

# Radley Parish Council

## Report on Neighbourhood Plan consultation – May 2016

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### Background

Radley Parish Council resolved to prepare a Neighbourhood Plan in February 2015. The Vale of White Horse District Council (the Vale) designated the area to be covered by the Plan in July 2015. Neighbourhood Plan topic groups were set up in the Autumn of 2015 and reported in February 2016. The Parish Council Neighbourhood Plan Group undertook a major consultation exercise in May 2016 to sound out the community's views on emerging thinking.

The work was undertaken against the backdrop of uncertainty on the future of proposals in the Vale's draft Local Plan Part 1 for change to Green Belt boundaries and for major housing development in the parish, which the Parish Council had strongly opposed. Shortly after our consultation exercise concluded, the Inspector indicated that he is content with the Local Plan proposals for three major housing sites in the parish. However, he has not endorsed the proposals for further changes to Green Belt boundaries in the area to the south of Gooseacre and around the mobile home sites south of Kennington.

### The consultation exercise

There were three components to the consultation exercise.

(i) The publication of a consultation document: *Developing Radley's Neighbourhood Plan. Our thinking to date and draft policies for consultation – May 2016*. This pulls together the work of the topic groups, and sets out draft Neighbourhood Plan policies on a range of topics. It is available online [here](#), or in hard copy from the village shop.

(ii) An exhibition in the Village Hall on Saturday 21 and Sunday 22 May to illustrate the ideas in the consultation document. Displays and feedback from the exhibition are on the village website [here](#).

(iii) A questionnaire survey of all households in Radley, covering a narrower range of topics. This paper describes the survey methodology and reports on the responses.

### The questionnaire

The questionnaire is available on the village website [here](#). The paper version was accompanied by an explanatory leaflet to be found [here](#).

It was distributed to all households in the parish on 18/19 May<sup>1</sup>, with a request that each household return one completed questionnaire to the village shop by 31 May. Households were also offered

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<sup>1</sup> In practice, we were notified that a few households were missed out on the initial circulation

the opportunity of completing the questionnaire online on Survey Monkey. Email alerts were sent to those on the Parish Council's Neighbourhood Plan circulation list before and after the exhibition, and on the final day of the consultation period. A team of some 30 local volunteers visited a large number of households in the week commencing 23 May to prompt returns.

The questionnaire posed a number of questions on which we were particularly keen to hear views at this stage of the process, as reported below. It ended with an open-ended section asking for general views on what people think is important to be covered in the Neighbourhood Plan. The full results of the survey are available in an Excel spreadsheet on the village website.

This work was undertaken for the Parish Council by a team of three. Priscilla Dudding prepared this report; Sue Ward managed the data and prepared an Excel spreadsheet recording the full results; and Christine Wootton assisted with all aspects of the work.

## **Analysing the responses – general**

Paper responses were entered into Survey Monkey by two members of the team and all the responses downloaded from Survey Monkey onto an Excel spreadsheet. The full results are available on the [village website](#). To preserve anonymity, individual URLs and postcodes have been removed, as have any comments which could reveal an individual's identity.

### Total responses

457 completed questionnaires were received from households within the parish. Our information is that there are a total of 1019 dwellings in the parish indicating an overall response rate of 45%. Nine responses were also received from postcodes outside the parish. These have not been included in the analysis.

Of total responses, 56% were received on paper and 44% online.

### Analysis categories

All the responses to individual questions have been analysed by reference to location and household type categories derived as explained below. These analyses are shown in full in pivot tables and charts in the published Excel report of the survey. Selected tables and charts using these categories are included in this report.

#### (i) Location categories and response rate

Each respondent was asked to indicate their postcode. Postcodes were grouped together as shown in Annex 1 to produce parish sub-areas. Because we know the number of dwellings in each sub-area, we are able to calculate a response rate for each. These are shown in the table below. 13 responses which failed to report a post-code are shown as 'unknown'.

The response rate for the central St James Road area and the Thrupp Lane and West Foxborough Road area is particularly gratifying (79% and 62% respectively). Lower response rates from areas on the periphery of the parish – south Kennington (30%) and the 'Western outliers' (22%) – is perhaps

unsurprising. The response rate was also low from 'Radley College environs' (23%) which almost entirely comprises dwellings occupied by Radley College employees.

	Number of Households	Number of responses	Area response rate
South Kennington	303	91	30%
Radley College environs	90	21	23%
Central, Church Rd & East Foxborough	207	80	39%
Central, St James Rd area	145	115	79%
Lower Radley	98	51	52%
Thrupp lane & West Foxborough	118	73	62%
Western outliers (Lodge Hill, western Sugworth Lane etc)	58	13	22%
Unknown area		13	
<b>Total</b>	<b>1019</b>	<b>457</b>	<b>45%</b>

(ii) Household type categories

The questionnaire asked respondents to indicate the number of people in their household by age. The results for all households are shown in the table below.

Age group	All respondent households	
	Numbers of people	%
0-18	173	17%
19-34	98	9%
35-59	342	33%
60-79	349	34%
80 and over	74	7%
<b>Total</b>	<b>1036</b>	<b>100%</b>

This information on ages was used to categorize households into household types<sup>2</sup> as is the table below.

	Household type	Number	%
(i)	Households with children	89	19%
(ii)	Working age adult-only households		
	Young adults	4	1%
(iii)	Mature adults	82	18%

<sup>2</sup> Households were assigned to household type groups as follows

(i) All households which include 0-18 year olds.

(ii) Households with 19-34 year olds only.

(iii) Households with 1 or 2 people aged 35-59, or one person aged 35-59 and a second person aged 19-34 or 60-79.

(iv) Households with one or two people aged 60-79, or one person aged 60-79 and a second aged 80 or over.

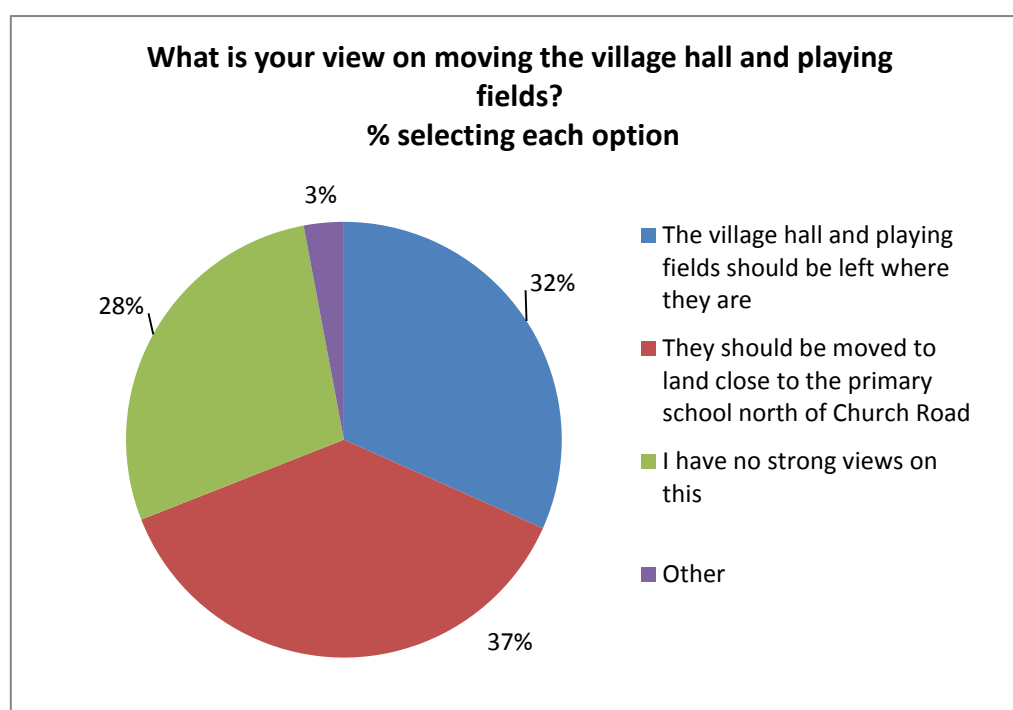
(v) All households with 80+ year olds only

(vi) All adult-only households with 3 or more adults at least one of whom is over 34, or two adults of whom one is aged under 35 and the second over 59.

(iv)	Retirement age households Active retirement age	181	40%
(v)	Elderly household	40	9%
(vi)	Mixed age adult-only households	48	11%
	No information	13	3%
	<b>Total</b>	<b>457</b>	<b>100%</b>

## Section 2. Moving the village hall and playing fields

Respondents were asked for their view on moving the village hall and playing fields. Responses were as shown in the chart below.



### Overview

Households were split fairly evenly as between those favouring moving the village hall and playing fields to a new site close to the primary school on Church Road, those favouring leaving them where they are and those with no strong view, with the largest single group – 37% - being in favour of moving them. Comments show that many households recognised arguments both for and against moving the facilities, and a few households said they had split views on this.

