

## **VALE OF WHITE HORSE DISTRICT LOCAL PLAN 2031**

### **EXAMINATION IN PUBLIC**

#### **Response of Barton Willmore on behalf of Radley College and Kibswell Homes**

#### **Matter 5: Proposed Revision of Green Belt Boundaries**

### **ERRATUM**

*This sheet replaces paragraph 1.8 – 1.10 of our original hearing statement for Matter 5. The text below is to be read in place of those paragraphs as originally drafted.*

- 1.8 The LVIA work concludes that the extent of existing enclosure and defensible boundaries physically and visually contain the Site and segregate it from the wider countryside. The Site does not contribute to the separation distance between Radley and Abingdon as any development on the Site would extend no further west than the existing settlement of Radley. Similarly, the separation distance between Lower Radley and Radley would be maintained as development would not extend further east, and the separation distance between Radley and Kennington would also remain as development would extend no further north than Radley College, which adjoins the northern part of the Site to the west.
- 1.9 Despite the arable land use of the Site resulting in an intrinsically open character; the Site's location between the vegetation bordering White's Lane and the built form of Radley, results in the Site being enclosed from the wider landscape, physically and visually separating the Site from the wider Green Belt to the west. Whilst development within the Site would result in a technical reduction in openness due to the introduction of new built forms, these would be contained by the existing robust and permanent boundaries of White's Lane and Radley, and therefore would protect the openness and permanence of the wider Green Belt to the west. Furthermore, development set within a robust landscape framework at this location, whilst not within the defined settlement boundary, would form a coherent part of the settlement pattern of Radley, strengthening the legibility of the landscape and forming a defensible edge to the area of settlement along White's Lane.
- 1.10 Furthermore, the Site has the ability to absorb development without resulting in the unrestricted sprawl of Radley or coalescence of areas of development, as any development would be contained by the existing defensible boundaries that

physically and visual contain the Site and segregate it from the wider countryside. In this regard, overall the Site makes a very limited contribution to the purposes of the Green Belt and is considered to be a logical and suitable location for release from the Green Belt.