

NORTH ABINGDON TWELVE ACRE DRIVE DEVELOPMENT

BELLWAY WEBINAR: 15 FEBRUARY 2022

The webinar was organised and professional but not over-slick. The first half-hour consisted of presentations covering planning, civil engineering, roads, architecture/house type and the overall time-scale of the development. There was a facility to post questions and comments which were dealt with during the second half-hour. Brief notes are given below.



Bellway will deliver 371 homes: mix of 1, 2, 3, 4 and 5 bed houses and flats of which 35% will be affordable. When added to the David Wilson Homes currently being built at Abbey Fields and those proposed for the Central Parcel B this will bring the total to 950 dwellings.

We were told that VWHDC have made it very clear to DWH and Bellway that they must adhere rigorously to the conditions imposed in the Outline Planning permission for the whole development [P17/V0050/O](#) – these include the housing mix and the Design Guide.

We were also told that the primary school in the 'service centre' on the corner of Dunmore Road and Oxford Road must be available when 350 dwellings have been completed, and the community centre must be available when 500 dwellings have been completed. These criteria do not apply to the shops, the surgery, or the sheltered housing/care home that are included in the outline plan.

Other points:

- Sports pitches will be provided next to Peachcroft Farm.
- St Helen's Park in the centre of the development and plenty of green space elsewhere.
- Sustainable drainage – the run-off after development will be the same as the run-off currently.
- New bus stops on Oxford Road (north of Peachcroft roundabout) and Twelve Acre Drive – obviously this implies a new bus service to Abingdon town centre and Oxford.
- Cycle path on north side integrating with the sports facility.

- Controlled crossing roughly where 12 Acre Drive crosses the brook.
- Uncontrolled crossing just west of the western entrance road.
- Controlled crossing over Oxford Road, linking to the service centre.

Lodge Hill slips

Change of leadership of OCC with a strong green agenda has caused some delay. However, funding is in place. Planning Application expected in April and if approved, contracts should be placed in August with work starting in September. (*Given the previous history this sounds optimistic, but we will see!*)

Target dates for Bellway development

“Reserved Matters” planning application: this spring

Decision: late summer 2022

On site mid 2023; first occupation 18 months later; completion 2026.

Answers to Questions

Questions were not answered individually but grouped in subject areas.

Public Right of Way from Peachcroft roundabout to Radley College and associated woodland: The path will be retained with some diversions, and will be improved where necessary. A woodland management plan will be submitted.

Affordable housing: 35% of total, of which 75% will be affordable rented and 25% shared ownership (determined by S106 requirements). More details in planning application. The dwellings will be all sizes and include flats. They will be in clusters of no more than 15 spread throughout the development.

Management of green/open areas: There will be a management company for the whole site (including Abbey Fields) funded by a management fee for residents. (We need to find out more about this)

Cycling: Segregated cycleways on inner ring road. Elsewhere cyclists integrated with other traffic. Low speed limits

Provision of primary school and community centre: See above for details. Plans must come forward soon, it seems that CEG haven’t yet sold this on. OCC funding for school is available.

Sustainability

- Car charging points: one per house. (not sure about flats?)
- Rather vague on PV energy (solar panels) but stated an aim of 10% renewable energy.
- Air-source heat pumps “possibly on some properties”.
- Depending on timing it is likely that some properties will be subject to current Building Regs, some to new (tighter) ones.

The complete webinar is on the project website www.bellway-northabingdon.co.uk. There will also be more complete answers to the most frequently asked questions and an option to ask further questions via an online feedback form.