

RADLEY NEIGHBOURHOOD PLAN

CONSULTATION DRAFT - DECEMBER 2016

The 'Radley Neighbourhood Plan, Consultation Draft' was published on 16 December 2016. Copies are available free of charge from Radley Village shop. The Plan and its supporting documents may also be found on the Radley Village website.

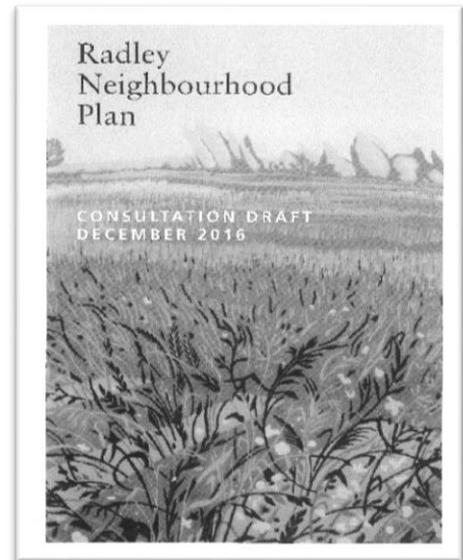
Radley Parish Council will be giving presentations on what the Plan proposes in Radley Village Hall on **Wednesday 18 January at 7.30 pm** and **Sunday 22 January at 3.00 pm**. All Radley residents are welcome.

Radley faces major new housing development, confirmed in the recently adopted Vale of White Horse Local Plan 2031. Planning applications for all three of the strategic housing sites in Radley parish are expected to be submitted within the next few months.

The proposals in the draft Neighbourhood Plan are intended to ensure that new development respects existing residents' concerns while welcoming newcomers, and that our infrastructure, community facilities and local assets are improved for the benefit of all.

The Parish Council does not have powers to dictate the terms of the new developments, but we hope to influence them. We want to hear from you whether the policies we are proposing are right. And we want your support in pressing the developers and Vale of White Horse planners to take them seriously.

The policies are summarised below. If you have comments on them, please let us have them by **Friday 10 February 2017**. Comments may be sent in writing to Radley Parish Clerk, 73 Eaton Road, Appleton, OX13 5JJ using the form enclosed with this leaflet. Or you may comment online using the full or short response form on the Radley Village website.



The Neighbourhood Plan policies in brief

Policies are divided into Planning Policies (**PP**) which will influence planning decisions and Community Actions (**CA**) which are things for the Parish Council (RPC) to do or lead on.

Section 4.2 Development sites

Many of the policies under later headings deal with the strategic housing sites in the parish. This section provides conditional support for a further two small developments in the parish whilst opposing other development.

PP1. Housing development on the **Old Coal Yard** site to the west of Thrupp Lane will be supported provided certain conditions are met. The site is currently an eyesore. The key condition is that progress is made towards the removal of heavy lorries from Thrupp Lane.

PP2 and CA1. Development of the current *allotment site* by the railway bridge will be supported if it is found to be practicable and if an acceptable alternative allotment site can be found. This is a possible site for a bigger community shop (see policies CA2 & CA3).

PP3. Inappropriate development outside the built-up area of the village will *not be approved* except in very special circumstances.

Section 4.3 Housing mix and tenure

The household survey which RPC undertook in May 2016 provided a lot of useful information about the type of housing which Radley residents would like to see built. It revealed a particular need for *smaller homes* both for older people and the young, and an interest in self-build. The mobile home sites and bungalows which are a feature of Radley received much support. The draft NP seeks to ensure that this information is given due weight in the development of the strategic sites.

PP4. The *mix of tenure and size* on the new housing sites should take appropriate account of RPC's evidence of demand from Radley residents and their families.

PP5. Provision of plots of land for *self-build* on the new sites will be supported.

CA2. RPC will oppose any proposals for the four *mobile home sites* to be converted to other uses.

Section 4.4 Community facilities

This section sets out RPC's policies for the future of our community facilities, taking account of the views expressed in response to the May survey.

CA3. The *village hall, playground and a playing field* should continue to be located on Gooseacre, but need re-imagining, possibly with replacement buildings, so they better meet the aspirations of a flourishing and expanding village. RPC, together with the village hall committee and the freeholders, should prepare and implement a plan for achieving this.

CA4. The *community shop* should remain near its current location, but if achievable on a larger site. RPC and the shop management committee should explore the practicability of developing the allotment site for this purpose.

CA5. RPC should approach local landowners to identify a suitable site for *additional allotments*, and for a replacement site for the existing allotments, if needed.

CA6. RPC should work with Radley College to provide a site for an additional *cemetery*.

PP6. The *land around the Bowyer Arms* is an asset of community value and should be considered as a location for community facilities if it is proposed for development.

PP7 & 8 The North-West Radley housing site should include a *playground* towards its north end. The South Kennington housing site should also include a *playground* and should reserve a space for a *shop*.