### The need for a new village hall

Most of those in favour of moving the village hall saw great benefit in a new village hall. There were comments that the existing hall is 'dilapidated', 'rather shabby', 'old and tired'. Respondents argued for a new hall with up-to-date facilities including separate meeting rooms, a bar and better catering facilities, Wifi, sound and visual systems, a dedicated youth room and more storage. The Rose Hill Community Hall, and the Drayton, Steventon and Little Milton halls were all quoted as examples of what could be done.

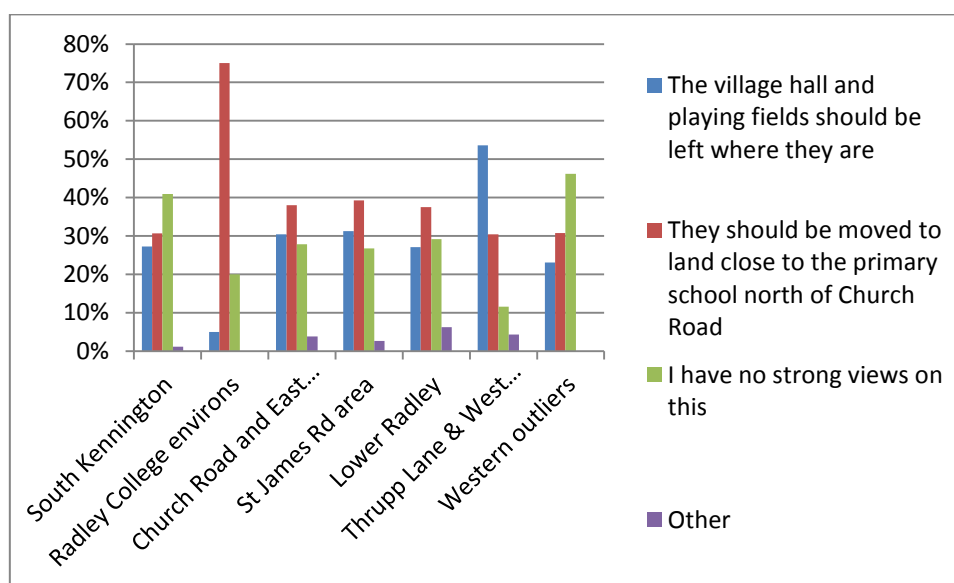
The state of the existing hall was of less concern to those in favour of leaving it where it is. Among those that commented on this, the prevailing view was that the existing hall could continue to meet the needs of the community with some repairs and updating, and that this would be much cheaper than replacing it.

Many of those in favour of moving the facilities described the Radley College offer to replace them as an opportunity which was too good to miss. Many of those opposing the move questioned whether Radley College had the interests of the village at heart.

#### Accessibility of the different sites

Unsurprisingly, analysis of the responses to this question by sub-area shows that respondents tend to favour the location which is closest to them. Those in the Thrupp lane and West Foxborough Road sub-area were the most likely to favour the existing location while those in the Radley College environs (largely Radley College employees) were the most likely to favour a move. In the 'Western outliers' and 'south Kennington' areas, which are relatively distant from both sites, 'no strong view' was the most common response.

**Views on moving the village hall and playing fields: % of respondents in each sub-area**



The comments reveal a general perception that the current location is relatively central, and hence more convenient for many households. There were many who commented along lines that the existing facilities are 'in the heart of the village', 'near to where most children actually live', and 'within walking distance of the majority of houses'. On the other side of the argument, there were comments that the new site would 'make sense for use by school children', 'would be close to the bulk of housing following development' and would 'be more convenient for me personally', but such comments were relatively rare.

Several respondents noted that neither site was convenient for everyone, making the obvious point that 'wherever it is situated, it will be near to some and further from others'.

### Creating a village focus

A number of those in favour of moving the facilities saw it as an opportunity to create a new heart to the village by co-locating the hall and playing fields with the church, school and possibly the shop, thus creating 'a focus for the village where at present there isn't really one'. It was also argued that the various facilities might get better use because of proximity, and would be in a position to share parking facilities. There were mixed views about whether the shop should form part of this cluster – see section 4.

Others were not in favour of having all the village facilities focussed at one end of the village or saw the existing hall and playing field as 'the accepted centre of the village'. There were several comments that the allotment site might be a more logical place to build a village hub.

### Green belt and housing development

A substantial proportion of those opposed to moving the village hall were concerned about building on an area which is proposed to remain in the Green Belt, as were several in the 'no firm view' and 'other' categories. Several argued that this could lead to further ribbon development between Kennington and Radley in the long term, though one respondent took the contrary view that it would protect this side of the village from further development.

Concerns were also expressed about housing development on the existing playing fields and on the area to the south of them which was proposed for removal from the Green Belt.

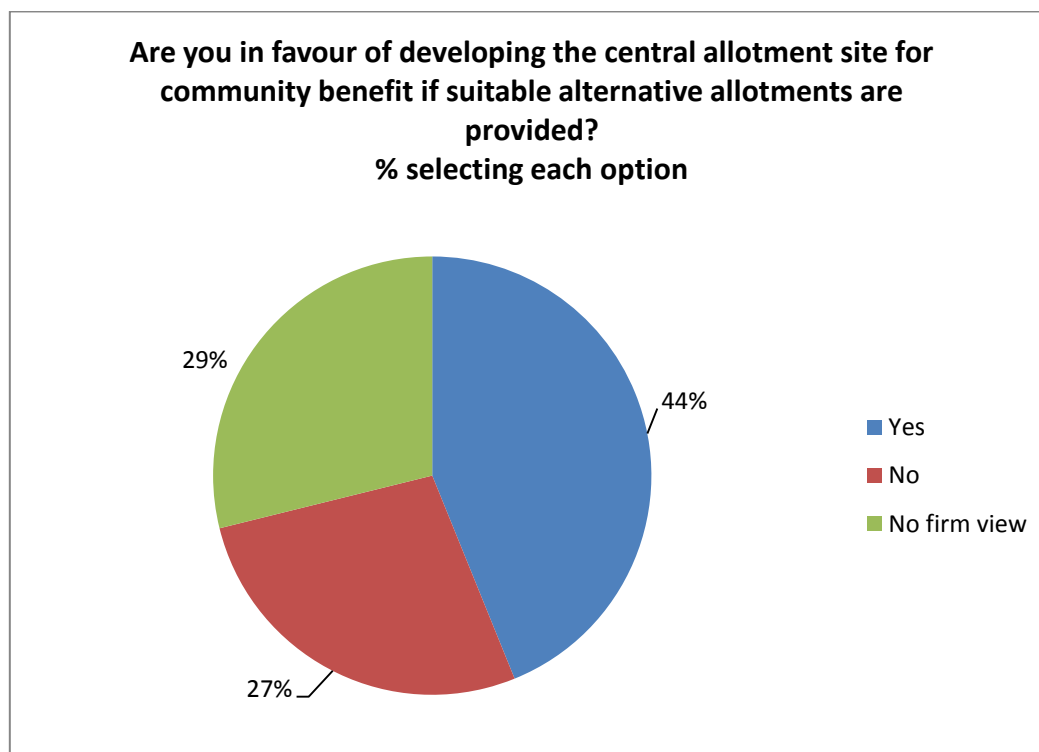
### Other issues

Other points raised included:

- Many respondents noted that play facilities were also very important, with a good number arguing that there should be facilities at both ends of the village.
- A small number of respondents expressed concern that the existing village hall was too close to residential property and needed to be moved for that reason.
- Many commented on the problems with parking near the current village hall and the need for ample parking space at the possible new location.
- There were also concerns that Church Road was too narrow to accommodate the traffic likely to be generated.
- There was concern that the existing hall should not be pulled down until a new one was in place and ready for use.
- Two respondents argued that the freehold of any new hall should be held by the PC.
- Several respondents noted the planning uncertainties about developing a hall and other built facilities on the Church Road site.
- One respondent argued for the facilities to be included in the NW Radley site.

### Section 3. Possible development of the allotment site

Respondents were asked whether they were in favour of developing the central allotment site for community benefit if suitable alternative allotments were provided. Responses were as shown in the chart below.



44% of respondents were in favour of developing the allotment site provided a suitable alternative allotment site can be found. The rest were split fairly evenly between those opposed to development there and those with no firm view at this stage. Many of those in favour of development of the site commented on its central location and potential as a central focal point for the community. Many of those opposed highlighted the smallness of the site and potential problems in developing it. A frequently expressed concern across all groups was to protect the interests of the current allotment holders.

#### Views by location

<b>Views on development of the allotment site by sub-area. % of respondents in each sub-area</b>				
<b>Area</b>	<b>Yes</b>	<b>No</b>	<b>No firm view</b>	<b>Total</b>
South Kennington	37	16	47	100
Radley College environs	60	25	15	100
Church Road and East Foxborough	41	38	21	100
St James Rd area	51	26	23	100
Lower Radley	40	45	15	100
Thrupp Lane & West Foxborough	45	23	32	100
Western outliers	25	25	50	100
<b>Grand Total</b>	<b>44</b>	<b>27</b>	<b>29</b>	<b>100</b>

Analysis of responses to this question by location shows that residents of the sub-area in which the allotments are located (Church Road and East Foxborough) and the area adjacent to it (Lower Radley) are the most likely to oppose allotment site development, with 38% and 45% opposed in the two areas respectively as compared with 27% on average.

