



# **ORPC** *Oxford Region Planning Committee*

Chair: Albert Jezyk, Jr. Vice-Chair: Charles Fleischmann Treasurer: Robert Ketcham

## **Multimunicipal Comprehensive Plan 2026 Update**

# Public Survey Results

The Public Survey was active for six to eight weeks during the last quarter of 2024 and was distributed through email, at First Friday events, and on the Regional and municipal websites.

**424** **Survey Responses**  
representing  
**27,160** Oxford Region Residents  
**1.5%**  
of the total Population

**86.80%** of respondents are **Resident Property Owners**

Of those who responded, **41.7%** are **Adults, 30 to 54**.

**23.4%** of respondents have lived in the Oxford Region for **21-30 years**, **31.3%** for **31-50 years**.

**21.8%** of respondents chose to live in the Oxford Region for the **Attractiveness** and/or **Rural Character** of the area.

**East Nottingham** had the highest number of respondents at **39.4%**.

Upper Oxford 13.4%, Oxford Borough 12.3%, West Nottingham 12.0%, Elk 11.1%, and Lower Oxford 10.1%. 1.7% indicated they live outside the Region.

23.2% said Good,  
17.3% said  
Excellent, 3.6%  
said Fair, 0.5%  
said Poor

The top answer when Respondents were asked to describe the **Quality of Life** in the Region was Very Good at **55.4%**.

**60.8%** of respondents said they **live next to a farm**, **31.8%** said they **did not live next to a farm**, and **6.9%** said they **lived on a farm**.

The vast majority (**93.6%**) of respondents said they live in a **single-family home**.

Of the respondents who answered the question, **33.5%** said that **we have enough affordable housing**, **40.1%** said we **need more affordable housing**, and **26.4%** said **they were not sure**.

## Survey Questions (General/Quality of Life)

### 1. Are you a: (resident property owner...)

Answered: 421, Skipped: 3

Answer Choices	Percentage	Number
Resident Property Owner	86.8%	381
Resident Non-Owner (Renter)	5.0%	22
Business Owner	4.1%	18
Non-Resident Property Owner (Landlord)	1.6%	7
Other (please specify)	2.5%	11
Total	100.0%	439

### 2. What is your age?

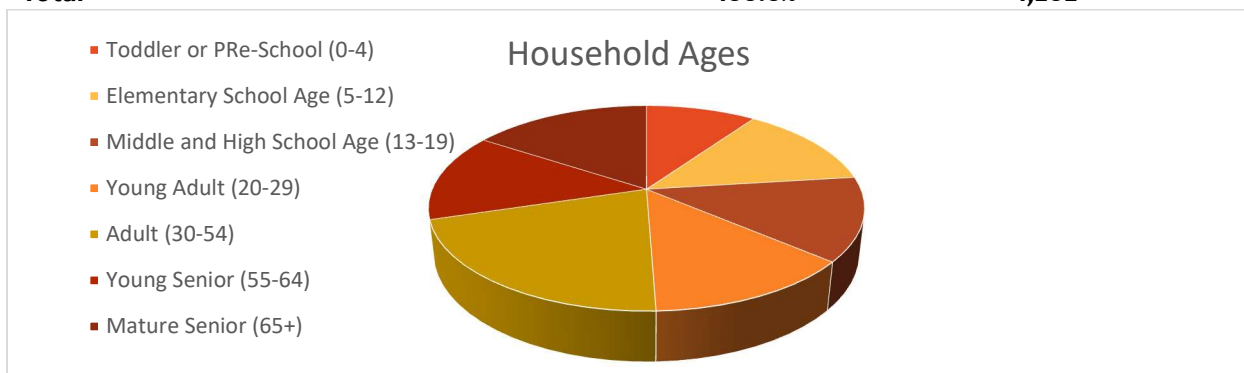
Answered: 420, Skipped: 4

Answer Choices	Percentage	Number
Under 19	0.5%	2
Young Adult (20-29)	4.3%	18
Adult (30-54)	41.7%	175
Young Senior (55-64)	22.8%	96
Mature Senior (65+)	30.7%	129
Total	100.0%	420

