

Radley Neighbourhood Plan: May 2016 Consultation

HAVE YOUR SAY ON THE FUTURE OF RADLEY

Radley Parish Council has prepared this leaflet setting out some of the issues on which we want your views.

We are distributing it to every household in Radley Parish together with a questionnaire.

We are also holding an exhibition in the Village Hall over the weekend of 21/22 May - (see box on Page 4).

Your views will feed in to our work developing a Neighbourhood Plan. This should give us some influence over development in the parish. This is particularly important because of the large scale housing development proposed in Radley by the Vale of White Horse District Council in their Local Plan 2031.

We have produced a fuller consultation document which provides more information, and sets out our initial ideas as worked up by topic groups over the last 6 months. This is available free as a paper publication from Radley village shop or online on the Radley's Future pages of the Radley Village website:

(<http://radleyvillage.org.uk/radleys-future/>).

The Questionnaire

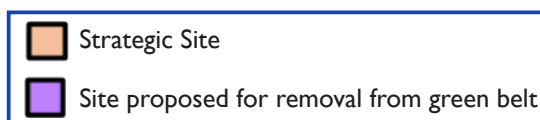
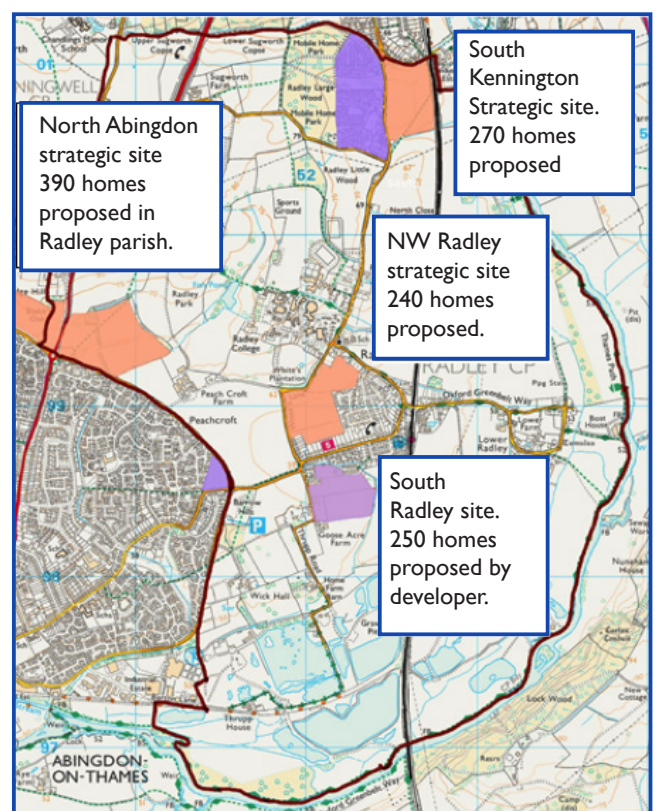
Please complete and return one questionnaire per household. As well as the paper version which comes with this leaflet, it is available to be completed online at <http://www.surveymonkey.co.uk/r/radleyplan>. We welcome returns online from anyone happy to use that medium; they will save us processing time. To ensure maximum response some Radley residents have volunteered to visit every household. Completed paper forms could be given to your visitor, or should be delivered to Radley village shop or the mobile homes site office at Pebble Hill. All returns need to be with us by 31 May 2016 at the latest.

Local Plan development proposals

Our thinking on the Neighbourhood Plan is dominated by the Vale's proposals for large-scale new housing development in the parish. - see map alongside.

We have strongly opposed the Vale's proposals for development, and are still waiting to hear whether they will be confirmed by the Planning Inspector. We think there is a good chance they will happen despite our opposition. The Neighbourhood Plan can't stop that, but having one in place will give us a chance to influence the type of development, and the infrastructure and community facilities to support it.

We'd like to hear your views on the proposed housing developments, and the issues in this leaflet.



The village hall and playing fields

Radley College have in the past put forward proposals for the development of housing on land currently occupied by the village hall and smaller playing field. This land is held by the Parish Council under a lease running to 2037.

The College remains keen to develop the land for housing. They have offered to replace the hall and playing fields at their own expense on land in their ownership north of Church Road near the primary school. An illustrative plan of where new facilities might go is alongside.

The proposal to move the village hall and playing field has provoked strong feelings within the community both for and against.



Arguments in favour

- The roof of the current village hall will need replacing soon, and the exterior of the building is somewhat tired and shabby. The College's offer is an opportunity to replace the existing building with something better at no cost to the community, and to expand it to meet the greater needs of the village as it grows.
- The new development might include a new village shop, sports pavilion and green, creating a centre which the village currently lacks.
- The second, larger, existing playing field is rented privately, and may be developed if the area is confirmed for removal from the Green Belt. The College's offer provides an opportunity to provide two full-sized adjacent playing fields for community use in the long term.
- If we do not accept the College offer, the village could be left with no village hall when the current lease expires in 2037.

Arguments against

- Housing development at Gooseacre will result in a loss of recreational space and facilities at the south end of the village. It will also further erode the amount of open space between central Radley and Abingdon.
- The land north of Church Road is not under threat of removal from the Green Belt. Its development as a recreational area and for community buildings will result in the loss of a further area of natural open countryside around the village.
- Because the land north of Church Road is in Green Belt, planning permission for a village hall and/or shop there may not be obtained.
- The proposed new site is too far removed from parts of the village to work well as a centre.
- There would be legal and planning constraints inhibiting the College's ability to force a termination of the community's use of the current village hall site when the lease expires in 2037, even if the College wanted to do this.

