



Langford Village Community Association AGM - Minutes

Tuesday 16th October 2018

Attendees: Approximately 70 residents of Langford Village were present, making the meeting quorate.

Invited Guests: Paddy Kent; Mike Newton

Apologies: Cllr David Anderson.

1. Welcome

Acting Chairman Andrew Smith welcomed everyone to the meeting and explained the proceedings. He also invited attendees to view the Gavray Meadows and Langford Community Orchard displays at the end of the meeting.

2. Approval of the 2017 AGM Minutes

The minutes were approved with no amendments.

Proposed: Mike Oke

Seconded: Noel Hetherington

3. a. Chairman's Report

Presented by Andrew Smith – see Appendix I. Andrew described the achievements of the LVCA committee over the past year, including new hall flooring, tables and chairs, and improved outside paving to provide access to the new storage shed. Andrew highlighted how well utilised the hall is by regular users, while remaining available for private parties at weekends. He also described the activities undertaken by the LVCA on behalf of the whole community, including challenging local major planning applications and highways developments, as well as consulting on the Health Route.

Andrew thanked several long-standing committee members who were stepping down after the AGM: Bob Rudge; Matt Phillips; Jean Coker; John Broad; and Richard Kingshott. This has provided an opportunity to welcome several new faces to the committee and enable the LVCA to tackle new challenges from a fresh start.

b. Thanks for Contributions

Carole Hetherington added her thanks to the various groups who have contributed to the generation of funds that enabled the flooring to be replaced throughout the hall.

- Bicester Parkrun
- Bicester Town Council
- Kieran O'Brien and the team at the Nightingale
- Doris Field Trust
- Tesco Bags of help
- Cherwell District Council
- Plus money from the LVCA obtained through sale of chairs and tables, and transfer of surplus funds

c. Treasurer's Report

Presented by Jean Coker – see Appendix II and Appendix IIa. The overall balance at the end of the year to 31st March 2018 was £21,000.81, which is a reduction of £9,218.80 when compared with last year. The significant drop was a result of the major refurbishment work that was undertaken last year. Jean explained that the committee has set a minimum figure of £10,000 for the Reserve account, only to be used in emergencies.



A vote of thanks was given to Lorna Nichol, who verified the accounts this year. Lorna stated that she has provided advice on areas of potential improvement in the running of financial matters.

The accounts were approved.

Proposed: Cllr Dan Sames

Seconded: Lorna Nichol

4. Election of LVCA Committee Members

Nominees:

Chairman	Carole Hetherington
Vice Chairman	Andrew Smith
Treasurer	Lis Penhearow
Secretary	Christine Fisher
General Member	Michelle Kaiser
General Member	Pati Shayler
General Member	Elaine Whittaker
General Member	Chris A'Court

Elected en masse. Proposed: Mike Oke. Seconded: Ellie Thompson. By show of hands, passed unanimously.

Incoming Chairman Carole Hetherington thanked the outgoing committee members for their years of service. She also thanked Andrew Smith for stepping up to the Chairman's position when the previous Chairman stepped down. Carole said that the new committee has an exciting year coming up, including a celebration of the hall's 25th anniversary.

5. Wretchwick Green

Presented by Paddy Kent (Curtin & Co) and Mike Newton (Boyer Planning) on behalf of the Wretchwick Green project team – see Appendix III. A representative of the developer Redrow Wates was unable to attend.

Mike gave an update on developments since his last visit 3 years ago, including:

- A 21 hectare Nature Conservation Area, including provision to retain the functionality and amenity of the flood plain.
- Increased size of the buffer around the scheduled ancient monument.
- The third point of access (near the Peregrine Way–Neunkirchen/Seelschied Way roundabout) will no longer provide access for vehicles, but will remain an access for pedestrians and cyclists.
- As a result of these changes, the employment space has reduced from 18 hectares to 7 hectares. Employment space will consist of class B1 (offices/light industrial) and B8 (storage/distribution) - the make-up is yet to be determined.
- In addition to highway developments specifically associated with Wretchwick Green, the proposals include commitments to improve other junctions around Bicester. The priorities for this work are not yet agreed.



- Pedestrian/cycle developments will include the creation of an enhanced shared-use footway/cycleway around the Peregrine Way loop.

Mike finished his presentation by advising that the proposals could be considered by the Planning Committee at the end of October. The floor was then opened for questions.

Q: Residents hope that there will not be more warehousing in addition to Symmetry Park.

A: The exact mix of the employment space has not yet been finalised.

Q: Is there any stipulation in the Local Plan for particular types of employment?

A: Don't believe so, but the proposal to the Planning Committee was for a mix, i.e. not entirely B8.

