

Langford Village Community Association Minutes

16th November 2015

Attendees: Mike Oke, Matt Phillips, Ted Kingston, Rich Ponsford, Richard Kingshott, Bob Rudge, John Broad, Caroline Cadbury, Robert Jackson, Carole Hetherington, Cllr Nick Cotter, Cllr Dan Sames, Cllr James Porter. Also attended by a small number of interested residents and non-residents.

Guests: Krystian Groom, Nicola Longland, Vanessa Eggleston, Mike Newton, John Tarvit.

Apologies: Steve Clack.

1. Wretchwick Green Discussion

Briefing from Krystian Groom on the results of the public exhibition:

- Approximately 250 people attended, with a range of constructive feedback received.
- Large number of comments about the B8 warehousing and transport plans.
- Feedback about the Northern crescent of housing encroaching on the CTA. Redrow Wates looking at whether this housing allocation can be moved elsewhere.
- Redrow Wates also looking at enlarging the buffer zone around adjacent cottages.

Briefing from Vanessa Eggleston on the transport proposals:

- The main through road has to accommodate the multiple purposes of access to properties, support for bus services, and interface with the wider highway network including the South-East relief road.
- The through road is to be single carriageway with the feel of a High Street environment. However, there will be no residential access direct from the road.
- Redrow Wates design team is integrating with OCC highway works and is modelling junction capacity in line with OCC models.
- Toucan crossings planned at Gavray Drive and Peregrine Way Roundabouts. Plan to signalise and introduce pedestrian crossings at Peregrine Way T-Junction.
- Redrow Wates keen to contribute to, or deliver, shared use facilities alongside existing Langford roads, to join up with proposed Wretchwick Green routes.
- It is understood that the Graven Hill development has already committed to London Road cycle way improvements.

Next steps: Submission of Planning Application intended before Christmas.

Questions & Answers:

Q: Concern that main spine road will carry a large number of HGVs, having a negative impact on residents and the school. Concern about the danger of HGVs turning on to the A41. Too many pedestrian crossings on the spine road and Wretchwick Way would slow down HGVs and cause more fumes.

A: The school is to be sited on the estate's secondary road and therefore remote from the main spine road. Junction designs aligned with OCC models.

Q: Concern about large warehouses, not in keeping with eco-town credentials, and generating noise and light pollution. Warehouses would better align with the existing nature of the Graven Hill site. Also, warehousing will attract relatively small numbers of low-skilled jobs, whereas there is significant demand for skilled/professional/technology-based jobs. There is no need for B8 warehouses on both the Akeman Park site and Wretchwick Green, so is there an opportunity to reduce the quantity on Wretchwick Green? It appears the Bicester 10 Science Park will not go ahead, could the allocation be transferred to Wretchwick Green?

A: Redrow Wates currently working within the land-use framework of the Local Plan. The intent was to have the commercial properties close to the point of connection with the A41 and the South-East relief road.

Q: Would Redrow Wates be able to change land-use provisions if directed by Cherwell District Council?

A: Yes

Q: Eastern housing appears to be isolated by the main spine road and is close to the warehousing. Doesn't appear very desirable.

Q: Do traffic provisions account for future developments? OCC should be considering a broader solution (e.g. wider perimeter road) rather than smaller 'bodge' solutions.

A: Modelled for all Local Plan growths up to 2031.

Q: There is desperate need of secondary school provision on this side of town. The development should make provision for a future site in addition to the primary school.

A: Difficult to respond now due to constraints of the Local Plan. Still defining the size of the primary school (2 or 3 form entry) but not considering secondary school.

Q: Will building materials be eco-friendly?

A: Designs yet to be developed but high on the agenda.

Q: Will cycleways within Wretchwick Green be segregated?

A: Yes.

Q: The town council would prefer fewer large play areas than many small areas, these are more economical to maintain.

A: Acknowledged and understood.

Q: Any provision for self-build?

A: No explicit provision.

Q: Langford Brook bridge could be improved (currently gets very slippery in wet conditions). Would Redrow Wates consider contributing to improvements?

A: Can be considered.

2. Treasurer's Update

Bank Balances at end of October 2015:

| Account | No. 1 | No. 2 | No. 4 | No. 5 | No. 6 | Total |
|---------------------|-----------------|-----------------|-------------|------------------|-------------|------------------|
| September 15 | 1,304.63 | 6,025.88 | 0.00 | 23,649.98 | 0.00 | 30,980.49 |

Total income has improved this month due to the banking of more private hirer cheques. There have been more private bookings since the summer holidays have ended. The annual insurance recharge of £384 was paid this month which inflated the expenditure, there were no other costs out of the ordinary.

3. Langford Life Magazine

Rich and Steve have been working hard on the next edition and remain on target for a publishing date of 19 November.

4. Hall Improvements

- **Bike Racks** – Possible opportunity to get the racks installed along with the proposed works on the new retail unit.
ACTION: Rich to discuss with Andy Ng.
- **Hall acoustics** – Acoustics were tested after the meeting.
ACTION: Matt to report back on follow-up reverberation test.

5. AOB

Dan advised that the town council is proposing to stop maintaining the hall clock, and also that the last inspection found it to be malfunctioning, requiring a £1000 repair. The LVCA may need to start funding or part-funding repairs and maintenance. The LVCA felt strongly that the local councillors should resist the proposal on the LVCA's behalf.

Date of next Meeting – Christmas meal Monday 14th December, 8.00pm at The Nightingale

Subsequent Meeting – Monday 18th January 2016 at 8.15pm at the hall