

Ms Jane Dymock  
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Your ref:  
Our ref: 041

**BY E-MAIL ONLY**

18<sup>th</sup> October 2017

Dear Ms Dymock

**RADLEY NEIGHBOURHOOD PLAN, SECOND CONSULTATION DRAFT (SEPTEMBER 2017)  
COMMENTS ON BEHALF OF CEG**

**1 INTRODUCTION**

- 1.1 I write on behalf of my client, CEG, in response to the above consultation. As you will be aware, CEG are progressing proposals for the development of land at North Abingdon.
- 1.2 At a meeting of the Vale's Planning Committee on 26<sup>th</sup> July 2017, members unanimously agreed a resolution to grant planning permission, subject to the completion of a legal agreement. It is anticipated that the legal agreement will be completed over the coming weeks, enabling outline planning permission to be granted.
- 1.3 CEG are committed to working with the local communities of Radley Parish, Sunningwell Parish and North Abingdon, and have established a regular Stakeholder Forum, to provide updates on progress with the planned development and to obtain local input on matters as the more detailed design phases progress.

**2 REPRESENTATION**

- 2.1 This brief representation addresses the Neighbourhood Plan Vision and Objectives, on the basis that the policies do not apply to development on the North Abingdon site (with the North Abingdon site specifically excluded from the defined Neighbourhood Plan Area).

- 2.2 CEG fully supports the principle of Neighbourhood Planning, and through discussions with the Parish Council on the outline planning application, have sought to support the Parish Council in addressing matters of local concern and interest.
- 2.3 We support the Neighbourhood Plan Vision and related Objectives, and in particular the welcome to be given to the arrival of new local residents. Planned development at North Abingdon will make a significant contribution towards the Vision's aspiration for improved and expanded social, community and physical infrastructure.
- 2.4 Addressing each of the Neighbourhood Plan Objectives (section 2.2. of the Neighbourhood Plan) in turn:
- **(i) Respecting Character** – The planned development at North Abingdon has been very carefully considered and assessed, initially through the Local Plan Part 1 process, and more recently through the preparation and determination of the outline planning application. The Design and Access Statement and Design Code that accompany the outline planning application appraise the character of the local area, and go on to set out a framework for future development that will ensure a coherent form of development, that respects its setting and effectively integrates with the surrounding existing built form.
  - **(ii) Meeting Housing Needs** – A range of housing types and sizes will be provided on the North Abingdon site. This will include a wide mix of market housing, retirement apartments, and a policy compliant level and mix of affordable housing.
  - **(iii) Infrastructure Delivery** – A substantial financial contribution is to be made towards the delivery of the Lodge Hill slips, alongside a number of localised improvements to the highway network. Additionally, a new primary school is to be provided on the North Abingdon site, along with land for a new doctor's branch surgery. A range of other new community facilities and services will be delivered on the North Abingdon site, which will be accessible to both new and existing local residents.
  - **(iv) Health and Wellbeing** – The planned development at North Abingdon will deliver a new local centre (including a public house/ restaurant and community hub building), playing pitches and sports pavilion, that will promote social interaction. The new local centre will be a focus point within the development for a range of activities, with excellent access for pedestrians, cyclists and public transport users. The proposed retirement apartments on the North Abingdon site (and indeed a significant proportion of the planned new housing) will be located in close proximity to the local centre - helping older people to be independent for longer.
  - **(v) Enhancing Biodiversity and Green Spaces** – On the North Abingdon site itself, a network of green spaces will be provided, and a range of measures implemented to deliver a net gain in biodiversity. The S.106 legal agreement that will accompany the outline planning application provides for a substantial financial contribution towards the development and future implementation of the Radley Lakes Project.
  - **(vi) Sustainable Patterns of Travel** – The local centre is centrally located within the North Abingdon site. As part of the planned development a network of new and improved foot and cycle way connections will be provided, offering both new and existing local residents the opportunity to travel conveniently and safely (without the need to jump into their car). Additionally, and more specifically, a number of new safe crossing points are proposed

across Dunmore Road, Oxford Road and Twelve Acre Drive, along with new and improved links to Abingdon, via Carse Close, and to Tilsley Park; a substantial financial contribution is to be made to support a new bus service (with new shelter provision) that will pass through Radley; a new cycle route is to be provided along the northern side of Twelve Acre Drive, providing part of a safe and convenient cycle link through from North Abingdon to Radley train station; a financial contribution is to be made to the provision of new cycle parking at Radley train station; and finally a substantial financial contribution is to be made towards the improvement and maintenance of local public rights of way, including Radley footpaths 326/7 and 326/11 and the Thames Path National Trail (Radley footpath 326/1).

- 2.5 In conclusion, CEG would like to maintain an open dialogue with Radley Parish Council as the planned development at North Abingdon progresses. We trust this short representation helps to demonstrate that whilst the planned development at North Abingdon lies outside of the Neighbourhood Plan area, it is still able to make a significant contribution towards achievement of the Radley Neighbourhood Plan Vision and Objectives.
- 2.6 If there is any further information that would assist Radley Parish Council in finalising the Neighbourhood Plan, please do not hesitate to get in touch.

Yours sincerely,



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CC Iain MacSween, CEG