PP9. Where replacement sites or buildings are needed for community facilities they should, if practicable, be ready before the old facilities are removed.

Section 4.5 Primary education and health care

This section deals with the expansion of Radley Primary School to full-year entry, and the need for more pre-school places at St Swithun's. It also requires the strategic site developers to contribute to more GP capacity.

CA7. RPC will press for and support the **expansion of Radley's primary school** on or near its present site to be achieved either through a high quality replacement building or extension.

CA8. RPC will press for and support the expansion of **nursery facilities at St Swithun's** primary school.

PP10. Developers of the NW Radley and South Kennington strategic housing sites should either provide a site for **a new surgery** or should contribute to new or expanded facilities elsewhere in Abingdon or Kennington.

Section 4.6 Radley Lakes area

CA9, PP11 & 12 promote a strategy to develop the exceptional potential of this area for quiet recreation and nature conservation whilst retaining its economic value. At the heart of the strategy are proposals to:

- Establish an area of **Quiet Recreation and Nature Conservation** for enjoyment by walkers, cyclists, fishermen and others whilst maintaining a habitat in which natural species can thrive.
- Solve the problem of **road access** down the narrow Thrupp Lane, where there is a currently dangerous conflict between walking and cycling, and use by heavy goods vehicles.
- Allow for **continuing industrial use and minerals processing** on sites where these activities currently take place, provided a satisfactory solution to the access problem is put in place.

Section 4.7 Roads

PP13 and CA10 support a strategy for Radley's roads. Key elements are:

- **White's Lane** should be redesigned to become the effective Radley through route. There should be a realigned and redesigned junction with Foxborough Road, a diversion to by-pass the houses at the south end of the road, and possibly a smoothing of the bends.
- A new access road should be created for industrial and commercial traffic currently using **Thrupp Lane**, connecting to Audlett Drive. Thrupp Lane should then be closed to vehicular traffic at a point south of Home Farm, rendering it safe for cyclists and walkers.
- On the **Kennington Road**, there should be a new pedestrian crossing between the South Kennington housing site and the Pebble Hill mobile home site and a new four-way junction with exits to Sugworth Lane and the housing site entrance, designed to slow the pace of through traffic.
- Traffic calming measures on **Sugworth Lane** should be introduced to deter dangerous rat-running likely to be generated by the proposed diamond junction and Park & Ride site at Lodge Hill.
- Resurfacing the road carrying the **35 bus route** through Radley and Kennington should be a priority.

Section 4.8 Cycling and walking

PP14 and CA 11 support a strategy to promote walking and cycling. This includes:

- working with Sustrans and landowners to improve **Sustrans Route 5** across the parish
- improving **Path 8** from White's Lane to Twelve Acre Drive
- **a new cycle track** through from the North Abingdon strategic housing site to Radley centre to facilitate access to the station and the new sports facilities proposed west of Peachcroft Farm.
- Generally **improving cycleways and pavements** and providing for **secure cycle storage**.

Section 4.9 Village connectivity

In order to bind the old and new communities together, the NP emphasises the importance of **foot and cycle access from the new housing that faces inward towards village facilities and amenities**. PP15 requires such provision at the strategic sites.

Section 4.10 Radley station access

The NP notes a doubling of the numbers of passengers using Radley station over 8 years, and that a large proportion of passengers come from outside Radley.

CA.12 commits RPC to support measures to **restrict on-road parking outside Radley station**, to extend **off-street parking especially secure bike storage**, to provide **step free access to the up-line and to provide a ticket machine**.

PP.16 requires developers of the strategic housing sites to **contribute to the costs** of these measures.

Section 4.11 Surface water drainage and sewerage

Radley has experienced major problems with blocked sewers and surface water run-off in recent years and residents are rightly concerned that new development should not add to these problems.

PP.17 requires that the development sites should incorporate **Sustainable Urban Drainage (SUDs)**, with run-off rates no greater than greenfield sites.

PP.18 requires that there should be a **Drainage Survey and Report** covering the whole area served by the outfall sewer from each of the new housing sites demonstrating that there is adequate capacity to serve the development without leading to problems for existing users. Developers should pay for the survey and of consequential implementation measures.

CA.13 commits RPC to working with Thames Water to ensure that appropriate priority is given to **maintaining and upgrading the existing sewerage network**.

Section 4.12 Digital connectivity

Radley is not at the cutting edge of digital connectivity, and has a poor level of mobile phone reception. **CA.14** commits RPC to working with service providers to deliver **reliable superfast broadband** and indoor and outdoor mobile reception across the whole parish area and should help with identification of potential sites for **new mobile phone masts**.

Section 4.13 Conserving the natural environment

RPC's consultation in May 2016 revealed great local concern to **retain open countryside**, to protect **natural habitats** and the natural screening provided by **existing hedgerows and tree belts**. **CA 15 & 16** support these policies.