

# DEVELOPMENT NEWS FROM RADLEY PARISH COUNCIL

January 2020



Major developments are taking place in our parish. This newsletter is to bring you up to date with what is happening, and what we as a Parish Council are doing.

We are very keen to hear from you to help us shape our plans. Please email [clerk@radleyparish.org](mailto:clerk@radleyparish.org) or write to the Clerk, Radley Parish Council, 73 Eaton Road Appleton, OX13 5JJ with any ideas or comments on our programme. We're particularly interested to know what improvements residents would like to see to the community facilities at Gooseacre. Radley College have now withdrawn the offer to provide land for a new hall and playing fields near the primary school but have said that they will consider extending the lease at Gooseacre once plans for the longer term have been agreed. Deciding what to do there is a priority for the coming year.

To keep up to date with news on all these matters, sign up to receive the parish council's monthly email update (contact [clerk@radleyparish.org](mailto:clerk@radleyparish.org)) or see our monthly report in Radley News.

## The strategic site developments

There are three large housing developments planned in or near Radley. You can see details of the plans at <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/find-application/planning-decision-register>, using the reference numbers below.

### **Development south of Kennington – The Lawns.**

Application ref: P17/V2961/F

*Total number of dwellings proposed: 283*

*Developer: Redrow Homes*

*Estimated construction start-date: work on the first phase has already started.*

Although this site is very close to Kennington, it lies within Radley parish.

Work started in summer 2019 on the construction of the first two phases of development which will provide 78 market homes and 37 affordable homes. The first new homes are expected to be occupied by early summer 2020.

**NW Radley (White's Lane) development.** Application ref: P17/V1894/O

*Total number of dwellings proposed: 240*

*Developer: Blenheim Estates (formerly Pye Homes)*

*Estimated construction start-date: late 2020/early 2021*

Outline planning permission was granted in July 2019. A further planning application dealing with the detailed layout of the site and the design of the houses is expected to be submitted by the developers within the next few months. There will be an opportunity for the parish council and individual members of the community to comment on this application before it is considered by the Vale Planning Committee.

**North Abingdon development** (north of 12-Acre Drive and Dunmore Road). Application ref: P17/V0050/O and P19/V2588/RM

*Total number of dwellings proposed: 900 +50 retirement homes*

*Developer: David Wilson Homes Southern*

*Estimated start-date: Summer/Autumn 2020*

This development is in 3 sections. The east section closest to Radley lies between the Oxford Road and Peachcroft Farm and is expected to be the last to be developed. It includes plans for playing fields and a sports pavilion at the Radley end of the site. This part of the site was in Radley Parish until the parish boundary was redrawn in 2018.

Outline planning permission for the whole of the site was granted in October 2017 and an application dealing with detailed design for the first 425 homes at the west end of the site is currently being considered. The parish council has objected to the application on grounds that it does not provide sufficient numbers of smaller homes.

## Other major developments

Plans for **the expansion of Radley Primary School** to full-year entry are proceeding apace with building work expected to begin in the second half of 2020/21. The headteacher has been advised to plan for the extended intake of children starting in September 2021.

Radley College is currently building **a new boarding house** behind the former Warden's House, and **13 new homes for staff** on the site of the former kennels in Church Road. It is also extending its chapel.

Highways England's consultation on route options for the **Oxford to Cambridge Expressway** (expected to include a route through Radley) was planned for Autumn 2019 but delayed because of the Election. In the run-up to the Election, Transport Secretary Grant Shapps announced that a Conservative Government would review the plans. Watch this space...

## Radley Parish Council's £1.5m development budget

Developers are required to make payments to help meet the costs of infrastructure, known as the Community Infrastructure Levy (CIL). 25% of this money is paid to the parish council. RPC's predicted CIL receipts over the next seven years add up to around £1.5m. We have provisionally allocated this money as follows.

CIL-funded project	Provisional allocation £
<b>Radley primary school expansion.</b> OCC plans to double the size of the school but does not have the budget to pay for a bigger school hall. The parish council and Radley College have agreed to consider jointly funding a hall extension.	100,000
<b>Refurbishment/ replacement of the village hall, sports pavilion and playing field</b> within the curtilage of the existing Gooseacre site (see above). Further funds will need to be raised from grant and other sources.	400,000
<b>Community facility on South Kennington site.</b> Land for a community building will be transferred to the parish council by the developers. Further funds may be needed.	300,000
<b>Radley Lakes strategy.</b> Consultants are drawing up a masterplan for the future of the area. This allocation will part-fund a new access road should that become a possibility. Footpaths and car-parking are other potential calls on it.	300,000
<b>Foot/ cycle link from NW Radley site to Foxborough Road.</b> This is favoured by the parish council because it would help to promote integration of the new community. It will only be possible if appropriate land becomes available.	157,000
<b>Radley Large Wood.</b> This amount has been earmarked on a contingency basis should it be needed to contribute to safeguarding public access to the wood in the long term.	100,000
<b>Sugworth Lane footpath.</b> The PC would like to create a new footpath alongside Sugworth Lane linking Kennington Road to Radley Great Wood. This would improve the safety of the many pedestrians using the route.	20,000
<b>Playfield Road pavilion upgrade.</b> The Playfield Road facilities are a short distance from 'The Lawns' and likely to be used by the new residents. This amount has been promised to Kennington Parish Council towards the cost of upgrading the pavilion.	40,000
<b>Community projects challenge fund.</b> The aim is to encourage creative ideas from residents for projects to improve Radley's facilities. We are hoping to run the first round in the coming year.	40,000
<b>Road safety measures.</b> The parish council is considering a programme to improve road safety in the parish.	15,000
<b>Welcome pack for new residents of The Lawns.</b> A leaflet to inform new residents of services, clubs and facilities in and near Radley and Kennington is being prepared.	700
<b>Programme administration.</b> This budget will cover the salary of the development support officer and other overheads over the next seven years.	70,000