### 3. How many members of your household fit into the following age categories?

Answered: 416, Skipped: 8

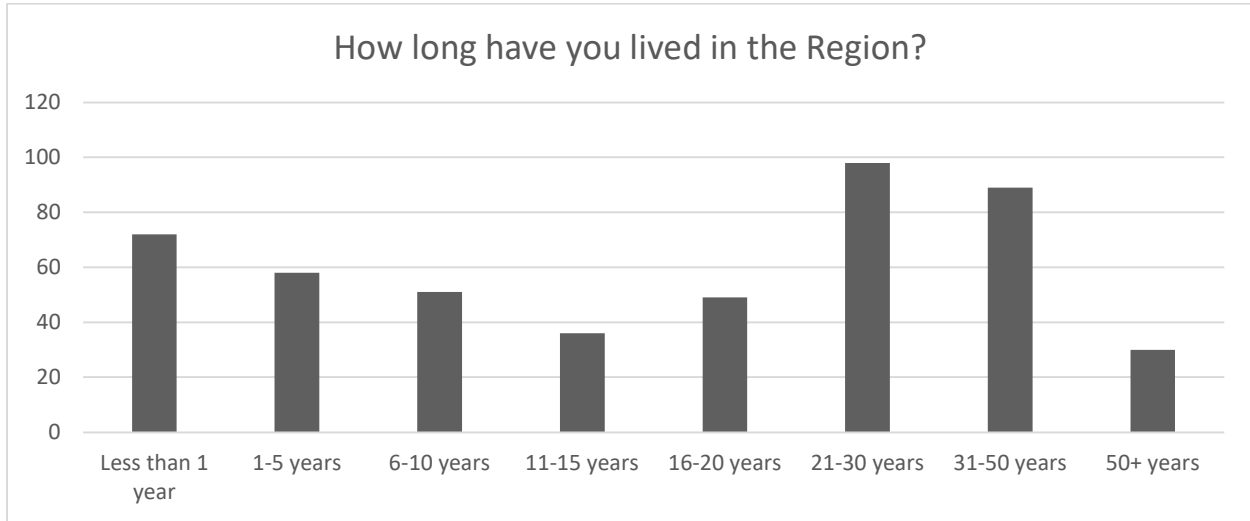
Answer Choices	Percentage of Total	Number
Toddler or Pre-School (0-5)	9.7%	117
Elementary School Age (5-12)	13.3%	160
Middle and High School Age (13-19)	13.2%	158
Young Adult (20-29)	13.2%	159
Adult (30-54)	20.9%	251
Young Senior (55-64)	13.9%	167
Mature Senior (65+)	15.8%	190
Total	100.0%	1,202



#### 4. How long have you lived in the Oxford Region?

Answered: 418, Skipped: 6

Answer Choices	Percentage of Total	Number
Less than 1 year	1.70%	7
1-5 years	13.9%	58
6-10 years	12.2%	51
11-15 years	8.6%	36
16-20 years	11.7%	49
21-30 years	23.4%	98
31-50 years	21.3%	89
50+ years	7.2%	30
<b>Total</b>	<b>100.0%</b>	<b>418</b>



#### 5. Why did you choose to live in the Oxford Region? ✓all that apply

Answered: 415, Skipped: 9

Answer Choices	Percentage of Total	Number
Cost of Living	14.5%	130
Family and friends in the area	14.7%	132
Safety/security low crime rate	11.4%	103
Proximity to amenities	2.1%	19
Convenience to work	9.0%	81
Raised here since childhood	8.1%	73
Attractiveness/Character of area	21.8%	196
Low taxes	5.7%	51
Convenience to services	0.8%	7
Quality of schools	3.6%	32
Other (please specify)	8.3%	75
<b>Total</b>		

**Other:** Rural Setting; Open Space; close to agriculture or equestrian facilities; Job or business; Home or Real estate; Location of hospital - now closed; diverse population.

