

Response to HEAR 3 by Ian Wilkinson

a. As part of the development of the Vale Of The White Horse Local Plan 2011 there was a public inquiry in 2005.

The local landowner, Radley College, requested (made an "objection") that "Site T" (the field between Twelve Acre Drive, Radley Road and the Peachcroft housing estate in Abingdon) was removed from the greenbelt and reassigned as "safeguarded land" (meaning it was useable for development at a later date).

The planning inspector rejected this request.

With respect to this site being part of the "gap" between Abingdon and Radley the planning inspector said:

"the gap is already fairly narrow and largely open so that the loss of this site to built development might well contribute to an increased perception of coalescence from some viewpoints, due to the intervisibility between settlement edges"

pp. 29 - 30.

<http://www.whitehorsedc.gov.uk/sites/default/files/Inspectors%20Report%20Chapters%201-7.pdf>

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan/local-plan-2011>

This has NOT changed.

Additionally, removing "Site R" and "S" from the greenbelt and building on them will make the "gap" even narrower.

b. "Site T" is "open space provision".

Radley College were given planning permission to build elsewhere in-lieu of building on this land:

"To compensate for the open space provision, which has been negotiated between the District Councils and the Governors of Radley College, it is proposed to realign the north-western end of the perimeter road to include a similar area of land for residential development. No object is raised to this proposal. Resolved: That the proposed realignment of the perimeter road is agreed."

Minutes of the county planning committee

March 1972

If "Site T" was removed from the greenbelt and built on the district council would have to find "open space provision" elsewhere to replace it (and they are unable to do this).

"Site T" is the LAST undeveloped field on Peachcroft in Abingdon.

c. Radley College made a legal agreement in 1972 NOT to build on "Site T".

"The 1972 legal agreement" was required before Radley College were allowed to build on the land that became the Peachcroft housing estate; the field was part of Radley College's planning application at the time; it was purposefully not built on.

The planning inspector investigating Radley College's request in 2005 stated the existence of "the 1972 legal agreement" as one of the reasons the request was refused:

"The 1972 legal agreement affecting the site would appear to place a question mark at best over its genuine availability for development".

pp. 29 - 30.

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d. Within the Local Plan Part 1 the district council haven't said WHY they want to remove "Site T" from the greenbelt; it was "selected" as part of their greenbelt review and they "agreed" with it begin removed.

They haven't stated an "exceptional circumstance" to remove "Site T" from the "established" greenbelt as required by the NPPF; they haven't said anything will happen to "Site T" after it's removed.

e. According to the NPPF one of the "purposes" of the greenbelt is "to

check the unrestricted sprawl of large built-up areas".

"Sites U", "V", "W" and "X" are "unrestricted sprawl"; ALL the remaining land in the greenbelt in North Abingdon will be removed.

"Sites U", "V", "W" and "X" are also the necessary open space between the A34 and North Abingdon to allow air pollution from the road to leave the local area.

f. Oxfordshire County Council intend to build a freight terminal, bus station and 1,600 space car park at Lodge Hill, Abingdon (another scheme to destroy the greenbelt in Abingdon). Any people living in "Sites U" and "V" will find themselves living adjacent to an industrial site (and its accompanying pollution).

g. "Site U" wasn't "selected" as part of the district council's greenbelt review.