#### Village green and focal point for community

Most of those in favour of developing this site thought it would be a good central location for community facilities. In addition to a small village green (about which there was some scepticism on grounds of size), suggested recreational uses included a bowling green, a small play area, an exercise area, tennis courts and a pond with benches. A considerable number of respondents thought that it would be a good central location for an enlarged shop and post office (an idea which is not supported by the village shop management committee on practical grounds). Other suggestions included a cafe, a medical centre and a war memorial.

#### Potential for housing

Views on its potential for housing were more mixed. Some thought the site should be retained exclusively as open space, some were content with mixed housing and community use, a few argued that the site should be used predominantly or wholly for new housing. There were suggestions for affordable housing for local people, a nursing home with a community room, retirement homes, starter homes and more bungalows for Radley OAPs.

Many people commented on the scale and design of any possible development. Several respondents were not happy with the 3-storey design shown in the artist's impression in the leaflet accompanying the questionnaire or were against 'significant building' or seeing the site 'crammed with housing'.

#### Shortcomings of site

Many of those opposed to moving the allotments commented on its shortcomings for the uses proposed. A large number argued that it was too small to work as a village green. Respondents also drew attention to potential problems with site levels, vehicle access, parking, railway noise, possible flooding and sewerage.

#### The existing allotment holders

A large number of respondents expressed concern about the consequences for the existing allotment holders, pointing out that they had worked hard on the plots and that establishing a new allotment with productive soil and fruit bushes can take time. Many of those in favour of moving the allotments said that this should only be done if and when a suitable alternative site were found within easy walking distance from the current site. Several respondents drew attention to the implications for residents of Spinneys Close, many of whom either tend an allotment themselves or 'enjoy watching and chatting to the allotment holders'.



### Other issues

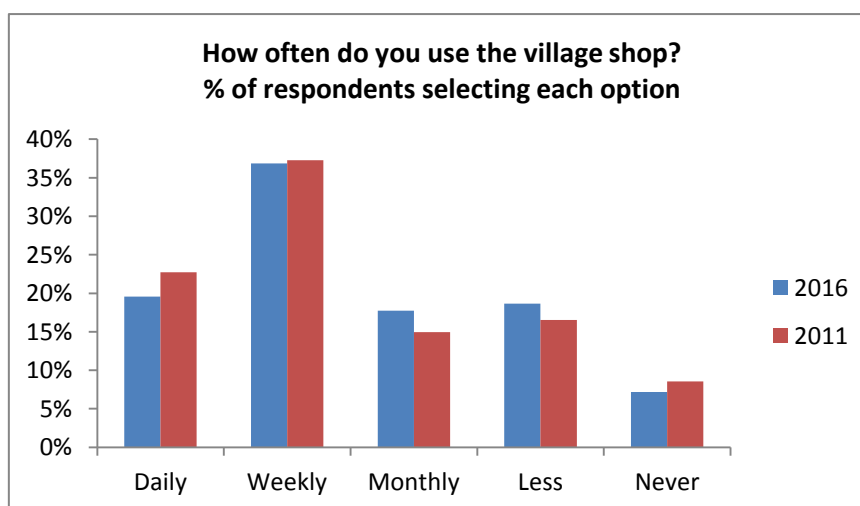
Other points made included:

- The wasted space behind the bus stop by the pub (owned by Greene King) might be an alternative for a central green space/ community building.
- Development of this area and the Greene King land could make this area more cohesive and attractive. Others took the converse view that development here would be detrimental, giving the area a built up feel.
- There is no need for a further community room in addition to the village hall and Church Room.
- Building community facilities on the allotment site would be preferable to building on land further up Church Road as the latter was Green Belt.

## Section 4. The village shop

### Usage of village shop

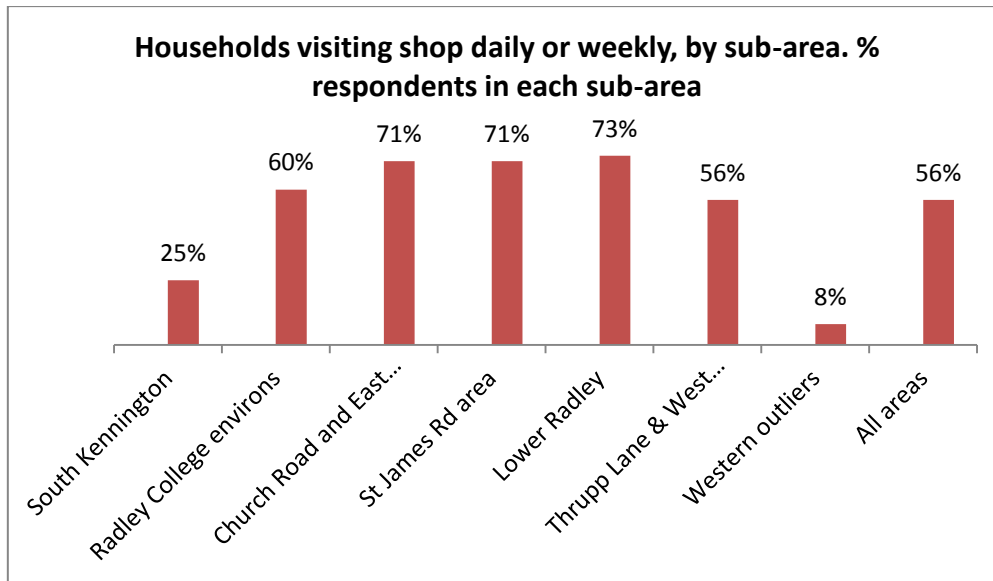
Respondents were asked how often they visited the village shop. They were offered the options of daily, weekly, monthly, less often and never, and asked to tick the option nearest to their normal practice. Responses are shown in the chart below, alongside responses to a similar question asked in the survey undertaken for the Parish Plan in 2011.



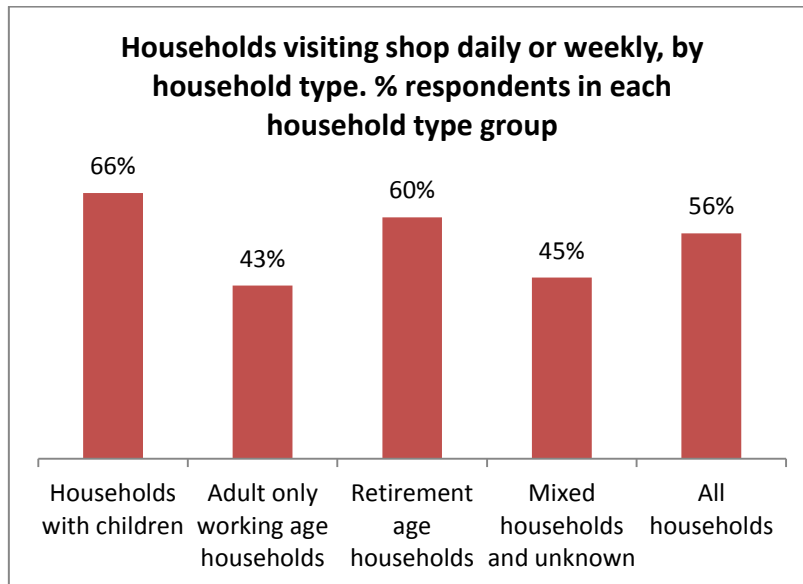
The questionnaire responses suggest that 37% of Radley households use the shop about once a week, 20% use it daily, 18% monthly, 19% less than that and 7% never use it. This pattern of usage is very similar to that revealed by the survey undertaken in 2011. It could be argued that shop users are more likely than non-shop users to have responded to both surveys. If that is the case, the figures will overstate actual usage by the community as a whole.

Not surprisingly, the more frequent users tend to be those living in the central parts of the village near the shop. This is shown in the chart below, with over 70% of respondents in each of the Church

Road and East Foxborough area, the St James Road area and the Lower Radley areas saying they use the shop once a week or more.