## 6. Where do you live in the Region?

Answered: 417, Skipped: 7

Answer Choices	Percentage of Total	Number
Oxford Borough	12.3%	51
East Nottingham	39.4%	164
Elk	11.1%	46
Lower Oxford	10.1%	43
Upper Oxford	13.4%	56
West Nottingham	12.0%	50
I live outside the Region	1.7%	7
Total	100.00%	417

## 7. How would you describe the overall quality of life in the Region?

Answered: 417, Skipped: 7

Answer Choices	Percentage of Total	Number
Excellent	17.3%	72
Very good	55.4%	231
Good	23.2%	97
Fair	3.6%	15
Poor	0.5%	2
Total	100.00%	417



**Comments:** Traffic; bigotry; need new businesses; “if you don’t like it leave” mentality; truck traffic; PECO; lack of retail diversity; degrading rural lifestyle; noise and light pollution; property/school taxes too high; beautiful and conveniently located; cost of living is too high; Way too many 55 and up; CWA issue; Limited healthcare, shopping, and outdoor activity (trails); new development overloading our current infrastructure.

## 8. What would/could improve quality of life? Choose up to three.

Answered: 416, Skipped: 8

Answer Choices	Percentage of Total	Number
Employment opportunities	3.6%	63
Recreational opportunities	6.7%	117
Urban Revitalization	2.6%	46
Housing (cost and availability)	3.6%	63
Better government/planning	0.1%	2
Natural resource protection	10.5%	183
Management of growth/development	9.0%	157
Protection of drinking water	7.2%	125
Shopping opportunities	4.2%	73
Adequate parking	0.9%	15
Historic preservation	5.8%	102
Road and bridge conditions	4.0%	69
Industry (including agriculture) preservation	3.8%	67
Stormwater management/flooding	2.1%	36
Public water and sewage facilities	1.4%	25
Emergency services (police/fire)	3.9%	68
Maintenance of infrastructure	3.2%	56
Open space preservation	11.5%	200
Traffic congestion mitigation	5.5%	97
Prevention of noise pollution	3.5%	61
Reuse of vacant lots	1.9%	33
Quality of education	5.0%	87
<b>Total</b>	<b>100.00%</b>	<b>1,745</b>

**Other:** Expensive boutiques that no one can afford; more sidewalks and trails; lower taxes; hospital/urgent care facility; slow housing development; Save CWA and the Octorara reservoir; more entertainment (movie theatre); less development, less government; free parking in the Borough; stop any further developments from being built; use train line for passengers; restaurants; Lincoln University to be a good neighbor.

## Survey Questions (Land Use)

### 9. Do you live next to a farm?

Answered: 412, Skipped: 12

Answer Choices	Percentage of Total	Number
Yes	60.8%	256
No	31.8%	134
Not sure	0.5%	2
I live on a farm	6.9%	29
<b>Total</b>	<b>100.00%</b>	<b>421</b>

**Comments:** Several comments indicated that many live on farms or lived next to farms that have been or will soon be developed; Very glad to have farms as neighbors.

## 10. Please indicate how you feel each of the land uses should be managed in the Region

Answered: 412, Skipped:12

Land Use	Promote Development	Maintain Current Level of Development	Limit Further Development	No Opinion	Total Respondents
Assisted Living/Long-term care	52	151	171	41	407
Child daycare	98	143	55	105	399
Single family residential	53	115	225	20	405
Multi-family development	69	82	230	26	400
Age-restricted housing (55+)	39	119	205	43	404
Elderly housing	63	146	141	59	405
Affordable Housing	120	108	158	23	403
Mixed residential/commercial uses	96	115	160	33	401
Home business	122	152	63	68	402
Small-scale commercial	137	159	75	33	400
Large-scale commercial	46	96	240	26	403
Offices or office park	46	101	211	42	399
Agricultural uses	214	167	13	24	409
Light industrial uses	37	157	171	41	403
Parks, trails, recreation areas	301	83	19	13	408

The most influential categories in Question 10 are land uses you would like to promote and land uses whose development you would like to limit. Parks, trails, and recreation areas are the top answer for development that should be promoted closely following by Agricultural Uses. In regard to limiting further development, the top answer is Large-scale commercial closely followed by Age-restricted housing (55+).

