

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Hazel Oliver
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Q1 Do you consider the Local Plan is Legally Compliant? No

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. N/A

Q4 Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

I moved to Radley in 2006, my house backs onto fields in White's Lane, in 2006 I was assured by VWHDC Planning Policy that the land behind my property was and would remain in the Green Belt and would not be developed in the future. Therefore I object to proposal to build 240 houses on this land and do not want the views and peaceful tranquility spoilt and destroyed by the Council. I also object to the additional noise levels and street lighting issues which will be created if the field is developed for housing.

The field behind my house is well maintained, owned by Radley College and rented to Peachcroft Farm for growing crops barley etc. The proposed development site includes a field, small wooded area and a deep disused gravel pit where there is an abundance of important wildlife living including: owls, red kites, sparrow hawks, jays, deer, pheasants, newts, frogs, dormice. This site also includes a bat colony, a protected species, living and feeding in this area. The biodiversity of this area would be lost and destroyed for ever if the land is developed for housing.

Did the consultants prepare an Ecological Impact Assessment before identifying this site for possible housing development?

Radley is a small village of approx 913 houses and certainly does not have enough facilities and infrastructure to accommodate another 720 new homes, this will increase the size of the village by 80% which would be entirely inappropriate. The primary school is currently full and has no room for expansion. The community village shop is run purely by volunteers and the Post Office closed last summer. Surely large housing developments would be better located in towns where there are adequate shops, schools and sports facilities rather than destroying the visual impact of a small village. Radley already has a parking problem caused by train commuters clogging up village streets parking near the station and in St James Road rather than paying to use the station car park, this problem would increase if more houses are built in the village.

The current free-for-all situation has occurred because the WWHDC allowed the 2011 Local Plan to lapse instead of starting to produce a new Local Plan during the last 3-4 years.

White's Lane is already a busy road, has no pedestrian footpath, no street lighting and is therefore not suitable for carrying the huge increase and volume of traffic required for the extra housing development. St James Road will become a rat run for traffic taking a short cut making it dangerous for elderly residents and children living in that part of Radley.

White's Lane is not a suitable location for such a large scale housing development because the land is outside the village confines. New residents will be cut off from the main village and there is no land available to create a pedestrian link through to the centre of the village.

Any large scale housing development in White's Lane would adversely affect the character and setting of Radley College which has statutory Listed Buildings. This site is an independent boarding school for 690 boys, set on a beautiful 800-acre estate. It was founded in 1847 by the Reverend William Sewell, fellow of Exeter College, Oxford.

Have WWHDC investigated using the existing 'brown field' site at the former coal yard in Thrupp Lane which is currently for sale and stands empty? This particular large site needs to be redeveloped and would improve the appearance of that part of Radley.