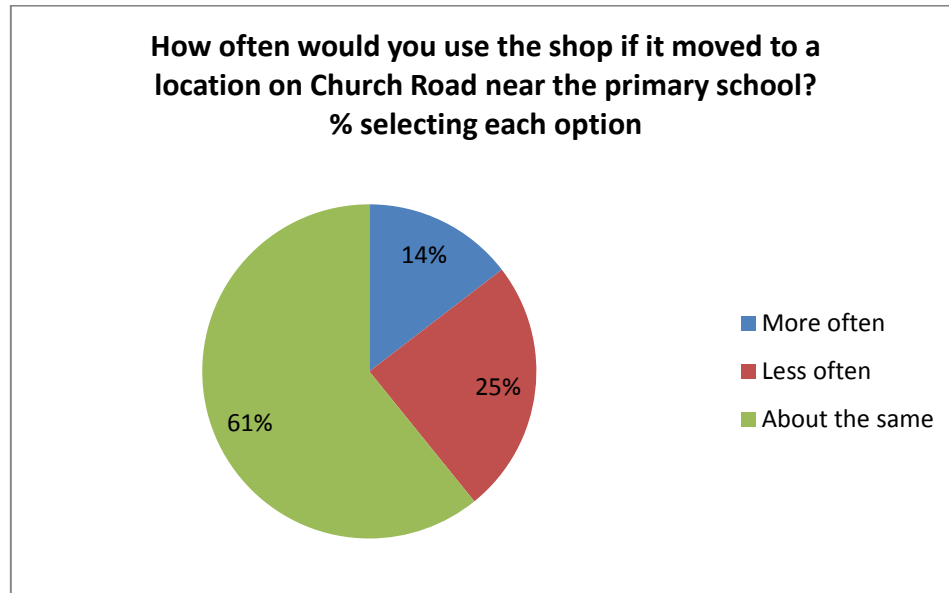


In respect of usage by type of household, 66% of households with children said they use the shop at least weekly as did 60% of all retirement age households. Working age households without children were the least likely to use the shop daily or weekly.

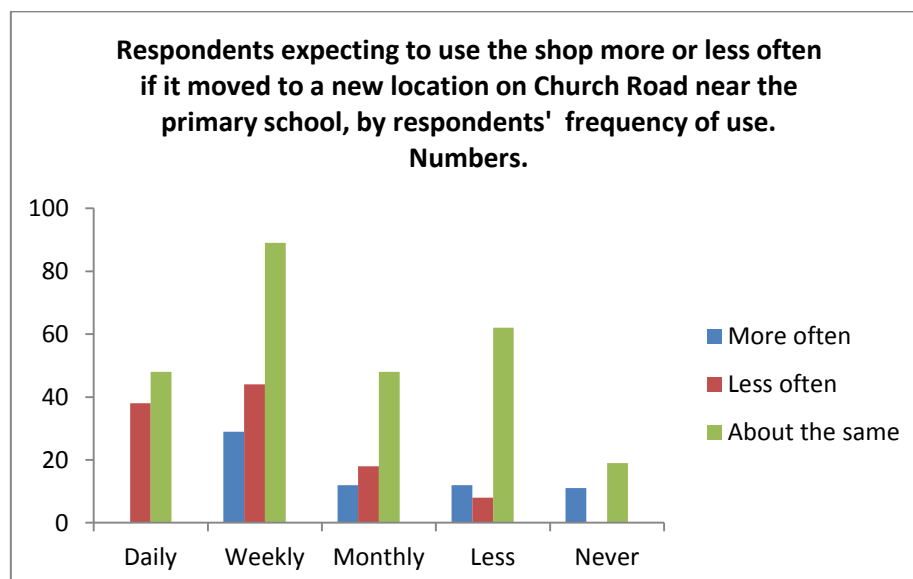


### Consequences of moving the shop for shop usage

Respondents were asked whether they would use the shop more or less often if it were moved to a new development on Church Road near the primary school, a possibility that has been given some thought alongside the possibility of relocating the village hall and playing fields there. 61% of respondents thought a move would make no difference to their shop usage, 25% thought they would use it less often and 14% thought they would use it more often.



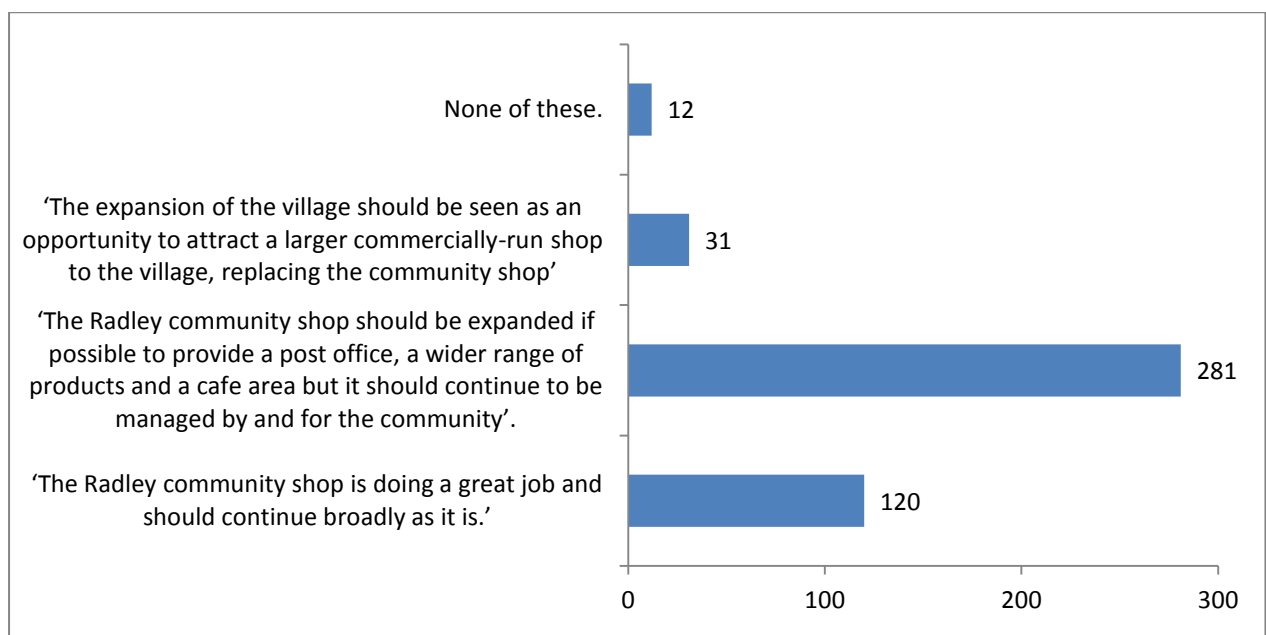
The large majority (80%) of those who would expect to use the shop less often after a move to the north end of the village were households who currently use it daily or weekly. By contrast, the larger proportion (59%) of those who expect to use it more after a move are currently infrequent users (ie monthly or less). This suggests that a move could have a greater negative impact on shop usage than the overall percentages suggest.



In general comments on this section of the questionnaire, many respondents argued that the shop was successful precisely because of its current position which, it was argued, is 'perfectly located in the centre of a linear village', and 'in a great position for the station'. There were concerns that the proposed new location would be too far for elderly people to walk ('people like myself will not be able to walk up the hill to get to the shop for health reasons') and would put off others ('if the shop moved closer to the school I may as well drive to Budgens [which is] as close and cheaper'). A few respondents suggested a move to the allotment site or Greene King land as alternative locations, and one respondent argued for it to be moved to 'the barns opposite the Church'. There were no comments expressly in favour of moving the shop to the location envisaged in the question.

#### Views on what kind of shop the village wants

##### **Views on shopping in Radley: numbers of respondents supporting each statement**



The very large majority of households - 90% of our respondents – want to see a community shop continue in existence in Radley. There were a great many comments along the lines of 'the community shop has been a big success and a social centre for the village' and 'it's made a great contribution to the community nature of the village'.

63% want to see the shop expanded, many stating that they would like to see post office facilities included. There were more mixed views about the idea of incorporating a cafe, with some suggesting that this was not realistic.

27% of respondents thought the shop should continue broadly as it is. Concerns were expressed that expansion might put the current community operation at risk, putting too much pressure on volunteers. There were also concerns that the quest for larger premises would result in the shop moving away from the centre.

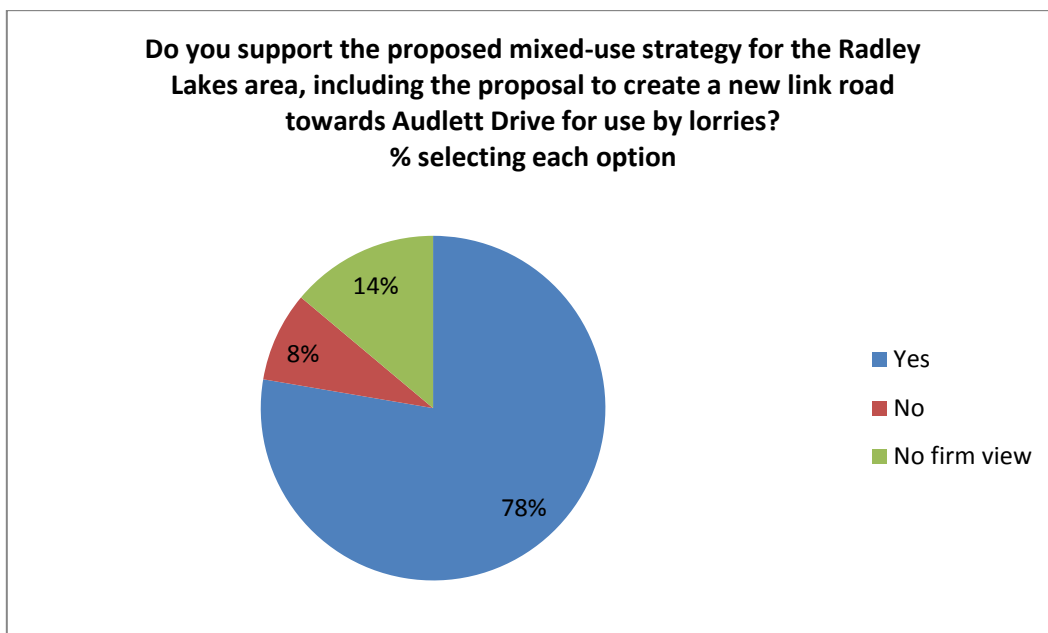
Less than 10% of respondents want to see a commercially-run shop replace the community shop as the village grows. Some of these felt that the resources of a corporate brand would be needed to sustain the needs of a larger population. One respondent argued that the demographic of the

incoming population would be largely commuter/worker, and a volunteer workforce might not prove sustainable.