## 11. What type of dwelling do you live in?

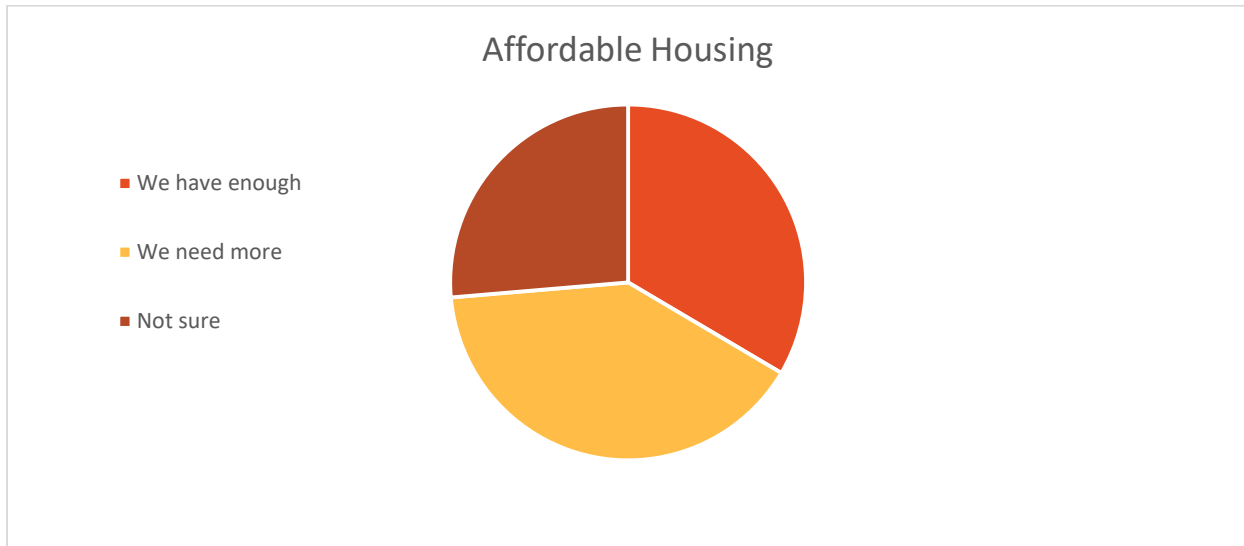
Answered: 405, Skipped: 19

Answer Choices	Percentage of Total	Number
Apartment	0.7%	3
Accessory dwelling units (ADU)	0.0%	0
Twin	0.3%	1
Duplex	1.7%	7
Townhouse	0.7%	3
Single-family home	93.6%	379
Mobile home	3.0%	12
Tiny home	0.0%	0
<b>Total</b>	<b>100.00%</b>	<b>405</b>

## 12. What is your community's need for affordable or attainable housing?

Answered: 406, Skipped: 18

Answer Choices	Percentage of Total	Number
We have enough affordable or attainable housing	33.5%	136
We need more affordable or attainable housing	40.1%	163
I am not sure	26.4%	107
<b>Total</b>	<b>100.00%</b>	<b>406</b>



## Survey Questions (Multimodal Transportation)

## 13. What is the top intersection in the Region where transportation improvements are needed for safety?

Answered: 330, Skipped: 94

Answer Choices	Percentage of Total	Number
Route 10 and Route 896	22.1%	107
Route 10 and Route 896	8.0%	39
Route 896 and Old Baltimore Pike	20.0%	97
Route 10 (3 <sup>rd</sup> ) and Route 472 (Market)	29.7%	144
Route 271 and Old Baltimore Pike	13.6%	66
Route 472 and Route 841	3.3%	16
Chesterville Road and Lewisville Road	3.3%	16
<b>Total</b>	<b>100.00%</b>	<b>417</b>

**Other:** Route 1 interchanges; 5 points; Walmart/Redners traffic signal; Route 896 and Saginaw Road; All of them; Route 272 and Saginaw Road.

