

**Note of meeting between Arnold White Estates (AWE) and representatives of Radley
Parish Council (RPC) to discuss possible development in Radley**

18 November 2015 at 46 Lower Radley

Present

Ian Foll (IF)	Director – Sustainability, AWE Ltd
Geoff Gardner (GG)	Director, Gardner Planning (planning consultant to AWE)
Priscilla Dudding (PD)	RPC Neighbourhood Planning Group Chair
Christine Wootton (CW)	RPC Thrupp Lane sub-group chair

AWE role

IF said that AWE was a small family business who were originally quarry owners. They had built up expertise in development through work to re-engineer their own exhausted quarries to bring them to a state fit for development. AWE continued in business as quarry owners managing and redeveloping their own sites. They also now offered a service to other land owners, taking land through the development planning stages to the point when outline permission was in place. At that stage the land would be sold to a developer. AWE were not developers themselves.

GG said that he had met the Radley site land owners, with the AWE Chief Executive, and believed they are a family with local connections and that, while keen to eventually sell the land for development, the family had a concern to do the right thing for Radley.

There was some discussion of how far AWE's role would take the site down the development road, and what would be left to the developers to decide. IF/GG explained that they would take the site to what was sometimes called an 'oven-ready state'. S 106/ CIL obligations would have been agreed, and these would run with the land. The amount of affordable housing would have been fixed, and the mix of tenure within the affordable category. So too would density, access, road layout, open space and some design matters.

Prospects for the development of the South Radley site

IF/GG said that AWE had been appointed as development promoters by the owners of the South Radley site (lying between Gooseacre Farm to the south and the village hall and playing fields to the north) to promote the development of the site for housing. The site had been identified in the Kirkham Review as suitable for removal from the Green Belt but, surprisingly, had not been identified in the Local Plan Part 1 as a strategic housing site. However, they had a reasonable expectation that the site would be one of those identified for development in the forthcoming Vale exercise to identify sites to meet requirements for smaller sites (under Part 2 of the Plan) and to meet Oxford City's unmet housing need. They were unlikely to seek planning permission in advance of that as such a step would involve considerable extra expense.

PD said that RPC was opposed to the release of the parcel of land from the Green Belt but recognised AWE's analysis of the situation.

Co-operation between land-owners and PC

PD explained the current prospects for development in Radley Village. A site to the east of White's Lane had been identified as a strategic housing site in the Local Plan. This was largely owned by Radley College, as was the freehold of the village playing field and village hall to the north of the AWE site, and land to the north of the village behind the church and primary school. The parish council wanted to ensure that any development that took place in Radley resulted in a well-integrated village and planned and coherent improvements to the village infrastructure and community buildings and spaces, all taking account of the priorities of residents. This was the key purpose of the proposed Neighbourhood Plan.

IF said that he totally understood this concern. While his company was more used to working in control as the single landowner, he could see the value of working with Radley College and the Neighbourhood Plan Committee to support an integrated plan and agreed priorities for infrastructure

Village policies and priorities

PD explained that Neighbourhood Plan subgroups were currently working to develop policies on 5 themes, with a view to reaching conclusions for wider consultation by the end of March. Details of the subject matter of each group and the wider timetable are on [the village website](#). Among issues being explored were:

- The possibility of a new link from Thrupp Lane connecting to Audlett Drive, which would divert heavy traffic away from the Radley village end of Thrupp Lane;
- Improvements to the Thrupp Lane/ Foxborough Road junction;
- The options for expanding the primary school from half-year to full-year entry;
- Good pedestrian/cycle links from all parts of the village to the station and other community facilities;
- The possible provision of a new/ re-sited village hall;
- Safeguarding of playing field and open space provision.

Conclusions and next steps

PD thanked ID and GG for taking the trouble to travel to Radley for this discussion, which had been very helpful.

It was noted that both AWE and the PC were likely to be represented at the EIP hearing on the Local Plan in early February, and would want to pursue different agendas on that occasion.

It was agreed that further discussion, possibly in the form of a tri-partite meeting with Radley College, should take place in the early Spring, after the EIP was complete and when the priorities for the Neighbourhood Plan had begun to emerge.