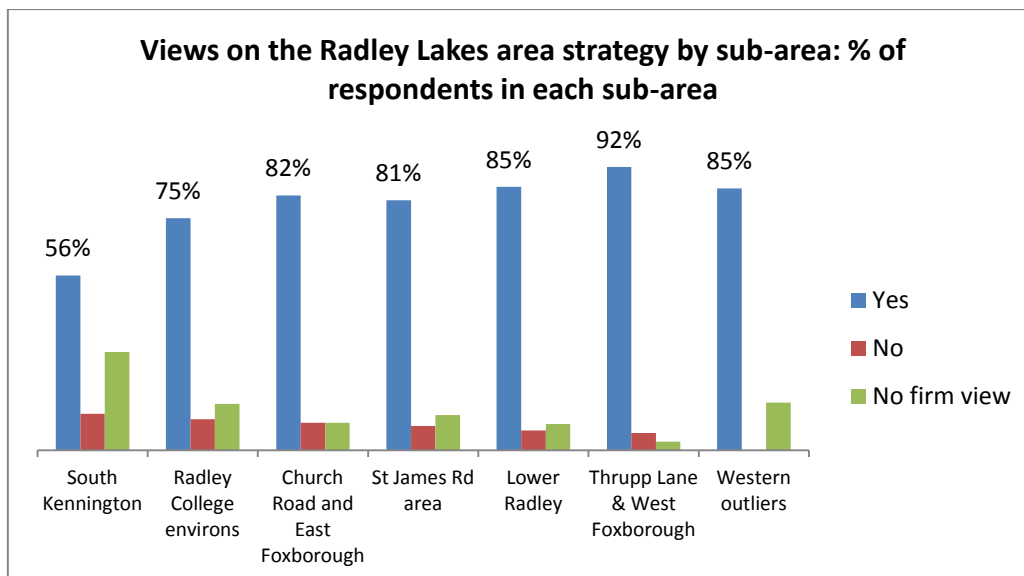
There were a number of views expressed about the range of products on offer and the case for longer opening hours. These have been passed on to the shop management committee.

### Section 5. The Radley Lakes area, Thrupp Lane and the Old Coal Yard

#### Strategy for the Radley Lakes area



There was strong endorsement of the proposed mixed-use strategy for the Radley Lakes area with 78% of all respondents in favour. Analysis by area shows strong support for the strategy throughout the central village and, at 92%, highest among residents of the Thrupp Lane area itself. Not surprisingly, there was a higher proportion of people with no firm views in the south Kennington area of the parish (32%), and a rather lower ‘yes’ vote there accordingly (56%).



Among those in favour of the strategy, the major concern expressed by a large majority of those commenting was to remove heavy lorries from Thrupp Lane and to make it more suitable for use by walkers, runners and cyclists. The current conditions are considered dangerous. There were many comments along the lines of 'the current road is so unsafe that we don't use it in the week'.

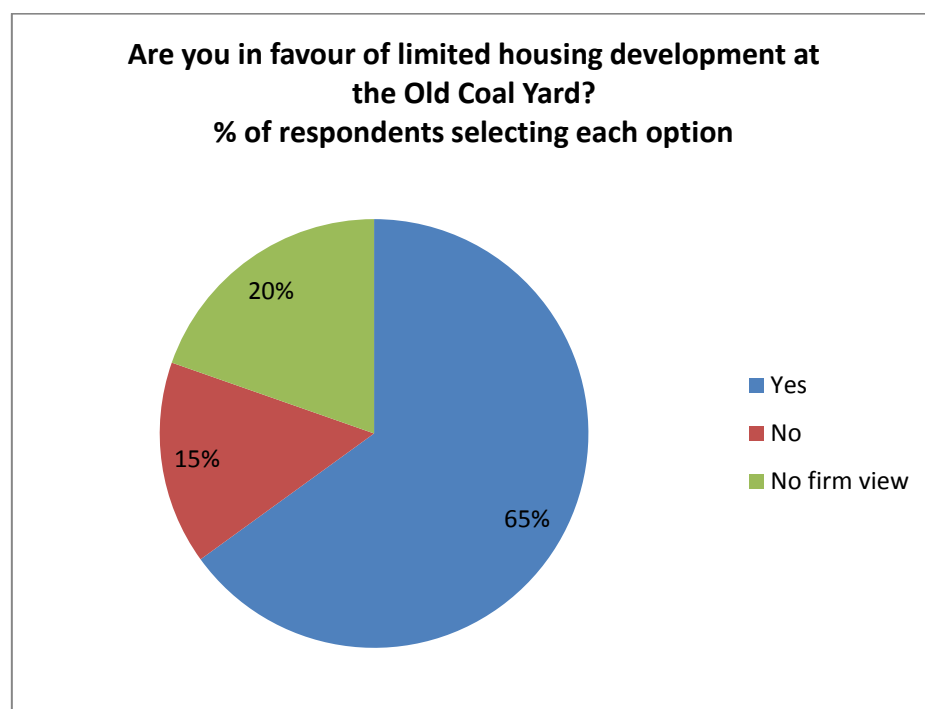
There were a small number of comments concerning the route that the new link road might take with most of these taking the view that direct access to Audlett Drive would be preferable to a link using Barton Lane. Varying views were expressed, also by small numbers, about whether light vehicle access should be maintained through to Thrupp Lane and a weight-limit imposed to control heavy traffic rather than a complete block preventing vehicular through traffic.

A number of respondents used this space to set out their opposition to the housing development envisaged by Arnold White Estates (which is **not** endorsed by the strategy). There were also a few comments opposing any industrial or commercial use or further gravel extraction in the area (some of which may however have to be accepted as there are extant planning permissions in place). Two respondents picked up on the proposal to support permanent permission for light industrial use on the industrial estate owned by John Curtis and Sons Ltd **provided** a new link road is in place, one of whom supported the suggestion while the other preferred to see the industrial use terminated.

#### Possible development of the Old Coal Yard

The Old Coal Yard is a fenced off concreted area in the Green Belt on the Abingdon side of Thrupp Lane, currently used for occasional concrete processing. Respondents were asked whether they would be in favour of limited housing development on the site.

65% of respondents were in favour of the site being developed for housing use while 15% were against and 20% had no firm view. The views of those living in the Thrupp Lane and West Foxborough area were broadly in line with the average distribution



**Views on possible development of the Old Coal yard by sub-area: % of respondents in each sub-area**

<b>Area</b>	<b>Yes</b>	<b>No</b>	<b>No firm view</b>	<b>Total</b>
South Kennington	59	19	22	100
Radley College environs	75	5	20	100
Church Road and East Foxborough	68	14	18	100
St James Rd area	69	11	20	100
Lower Radley	60	23	17	100
Thrupp Lane & West Foxborough	65	18	17	100
Western outliers	62	15	23	100
unknown	60	10	30	100
<b>Total</b>	<b>65</b>	<b>15</b>	<b>20</b>	<b>100</b>

The opposition to the development came largely from respondents who argued in principle against any unforced development of the Green Belt land. There were also concerns from many respondents about the erosion of the undeveloped gap between Radley and Abingdon, and fear that it could be a step towards Radley's loss of status as an independent village.

Those in favour thought that appropriate development would be a good use of what is currently unattractive space, and preferable to building on green field sites. There were however provisos that no development should take place until the problems with Thrupp Lane access were resolved, that the development should be small and appropriate to the site in design terms, and that no development should take place beyond the concreted area.

There were a number of suggestions as to the type of housing that respondents would like to see. These are reported in section 7 below together with other responses on housing.

## **Section 6. Development in south Kennington**

105 respondents living in the 'south Kennington', 'Western outlier' and 'unknown' areas completed this section of the questionnaire. Their responses to the question about possible facilities on the south Kennington development site were as set out in the table below.

<b>What facilities might you or your family use if they were provided on the development site? Numbers ticking each box</b>	
Shop	61
Cafe	23
Play area for young children	21
Play area/ kick about area for older children	22
Allotments	12
Community orchard (as suggested by developers)	16
No particular requirements	28
No boxes ticked	8
<b>Total relevant responses</b>	<b>105</b>

There was a lot of support for the idea of including a shop in the new development, with 60% of respondents in the area saying they would use one. However, there were some reservations about how much use it would get and whether it would be practicable.