#### 14. What are your greatest concerns regarding transportation in the Region?

Answered: 392, Skipped: 32

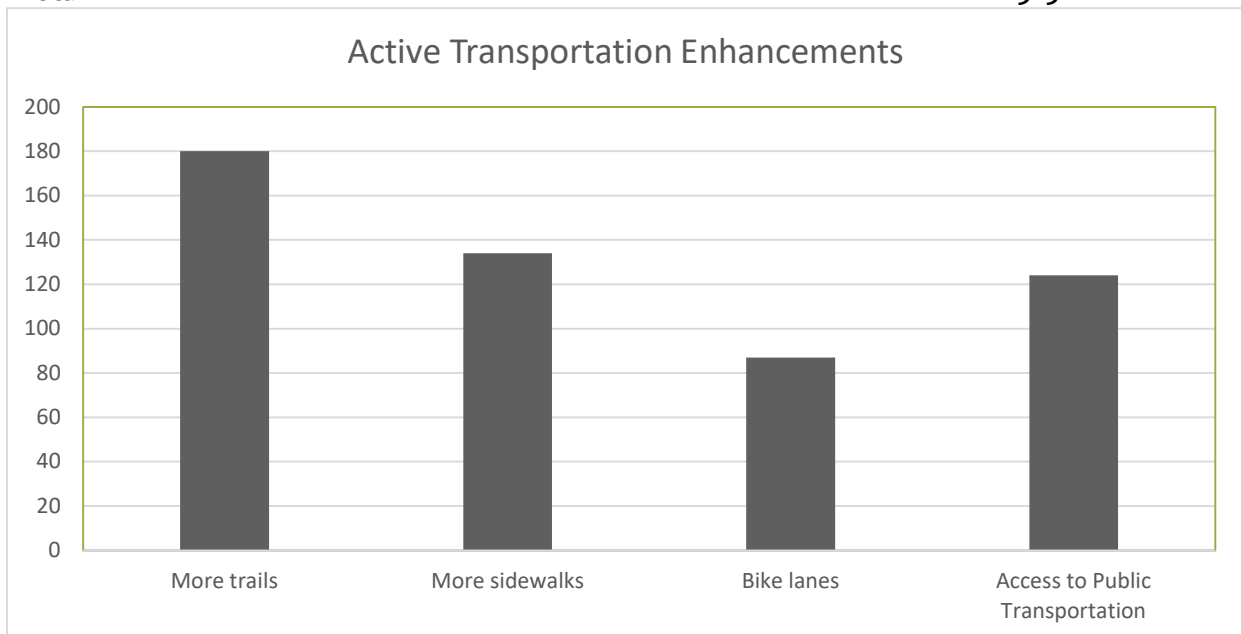
Answer Choices	Percentage of Total	Number
Safety on area roadways	23.0%	159
Increasing truck traffic	26.1%	181
Lack of public transportation	15.1%	105
Congestion	23.3%	162
Difficulty getting around without a motor vehicle	12.5%	87
<b>Total</b>	<b>100.00%</b>	<b>694</b>

**Other:** Speeding; Safety of buggies and farm equipment on local roadways; dead trees on shoulders; too many tractor trailers; keeping up with road improvements; large businesses bring in more cars; horses; over development; mass transit access; outdated traffic patterns.

#### 15. In terms of active transportation, what would enhance your everyday experience?

Answered: 341, Skipped: 83

Answer Choices	Percentage of Total	Number
More trails	34.3%	180
More sidewalks	25.5%	134
Bike lanes	16.6%	87
Access to public transportation	23.6%	124
<b>Total</b>	<b>100.00%</b>	<b>525</b>



**Comments:** use existing sidewalks; Roadways are not safe for pedestrians and cyclists; Wider roads, safety mirrors, and buggy pull-offs; eradicate development; 14 participants responded that no improvements were needed and/or wanted.