Q: Councillors Dan Sames and Nick Cotter raised concern that the employment land is likely to be developed by someone other than Redrow Wates. They stated that they'd asked Redrow Wates not to relinquish control of the land, that this was positively received but that no guarantees could be made.

A: Mike was unable to provide any guarantee.

Q: How many pedestrian crossings are planned across Wretchwick Way?

A: Three toucan crossings. There will also be two crossings on the A41.

Q: Will traffic control measures direct lorries away from Wretchwick Way?

A: No. However, reduced speed limit and traffic calming measures will slow them down.

Q: Why will traffic lights be added to the Peregrine Way/Wretchwick Way junction, and not a roundabout?

A: Mike was unable to comment on highway engineering matters.

Q: Will the new Wretchwick Avenue be signposted as an A41 access?

A: There is uncertainty around this, linked to uncertainty about the final configuration of the planned Bicester Perimeter Road. Wretchwick Avenue will be designed for HGVs, but may not necessarily be signposted as such.

Q: What is the anticipated route for drivers travelling from Wretchwick Green to Bicester town centre? This was raised in the context of concerns about London Road Level Crossing.

A: The development will encourage walking and cycling. Mike stated that traffic modelling will have been done, but is unsure what primary driving route this was based on.

Q: Will the proposed bus route serving Wretchwick Green also serve Langford?

A: Mike acknowledged that this would be logical, but was unsure if this is planned.

Anyone with further questions was invited to email paddyk@curtinandco.com

6. Oxford to Cambridge Expressway and East West Rail

Andrew Smith summarised the current status of these two infrastructure schemes and provided opinion on how they are progressing.

Current links to the East of England are very poor. The government aims to increase connectivity through the Oxford to Cambridge Expressway and East West Rail.

Oxford to Cambridge Expressway:

- An Expressway is a high quality high speed road, generally dual carriageway and grade separated (no roundabouts or right turns). It is designed to be as safe as a motorway without being a motorway - it may have steeper gradients and no hard shoulder.
- The Oxford to Cambridge Expressway is intended to be 'smart' and feel like a motorway. It will feature signage on a blue background, variable speed limits, active traffic management and emergency refuge areas.
- The National Infrastructure Commission report 'Partnering for Prosperity' expects the Expressway and East West Rail to stimulate construction of up to 1 million new houses by 2050. It talks about designing transport to unlock major housing growth, with the intention to re-establish Milton Keynes as a nationally significant development location with a population target of 500,000. Additionally, it aims to establish a new development between Bicester and Bletchley with the potential to grow to city-scale.
- The route from Cambridge to the M1 Junction 13 is likely to consist of upgrades to existing roads. Between the M1 and Oxford, the route is not yet defined. On 12th September 2018, the Government announced its preferred corridor, broadly following the route of East West Rail via Winslow and likely passing south of Bicester to the M40. To avoid Otmoor there are different options, probably using the M40 itself. Either:
 - North towards Junction 9 and via the A34 to the west of Oxford, or
 - South towards Wheatley, then west to the A34 south of Oxford.

Detailed analysis will be undertaken over the coming months. The preferred route could be announced in 2020, which will be the first time the public get a say.

- Construction could begin by 2025 and at least part of the Expressway opened by 2030.
- Andrew highlighted the key concerns about the Expressway:
 - It appears to be intended purely to promote housing, with up to 300,000 likely to result in Oxfordshire alone
 - That there has been minimal public involvement so far. There has been no debate on the National Infrastructure Commission report. The need has not been adequately justified nor has any environmental assessment been carried out. The corridor selected is possibly the worst option and it is understood that a Judicial Review has been launched by local Wildlife Trusts.

East West Rail:

- Plans to reopen the railway between Bicester and Bletchley are rather more advanced than the Expressway, despite having been de-scoped (no electrification) and delayed (originally due to open 2017, now 2023/4).
- On 27th July 2018 Network Rail submitted a Transport and Works Act Order (TWAo) application to the government. It seeks permissions for Phase 2 of the Western Section of East West Rail (Phase 1 was the Oxford to Bicester upgrade that has already been completed, Phase 2 is the section from Bicester to Milton Keynes and Bedford, plus connection to Aylesbury).
- East West Rail is promoted as providing benefits that include better connections and reduced journey times, additional network capacity to accommodate growth in freight and passenger markets, and a support for economic growth through residential and commercial development.



- London Road Level Crossing will experience 3 times as many trains compared to current patterns, meaning it could be closed for up to 45 minutes in every hour.
- As a busy commuter railway linking existing electrified radial routes from London, electrification should be a given. Gauge clearance for both containers and electrification has been done on Phase 1. But the latest proposals for Phase 2 now show that certain structures will not be rebuilt, presenting a barrier to future electrification. Andrew raised concern that this is penny pinching that will end up costing the taxpayer more.
- East West Rail should be good for Bicester overall and the LVCA is generally supportive of the scheme. However, the LVCA is objecting due to the lack of a solution at London Road Level Crossing and the lack of Electrification in the proposals.