About a fifth of all respondents said they would use play areas both for younger and older children, with several of the comments strongly supporting this kind of facility. One respondent noted that while there were grassed areas in the mobile home sites there were 'no facilities for young children ie swings, slide etc as at the village hall'.

One respondent thought the proposal for a community orchard was risible – 'better to combine with the pond/SUDS scheme in the corner to develop a worthwhile area and wildlife habitat with seating/picnic benches'.

Suggestions for other social facilities included a pub and somewhere for 13-17 year olds to be entertained. Respondents also noted that the development would put further pressure on the school and health centre.

A number of respondents expressed concern about the additional load the new development would place on the road infrastructure in the area, referring both to Sugworth Lane and Kennington Road. One respondent thought that Sugworth Lane should be upgraded with lighting, road markings, road edgings and appropriate speed limits. Another suggested it should be closed to construction traffic. The view was also expressed that the development did not warrant further traffic calming measures in Kennington Road.

7 respondents did not complete the boxes but used the comment space to note that they were strongly opposed to any development on the south Kennington site.

One respondent noted a number of detailed concerns about the south Kennington development in general comments at the end of the questionnaire (see Q8.1 response 115). These included possible problems of run-off in an already flood prone area, pollution from construction lorries, the proposal to include wood burners in the new houses and pollution there-from and the loss of habitats for wildlife in the area.

## **Section 7. Housing needs and requirements**

### Households looking for a move in Radley

Respondents were asked to say whether they would like to move to a different home in Radley, or if they expected to want to move in the near future. Overall, 63 households said they were looking for a move, as against 375 who said they were not. Of these, the largest single group was retirement age households, 22 of whom said they were looking for a move within Radley. However, seen as a percentage of the number of respondents in this age group (which was markedly the largest age group), retirement age households were the least likely to be looking for a move. Mixed age adult households were the most likely to be looking for a different home in Radley.

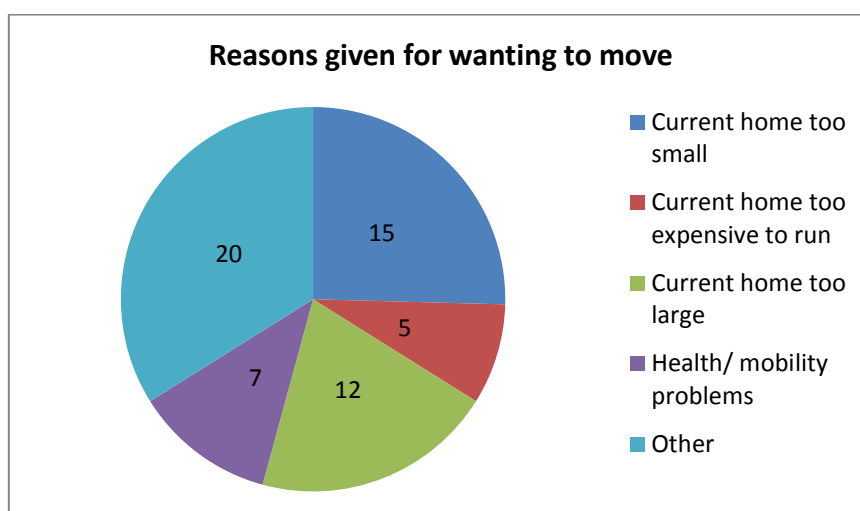
Analysis by sub-area shows that south Kennington residents are the least likely to be wanting to move, with only 11% of respondents in this sub-area wanting a move as compared with 14% of all respondents.



Households wanting to move, by type of household. Numbers (% of respondents in household type group).	
Households with children	15 (17%)
Working age adult households	13 (16%)
Retirement age households	22 (10%)
Mixed adult household	12 (26%)
Unknown	1 (14%)
<b>Total</b>	<b>63 (14%)</b>

Households wanting to move, by sub-area. Numbers (% of respondents in sub-area).	
South Kennington	10 (11%)
Radley College environs	4 (21%)
Church Road and East	
Foxborough	11 (14%)
St James Rd area	18 (16%)
Lower Radley	6 (13%)
Thrupp Lane & West Foxborough	10 (14%)
Western outliers	2 (15%)
Unknown	2 (18%)
<b>Total</b>	<b>63 (14%)</b>

Asked why they wanted to move, 15 respondents ticked the box saying that their present home was too small, 12 ticked the box saying their home was too large, 7 had health/mobility problems and 5 said their current home was too expensive to run. However, the largest number (20) ticked 'other'. Their reasons covered a wide spectrum including separating from partner, wanting to own their own home in the village, wanting a garden, wanting an eco home, and upkeep problems with the current home.



Respondents were also asked about the kind of accommodation they were looking for. The largest number -18 - wanted 'downsizer' accommodation with a further 7 saying they would like a home for independent living with some communal facilities. No-one wanted to move to a care home. 12 respondents wanted a starter home and 17 were looking for a family home. Most of those ticking 'other' highlighted specific requirements such as a garden or garage.

Respondents were also asked whether they expected to buy, buy on shared ownership terms, rent or self build. Approaching three quarters expected to buy their home, 4 were interested in self build, 3 in renting from a housing association and 2 in buying on shared ownership terms. Of those ticking 'other', two were looking for a new home provided by their employer and others were interested in more than one of the options.

<b>Type of accommodation sought. Numbers</b>	
A starter home	12
A family home with 3+ bedrooms	17
'Downsizer' accommodation	18
Home for independent living with communal facilities	7
Care home	0
Other	8
No information	1
<b>Total</b>	<b>63</b>

<b>Expectations on tenure type. Numbers</b>	
Buy	42
Buy on shared ownership terms	2
Rent privately	
Rent from a housing association	3
Self build	4
Other	7
No information	5
<b>Total</b>	<b>63</b>

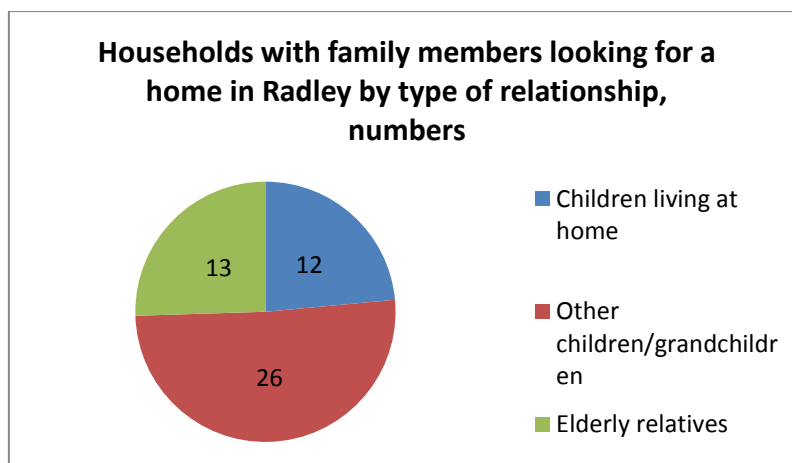
In comments on this section, several respondents said that they had lived in the village for many years and hoped they would never have to move away. Other comments reflected varying personal circumstances.

#### Family members looking for a home in Radley

51 households (11% of all respondents) indicated that there were members of their family, or other members of their household, looking for accommodation in Radley. Respondents assigned these household/family members to pre-set categories as set out in the table below.

<b>Family/ household members seeking accommodation in Radley, by type of relationship</b>	
Dependent relatives who you would like to have living closer to you	23
Children living at home but wanting a home of their own	12
Someone who lodges or shares with you	0
Other – please specify	13
Left blank	3
<b>Total</b>	<b>51</b>

Comments alongside the 'other' category indicate that this group is made up in part by children and grandchildren of Radley residents and in part by older relatives. Information supplied about the type of housing needed for those in the 'dependent relatives' category, and for respondents who left this box blank, indicates that these categories also are made up by the children of Radley householders and elderly relatives. Using this information and the comments on this section, family members seeking accommodation in Radley have been assigned to one of the three groups identified in the chart below.



12 households have children at home who would like to find their own home in Radley, 26 further households would like to find homes in Radley for their children and grandchildren, and 13 households would like to find accommodation for older relatives.

The requirement for homes for younger members of the family is split almost equally between starter homes and family homes, as shown in the table below. For their elderly relatives, 8 respondents wanted downsizer accommodation, 3 were looking for independent accommodation with communal facilities and 1 wanted a care home.

<b>Family members looking for accommodation in Radley, by type of housing<sup>3</sup></b>	
A starter home	18
A family home	19
'Downsizer' accommodation	8
Home for independent living with communal facilities	3
Care home	1
Unknown	2
<b>Total</b>	<b>51</b>

<b>Family members looking for accommodation in Radley, by tenure sought<sup>4</sup></b>	
Buy	30
Buy on shared ownership terms	6
Rent privately	0
Rent from housing association	10
Self build	2
Unknown	3
<b>Total</b>	<b>51</b>

In terms of their tenure requirement, most respondents expected their family members to buy a home (30 out of 51). However, 16 respondents indicated that their relatives would expect to rent from a housing association or to buy on shared ownership terms (10 and 6 respectively), a markedly greater interest in these types of tenure than among Radley householders themselves.