**16. Which three of the following resources are most important to you in terms of regulations and/or protection?** Choose up to three

*Answered: 403, Skipped: 21*

Answer Choices	Percentage of Total	Number
Groundwater) quality and quantity)	16.9%	229
Streams and rivers (including buffers)	13.9%	189
Wildlife habitat/natural diversity	15.1%	205
Better government/planning	0.2%	2
Prevention of noise pollution	0.2%	3
Steep slope protection	1.5%	21
Open space connections/greenways	10.0%	136
Prime agricultural soils	6.2%	84
Dark skies (reduction of light pollution)	8.8%	119
Scenic views	6.7%	91
Historic preservation	9.0%	115
Wetlands and ponds	5.5%	75
Woodlands and hedgerows	6.4%	87
<b>Total</b>	<b>100%</b>	<b>1,356</b>

**Comments:** prohibit use of pesticides; save CWA; outlaw developers; The most common comment was regarding campgrounds at state parks.

## Survey Questions (Community Services and Facilities)

**17. Rate the following facilities and services in meeting the needs of residents**

*Answered: 394, Skipped:30*

Facility or Service	Meets needs	Does not meet needs	No Opinion	Total
Broadband	179	148	60	381
Trails and sidewalks	138	197	52	382
Road maintenance	173	196	20	383
Parks and Recreation	226	136	28	384
Municipal administration	202	74	110	380
Codes enforcement	177	70	139	380
Community events	257	71	61	383
Emergency management	198	105	86	383
<b>Total</b>			<b>100.00%</b>	<b>417</b>

The most influential category in Question 17 is “Does not meet needs” as it will require the most attention in the Plan update. The top answers are Trails and Sidewalks and Road Maintenance.

**18. According to Christianacare, a Neighborhood Hospital and Health Center will open at the former site of Jennersville Hospital in the Spring of 2025. The Hospital will have 10 inpatient beds and be supported by X-ray, CT Scan, Ultrasound, and lab services, and a Pharmacy. The Health Center will provide primary care, women's health care, specialty services, imaging services and cardiac diagnostics, PT and occupational therapy, and lab services. Will this help to address concerns regarding access to healthcare in the Oxford Region?**

*Answered: 394, Skipped: 30*

Answer Choices	Percentage of Total	Number
Yes		277
No		40
<b>Total</b>	<b>100.00%</b>	<b>317</b>

**Comments:** We have a healthcare dessert in this Region; It is a good start, but more is needed; Not enough for number of aging in the area; Quality and equity of immediate access is a concern; That doesn't seem like much... 10 beds?; A bandaid; Need to address mental health issues; 10 beds? You're joking right? Need a potential of 100; We need an ER; I'm not going there. I'll go to Christiana Hospital in Delaware; Will this location provide abortions?; Will they partner with LCH to provider care to those who do not have insurance or who are not English speakers?

## Survey Questions (Parks, Recreation, and Open Space)

**19. Outside of your home, where do you participate in recreational activities?** Choose all that apply

*Answered: 403, Skipped: 21*

Answer Choices	Percentage of Total	Number
Local park	20.3%	215
OARA Regional Park	9.0%	95
School facilities	7.8%	82
White Clay Creek Preserve	11.8%	125
Fair Hill Natural Resource Management Area	12.4%	131
Elk Creek State Park	8.7%	92
Nottingham County Park	21.7%	230
YMCA	8.3%	88
<b>Total</b>	<b>100.00%</b>	<b>1,058</b>

**Other:** Wolf's Hollow County Park; Octorara Reservoir; Glenroy Preserve; McMillan Park, MD; Lancaster Conservancy properties; Susquehanna State Park; SILO community garden; Chesapeake Bay area; Enola Low Grade Trail; Longwood Gardens; Maryland State Parks; Springlawn Trail.