*This is not an easy decision for the community.
We want to know what you think.*

Developing the central allotments

The allotments occupy a site in the centre of the village which is not Green Belt, and which could be developed for wider community use.

This is one visualisation of what the site might look like.



The parish council owns the allotments. This means that it would be possible to develop part of the site for housing for sale, releasing money to fund community facilities.

Alternative allotments that were at least as good as the existing ones would need to be found before the site was released for development. We actually need more plots to meet demand and moving would be an opportunity to gain more space.

Do you think that the Parish Council should further explore the options for the site?

The Village shop

The community shop currently provides a valued service in the village but has no space to expand. New building in the village could provide an opportunity to build a bigger shop, perhaps with space for a post office service, coffee area and wider range of goods for sale.

One suggestion is that the shop might be moved to newly-built premises alongside a new village hall north of Church Road, if the proposal to move the village hall there found support. This would be subject to planning permission being obtained.

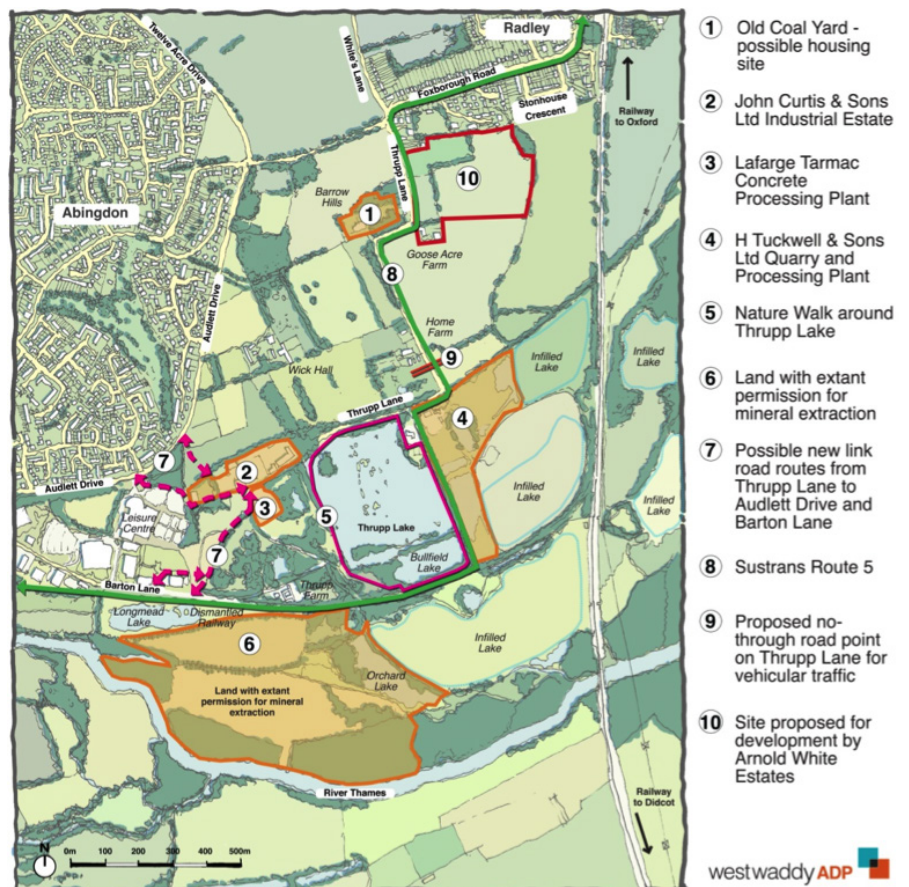
We would like to know your views on finding a new site for a larger shop, and whether you would use it if it moved to a new site nearer the church.

A strategy for Thrupp Lane

The Radley Lakes area has exceptional potential as an area of quiet recreation and nature conservation of benefit to residents of Radley and the wider north Abingdon area. It also currently has minerals and commercial uses of economic importance. The map shows the location of the various commercial and leisure activities.

Currently the two types of use are very much in conflict, mainly because Thrupp Lane itself is totally inadequate to serve both heavy lorries and walkers and cyclists. The creation of an alternative route for use by commercial vehicles linking Thrupp Lane to Barton Lane or Audlett Drive (see 7 on map) could be the key to resolving this conflict.

This will require time, money and the co-operation of the landowners but the Parish Council believes is a worthwhile project which could benefit everyone.



A strategy for Thrupp Lane (continued)

The owners of the Old Coal Yard (see 1 on map) would like to develop it for housing. The site is in Green Belt and lies in the gap between Radley and Abingdon. On the other hand, it is a brownfield site which has been untended and little used for many years.

We're keen to know whether we have the support of the community for our strategy for Thrupp Lane.

We'd also like to know whether you are in favour of developing the Old Coal Yard.

South Kennington

Radley Parish includes the area south of Kennington occupied by three mobile home sites and the strategic housing site to the east of the Kennington Road. The Parish Council recognises that residents in this area look towards Kennington rather than Radley village for many of their services. We plan to work with Kennington Parish Council to promote residents' interests.

We'd like to hear from residents in this part of the parish about their concerns and priorities.

What next?

This consultation is only the start of the process. We shall hold a further consultation on the Neighbourhood Plan towards the end of the year when a first draft is complete. There will be a referendum on the final version before the plan is adopted.

If you would like us to keep you in touch with progress by email, please email

Clerk@radleyvillage.org.uk

and asked to be added to our Neighbourhood Plan email list.

Radley's Future – Exhibition at Radley Village Hall

- *a display of Parish Council and developers' ideas for the future of the village*

- *WI tea and cakes*

10.00 am to 3.00 pm

Saturday 21 May and Sunday 22 May