<sup>3</sup> Those ticking 'other' in response to this question have been assigned to the category closest to their stated requirement or to 'unknown'.

<sup>4</sup> Most of those ticking 'other' in response to this question indicated an interest in more than one tenure type. Their response has been apportioned between the tenure types they identified. Others have been added to 'unknown'.

### General views on housing

The questionnaire noted that the Vale of White Horse District Council is proposing large-scale new housing development in Radley, and asked people for their views on what type of housing they would like to see developed, reflecting the type of community they would like Radley to be. There were 352 answers to this question, from which a number of common themes emerged.

#### *Housing type, size and tenure*

The need to provide housing for young people, for families and for the elderly all featured heavily in the responses. Typical comments were “it would be good to have some housing which young people could afford”; “housing for young families would be a tremendous benefit for the area”; we need housing “for older people who want to downsize but stay in Radley”.

The large majority of respondents advocated a mix of housing type. Unusually, one respondent argued that Radley was best suited to working families because of its good transport links and because “Radley does not have sufficient amenities for other types of housing, such as retirement homes”. Another suggested that demographic pressures argued for provision for working age households.

Several respondents urged the need to provide housing to meet the needs of local residents and their families, one going so far as to say that development should only be allowed if it was needed to meet Radley’s internal requirements. One respondent was concerned to limit the possibility of London buyers coming to Radley and one was concerned about “imports from overflow areas”. Two urged that housing should not be provided for foreigners.

In terms of the size of houses people wanted, many people argued for the provision of starter homes. There was also positive support for the provision of 2 and 3 -bedroom houses. 4 and 5-bedroom houses were more controversial with some arguing that there should be less emphasis on them and others arguing that larger houses were what was needed.

86 respondents expressly mentioned the need for affordable housing (though not necessarily ‘affordable’ in the sense set out in government policy). Around half that number mentioned social rented housing. These included some who underlined the importance of providing “affordable (rented) housing for all the many people who will probably never afford their own home”, some who emphasised the importance of a mix of social and market housing, and others who wanted the minimum possible social housing, or none at all. One respondent did not want market and social housing to be mixed. There was no support for the provision of private rented housing. Two respondents went further and wanted some kind of prohibition on buy-to-let.

Two respondents argued for provision for self build in offering their views on new housing provision in the village, and one further respondent advocated self build in commenting on the possible development of the Old Coal Yard.

#### *Housing design and layout*

A number of respondents argued for a scale and design of building which integrated well into the existing village. One recommended “much the same as we have seen in other small developments,

such as Gooseacre and Turners Close". Another noted that "Radley residents pride themselves on having off-street parking along with the provisions of a front garden". 35 respondents wanted more small bungalows for the elderly. Against this, one respondent thought we had enough bungalows already and another commented that "the prevalence of bungalows is not something I would like to see perpetuated".

Generally, respondents were opposed to 3-storey development, non-traditional design and high density flats. There were however respondents who took a different view. One wanted "mid-rise 2-3 story houses split into 1, 2 and small 3 bed apartments" which would be "better starter properties for first time buyers, single people, and couples with first babies, rather than the traditional house and small garden". Another wanted "architecture reflecting its time rather than fake anything".

Other design points made by respondents were:

- A small number of respondents argued for the provision of eco homes to passive house standards, the most detailed comment being: "All new houses should have solar panels - both solar thermal and PV, new developments should include a central combine heat and power plant (CHP) whose ownership is shared amongst the new residents. There should be geothermal power, if feasible. All houses should be zero emission houses - houses that produce all the energy needed for heating and cooling and have the latest technology when it comes to insulation, windows (triple glazing) and ventilation. They should be highly energy efficient".
- Two respondents also called for the use of vernacular materials
- Different respondents pointed to good precedents in the "the newer, very pretty, developments of Housing Association properties in Didcot" and "maybe a few bungalows for the elderly just like the ones that have recently been built in Harwell village".

#### *Views on the scale of housing development and infrastructure*

This question was predicated on the assumption that the Vale of White Horse proposals to allow major development in the village are confirmed. Nonetheless, a number of respondents used the space to underline their opposition to any development in Radley. Others argued that any new housing development should be limited to small numbers of infill houses. One respondent suggested that 300 new houses was the absolute maximum that a village of Radley's size could hope to accommodate without loss of its essential character.

Respondents also used the space to make the point that it is essential that infrastructure improvement is undertaken before large scale development goes ahead, mentioning the sewerage system, schools, roads and healthcare provision in particular.

## **Section 8. Wider views**

A final open question asked for views on anything else respondents thought it important that the Parish Council should cover in the Neighbourhood Plan. There were 274 responses to this question.

Some comments in this section dealt with matters covered elsewhere in the questionnaire, namely the case for moving the village hall and playing fields to the north of the village; the possible

development of the allotments; the location of the village shop; Thrupp Lane issues; and views on housing provision. These are included in the relevant earlier sections of this report.

### Opposition to development

A very large number of comments expressed outright opposition to all large scale development in the parish, and to any change to Green Belt boundaries. Others expressed particular opposition to the removal from the Green Belt and/or development of one or other of the sites targeted in the Vale of White Horse District Council's Local Plan. The main concerns were about changing the character of the village through excessive development, eroding the gap between Radley and Abingdon and between Radley and Kennington/ Oxford, and irretrievably losing open countryside and woodland. These comments echo the views submitted by the Parish Council to the Local Plan Inspector in [August 2015](#) and in two documents submitted in January 2016 ([here](#) and [here](#)).

A second very common theme in responses was that much of Radley's infrastructure was already under pressure. It was essential that existing problems were resolved and services increased to meet new demand before any major development takes place. These concerns are described under relevant headings below. These are ordered roughly in line with the number of respondents raising the different issues, with the most frequently mentioned matters covered first. Non-infrastructure issues are dealt with under subsequent headings.

### Roads and traffic

There were numerous comments on the current state of the roads and pavements. Concerns were expressed about poor road surfaces, potholes and cracks, with Foxborough Road, Thrupp Lane and Lower Radley mentioned in particular. There were concerns that "the kerbs and verges are not cleaned any more, allowing weeds and grass to grow on public footpaths and in the gutters". Some of the existing pavements were argued to be too narrow, particularly on Foxborough Road, and it was suggested that new developments should include pavements of adequate widths.

Some of the local roads were argued to be too narrow to deal with the additional pressures likely to flow from development. In particular, it was noted that there were already blockages from time to time at the north end of Church Road, which was too narrow to accommodate a two way bus flow and primary school traffic. Potential additional traffic on Sugworth Lane was also a major concern. Various solutions were proposed for this road including the imposition of a 20 or 30 mph speed limit, a ban on heavy vehicles including construction traffic, and a total ban on all motorised traffic at the A34 bridge.

Suggestions for speed limits on other stretches of road included a 40 mph speed limit between Radley and Kennington and further speed restrictions on Kennington Road, White's lane and Church Road. One respondent wondered whether there should be a 20 mph speed limit throughout the village. A few respondents also wanted to see traffic calming measures such as chicanes, including on Foxborough Road/ Church Road and Sugworth Lane. A couple of respondents wanted to see pedestrian crossings across Kennington Road from Radley College and across Church Road from the primary school, perhaps with traffic humps on either side.

The White's Lane, Foxborough Road, Radley Road, Thrupp Lane junction was noted by many respondents to be dangerous. Some advocated a new 4-arm roundabout along lines envisaged in the Neighbourhood Plan 'draft policies' document. There were specific suggestions for a re-routing of the south end of White's Lane with the road in front of the houses becoming a cul-de-sac (see response 58).

Other comments included two in favour of the proposed new A 34 south facing access roads (described as long overdue by one respondent), a request for consideration of a new link road through Peachcroft Farm to White's Lane, and a request for lighting on the Lower Radley railway bridge.

### Schools

A large number of respondents noted that our local primary schools (Radley CE primary school and St Swithun's in Kennington) were already over-subscribed and that additional provision would need to be made to meet the proposed population growth. Many were concerned to see an extension to Radley primary school so that all Radley children were able to gain a place there.

### Parking

A considerable number of respondents drew attention to the ongoing problem of station parking on Radley streets, and the need to solve this before an influx of new station users make it worse. Many thought that the provision of free station parking was the right answer. Concerns were also expressed that all village facilities – shop, village hall, sports facilities, school – should have adequate parking, and that new housing development should include adequate off-road provision.

### Sewers and drainage

The condition of the Radley sewerage system was also of concern to a large number of respondents, with many drawing attention to the major repair work which had to be undertaken in 2015, and which is underway again in May/June 2016. Many expressed scepticism about whether the capacity of the sewers and pumping stations were adequate to cope with large-scale new development. It is essential to ensure that the system is upgraded as necessary before new development takes place.