**20. What recreational facilities would you like to see more of in the Oxford Region** Choose all that apply

*Answered: 314, Skipped: 110*

Answer Choices	Percentage of Total	Number
Trails	51.3%	260
Sports fields	15.6%	79
Pickleball courts	12.4%	63
Alternative sports	12.8%	65
Frisbee golf course	7.9%	40
<b>Total</b>	<b>100.00%</b>	<b>507</b>

**Other:** YMCA closer to Nottingham; Public pool; Motocross; horse trails; bike trails; fitness trail for seniors; None or nothing; Consolidate into large facilities; Community recreation center; courts and fields.

**21. Outside of your home, where do you participate in cultural activities?** Check all that apply

*Answered: 328, Skipped: 96*

Answer Choices	Percentage of Total	Number
Local park	24.7%	156
Local church	17.4%	110
Oxford Arts Alliance	11.1%	70
School facilities	14.2%	90
Oxford Public Library	22.2%	140
Other	10.4%	66
<b>Total</b>	<b>100.00%</b>	<b>632</b>

**Other:** OAHA; athletic leagues; downtown Oxford and local events; Newark, De; First Fridays; Kennett Symphony; Fulton Theatre; University of Delaware; Longwood Gardens; SILO; Oxford Art's Alliance: Havre de Garce; Delaware Theatre Company; Oxford Senior Center; Philadelphia; Nottingham Park; OMI; Chamber of Commerce; Lions Club: Delaware Saengerbund.

**22. What cultural facilities would you like to see more of in the Oxford Region?**

*Answered: 330, Skipped: 94*

Answer Choices	Percentage of Total	Number
Movie theatre	39.2%	212
Museum	15.2%	82
Art gallery	10.5%	57
Historic interpretive sites	23.1%	125
Other	12.0%	65
<b>Total</b>	<b>100.00%</b>	<b>541</b>

**Other:** Community building involving the Amish community; drive in movie; driving range; adult dance classes; None; a playhouse; Dance hall; venues like Elkton Music Hall; a variety of dining options.

### 23. *How satisfied are you with open space preservation in the Region?*

*Answered: 384, Skipped: 36*

Answer Choices	Percentage of Total	Number
Very satisfied, we have enough protected open space	6.1%	24
Satisfied	40.4%	158
No Opinion	9.5%	37
Very dissatisfied, too much open space is being lost	44.0%	172
Total	100.00%	391

### 24. *What are the most significant challenges or opportunities the region will face in the next 10 to 20 years?*

*Answered: 304, Skipped: 3*

Housing developments; More people; Air pollution; Traffic congestion; Water and soil erosion; ongoing expansion of infrastructure; outward expansion of the Borough; Emergency services; industry eating up farm land; noise, light, and air pollution; Big government; aging population and the services to support them; Saving CWA from Aqua; Natural resource protection; safe environment for children; Too much new construction; new people want to turn us into the suburbs; affordable housing; preserving open space; Overcrowding with developments and warehouses; We are trending on a pathway to becoming an extension of Montco and Delco; Suburban sprawl; Taxes, new business, downtown development; Maintain cost of living; Affordable access to information technology; public transportation; Affordable housing for local residents; Urban blight; Preserving rural lifestyle; Encourage walkable multi-use living; Negative impact from open borders; Waste management; Climate-related change; Population and overcrowding; Big Elk Creek State Park – camping will cut off the wildlife corridor; Small business development; Accessory dwelling units; Historic preservation; Decline of the downtown - empty store fronts; Meet low and high income needs; Agricultural bmps; Water/sewer availability; Poor road conditions; School and EMS funding; Too much low income housing; Increased traffic due to development of Route 1; Crime – Regionalize police; Lack of in-person social engagement; Age and income disparity within the community; Growth without a hospital; Municipalities and County are greedy and builders buy politicians to get what they want; Stormwater management; Create a vast network of bike/walking trails; Promote musicians and other artists; Oxford Borough opportunity to become a destination; Managing farm operations in a more congested and populated area; Lawlessness; Money to increase public needs comes from businesses. Build, baby, build; Preserving wells and groundwater. Capitalism, indoctrination, inhumanity, lack of empathy; Horse and buggies on back roads, local traffic, and bike riders; and so much more...

