropriate buffer zone**. Sadly, it appears that the wishes of **Shippon residents** are being **ignored in the LPP2 Draft Main Modifications**.
- There is **no conflict** between the **strategic need of LPP2** to build 1200 dwellings on the Airfield and the **local resident's need for separation**.
- **There is more than enough land at Dalton Barracks to meet the VWHDC's need for 1200 dwellings by 2031 (and further development beyond that date) and as such no exceptional circumstances exist so it would be inappropriate to take Shippon out of the Green Belt.**

#### **Website links:**

VWHDC Local Plan Part 2: [www.whitehorsedc.gov.uk/lpp2](http://www.whitehorsedc.gov.uk/lpp2)

Wootton and St Helen Without Neighbourhood Plan: [www.wshwnp.org.uk](http://www.wshwnp.org.uk)

#### **Contact:**

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