Respondents also expressed concern that surface water run-off from any new development was provided for adequately, with a couple of respondents drawing attention to frequent flooding in Stonhouse Crescent after heavy rain. In relation to the White's Lane site, one respondent said that "rain-water run-off should not be allowed into the stream starting north of Foxborough Road and passing through Badgers Copse and Gooseacre to the Thames. This ancient stream has been created by a spring and runs at a near constant rate. The stream has no natural capacity to handle peak rainwater loads from the run-off of a storm and a development. It would likely flood Gooseacre and erode the banks unless further culverted."

### Health care

It was noted by many respondents that new development would put an increased burden on healthcare provision, which was already overstretched. This was a major concern. At present there are no GP services in the parish and residents look to the Kennington Health Centre and Abingdon

practices for primary healthcare. Suggestions included providing a health centre or GP practice on one of the strategic housing sites.

#### Cycle provision

A large number of respondents also wanted better provision for cyclists, much of it in generalised terms. There were specific suggestions for “segregated cycle lanes suitable for children to cycle to school”, a cycle lane along White’s Lane, and “3m wide segregated cycle tracks from all sites, including N Abingdon, to the centre of Radley, including the station”. There were also suggestions that cycle track ‘E’ in the ‘draft policies’ document “would make more sense passing through the College grounds along the existing route of the footpath/right of way” and that secure cycle storage should be provided for in new properties without garages.

#### Station and rail issues

In addition to resolving station parking issues, a number of people argued that there should be access to the station from the east side of the railway or, at a minimum, a lift over the railway line. At present disabled users have to go via Oxford if they want to go south. The lack of a flat access was also a problem for parents with pushchairs.

There was concern that electrification of the railway could be highly visually intrusive and a request that the Neighbourhood Plan should “include provision to force Network Rail to invest in minimally intrusive gantries to avoid the environmental scarring suffered at Goring”.

One respondent was keen to see a ticket machine installed at the station. Another wanted consideration of adding a new station near the development site in south Kennington.

#### Broadband and mobile reception

There were a few references to the need for improved broadband to cater for housing growth with two respondents pressing for ultra-fast broadband provision. (See response 103 for detailed suggestions). One respondent commented on poor mobile phone reception.

#### Bus services

A handful of residents argued for the need for improved bus services to meet the demands of new residents. One respondent wanted to see the X3 or X13 re-routed via the A4023 rather than the A34 to provide a more frequent service into Oxford and Abingdon for Radley residents in the western part of the parish (see response 265).

#### Environment and nature conservation

There were concerns that existing trees should be maintained between existing and new developments to soften impacts and preserve privacy (including between the existing housing in Ferny Close and proposed new development site), and that plenty of natural green space is retained around the new developments to protect habitats. One respondent mentioned two badger sets located in a field at White's Lane and bat colonies located in the hedgerow, and wanted to know what steps were proposed to protect these animals, both of which are protected species. There was



also concern to protect the copse behind White's Lane/ Foxborough Road/Selwyn Crescent which is home to a variety of wildlife.

One respondent argued that the Neighbourhood Plan should "set out an energy policy seeking to maximise energy efficiency and encourage uptake of renewables in new and existing dwellings. The policy would also need to address security of supply (previously a significant problem in the village) and ensure sufficient grid capacity for connection of renewables".

#### Community facilities

Respondents mentioned a number of community facilities which they would like to see in the village. In addition to those noted in the context of shop expansion or the possible development of the allotment site, there were mentions of the need for an extended graveyard, a teenagers' shelter area, and another pub, cafe or takeaway. A couple of respondents were keen to see the area around the existing pond improved.

#### Two villages

One respondent commented that "The biggest issue to my mind is that two villages will be created, an east and a west with no convenient access from one to the other". This theme was picked up by one or two others who urged the importance of a link through from the proposed White's Lane site to the centre of the village and the station. Against this, one respondent argued that the acquisition of a slice of land to create an access route from the south of the new site to the station would have a very negative impact on neighbouring properties.

#### Other comments

These included:

- Concern expressed by a couple of residents in the north of the parish that they should continue to be part of Radley, and not referred to as south Kennington
- A suggestion that Neighbourhood Plan Working Group meetings should be published in advance and open to all
- A query as to whether the original Radley College offer for more extensive development of the site opposite the College alongside the primary school was still on the table and, separately, a regret that the College was not represented at the exhibition (they were, in fact)
- A couple of queries as to why there were no proposals for development in Lower Radley.

28 June 2016

## REPORT ON NEIGHBOURHOOD PLAN CONSULTATION

Post-code groupings used in the analysis of questionnaire responses

<b>1 South Kennington</b>						
Blossoms Glade 1-21	OX14 2LE	12		Bigwood 2-60	OX14 2LL	62
Bluebell Ride 1-14	OX14 2LB	12		Sycamore crescent 1-46	OX14 2LF	38
Hazelnut path 1-12	OX14 2LH	9		Willow Way 1-7	OX14 2LD	7
Oak avenue 1-14	OX14 2LA	26		Woodlands, Woodside	OX14 2JZ	1
Pebble Hill 1-39	OX14 2JU	37		Sugworth Crescent 1-14	OX14 2JR	14
Pebble Hill 64 – 82 and 97- 123	OX14 2JY	24		Sugworth lane 137- 151	OX14 2LJ	8
Pebble Hill 38 – 95	OX14 2JX	43		Kennington Road 98-102	OX14 2JP	3
Kennington Road. Broad Oak and Ashbrook	OX14 2SL	2		Kennington Road, The Limes	OX14 2JT	1
Fir trees 1-5	OX14 2LN	4		Total		303
<b>2 Radley College environs</b>						
RC Church walk 1-7	OX14 2HW	7		Kennington Road named houses 1 Park cottage 2 Park Cottage 3 Park Cottage Field House Gore House Grangefield House Kings Close Park End Farm Park Farm House RC ? Park Farm Byre	OX14 2JW	10
RC Cottage orchard	OX14 2DP	3		RC Chestnut Avenue 1-9 plus tutors' houses	OX14 2HS	12
RC Lower Shrubbery 1-11 plus tutor's flat.	OX14 2HU	14		RC The cottage, College stables	OX14 2JF	4
RC Upper Shrubbery 7-9 plus tutors' accommodation	OX14 2JG	9		RC The mansion	OX14 2HT	7
RC Walled garden 1-12	OX14 2JE	13		Church Road Kennel cotts	OX14 3QE	2
The Vicarage	OX14 2JN	1		College	OX14 2HR	8
				Total		90
<b>3 Central, - Church Road + East Foxborough Road</b>						
New Road 1-21	OX14 3AP	16		Foxborough Road Flats and 73-120 + Bowyer Arms	OX14 3AE	34
Turners Close 1-10	OX14 3BJ	10		Stonhouse Crescent 1-48	OX14 3AG	22
Spinney's Close 2-17	OX14 3AS	16		Stonhouse Crescent 16-41	OX14 3AF	26
Church Road 14 – 53	OX14 3AT	26		Foxborough Road 47-108	OX14 3AD	22
Church Road 77-95	OX14 3QF	12		Bowyer Close 1-6	OX14 3GG	6
Catharine Close 1-6	OX14 3AR	7		Catharine Court	OX14 3GN	10
				Total		207

<b>4 Central - St James Road area</b>						
St James Road 3-24	OX14 3AQ	16		Selwyn Crescent 16-51	OX14 3AL	24
St James Road 11-50	OX14 3AH	29		Little Howe Close 1-17 plus named	OX14 3AJ	21
St James Terrace 1-12	OX14 3BG	6		Ferny close 1-34	OX14 3AN	34
Selwyn Crescent 1-15	OX14 3AW	15				
						145

<b>5 Lower Radley</b>						
Lower Radley named + 3 -25	OX14 3AX	25		Shaw's Copse 1-5	OX14 3GZ	5
Lower Radley 30-75	OX14 3AY	15		The boat house.	OX14 3AZ	2
Lower Radley 84-128	OX14 3BA	20		Pumney Farm house, Pumney Cottage and the Old Boat house.	OX14 3BD	3
Lower Radley caravan park 1-30	OX14 3AU	28				
				Total		98

<b>6 Thrupp Lane and west Foxborough Road</b>						
Thrupp Lane named houses	OX14 3NG	5		Barton Lane Thrupp houses	OX14 3NE	3
Wick Hall named	OX14 3NF	10		Gooseacre 1-12 plus named	OX14 3BL	14
Whites Lane 4-28 Whites Lane Braeside	OX14 2JJ	14		Foxborough Road 1-78	OX 14 3AB	45
Norfolk Close 1-8	OX14 3BH	6		Badgers Copse 1-17	OX14 3BQ	17
Drysdale Close	OX14 3BU	4				
				Total		118

<b>7 Western outliers</b>						
Peachcroft Farm named	OX14 2HP	2		Bayworth Road	OX 136QS	4
Sugworth Lane No 1 and around the farm	OX14 2HX	14		Lodge Hill 33-38 plus named houses near Sug. Lane.	OX14 2JD	11
Sugworth Lane near Lodge Hill.	OX14 2HY	26		House on Oxford Road at end of Sugworth Lane	OX14 2HZ	1
				Total		58