Q: Are there level crossings in other towns that are as busy?

A: Andrew said there are busy level crossings elsewhere, but he cannot think of any on a 100mph stretch of track in a town centre which will be that busy. A study for Chiltern Railways stated that the worst delay would be 60 seconds. The highways authority Oxfordshire County Council didn't challenge this, so the Planning Inspector concluded the crossing was not an issue. Previous models were based on 8 trains per hour, but the new proposals anticipate 12 trains per hour.

Q: The current queue of traffic gets very long. Is there any encouragement for drivers to switch engines off?

A: Dan Sames confirmed that the council has already added signs asking drivers to do this, but he has asked for more signs.

7. Defibrillator Video

Matt Phillips presented a short video on how to use the defibrillator that is installed outside the hall. The video is available at this link: <https://www.youtube.com/watch?v=-2z8v13d7Qg&t=196s>. It will also be made available on social media.

8. Neighbourhood Policing

The neighbourhood police team were not able to attend the AGM. Matt Phillips had been in contact with the team about some issues that had been discussed on social media over recent months. Matt read out the team's responses:

- The beginning of the year saw an increase in Vehicle Interference offences (trying car doors) across Bicester although there has been a significant reduction in the last few months. There has also been a number of Theft from Motor Vehicle offences reported across Bicester although many of these have been made possible as vehicles have been left insecure. Residents were asked to ensure that vehicles are locked at all times and any property, including loose change, is removed from vehicles.
- The police stated that they have received little in the way of complaints or information in relation to Crash for Cash. This would ordinarily be investigated by Insurance Companies and at this time the Neighbourhood Team have not been made aware of any specific incidents or investigations. If you believe you have been a victim of this please obtain all details (both vehicle and driver) and report to your insurance company as soon as possible.
- In relation to high speed driving along Peregrine Way, particularly late at night, the police said that they have received very little information about this kind of activity, and asked that any information is reported to the Neighbourhood Team.

The Neighbourhood Team can be contacted by dialling 101, or by email at BicesterTownNHPT@thamesvalley.pnn.police.uk (note, this address is not monitored 24 hours a day).



9. Meet the Councillors

Updates on numerous matters were provided by Councillors Dan Sames, Lucinda Wing, Nick Cotter and John Broad.

- Noise from Wyndeham printers has been a major focus over the past year. A noise consultant undertook tests over the summer, but the report has only recently been provided. The councillors have been chasing Wyndeham for proposed solutions to reduce the noise impact. Dan confirmed this remains at the top of his agenda.
- Gallagher's planning appeal for the Gavray meadows development was heard over the week of the 18th June 2018. The Inspector refused the appeal because the proposals for Gavray West did not meet Local Plan requirements for ecological management of the whole Bicester 13 site. Nick and John commended Dominic Woodfield, Pam Roberts and Pat Clissold for their continued challenge of Gallagher's proposals. John said he was looking forward to working with Gallagher on development of their Ecological Management Plan.
- At Jubilee Lake, Dan has arranged for benches to be re-painted, and has been pursuing Thames Water and the Environment Agency about water quality/algae issues.
- The Kestrel Way play area has been renewed and Merganser Way play area re-painted.
- Dan continues to explore ways of getting legacy landowners to control hedgerows.
- Regarding the London Road Level Crossing, Dan and Lucinda confirmed that it is the view of the local councils and MP that doing nothing or closing it are not viable options. The solution depends on funding availability. Nick stated that he understood a tunnel or bridge would conservatively cost £60-80m. Lucinda said that the level crossing was the top issue for residents when she spoke to them during her campaign. She advised that the key decision maker is the Bicester Strategic Delivery Board – meeting agendas and minutes are available online. A Network Rail study says that the barrier is expected to be closed for 34 minutes in every hour, and considers this 'within specification'. Studies are ongoing to reduce barrier down time and close signalling gaps.
- Dan confirmed that he'd been liaising with the developers of Rodney House Roundabout throughout the works. Switch-on of the traffic lights is expected soon.
- The Clinical Commissioning Group is looking to create 2 GP 'superhubs' in Bicester, rather than having centres local to each estate. The council do not have control over this, but are consulted.
- Lucinda has met with the manager of Symmetry Park about them working outside the set hours and producing excessive dust. Due to a lack of improvement, they have been referred to enforcement officers, who may be able to use powers under antisocial behaviour laws. Nick stated that the missing solar panels had not been adequately policed by Planning.
- John confirmed that his new position as a councillor meant he had to step down from the Campaign to Protect Rural England (CPRE) as well as the LVCA. John encouraged people to get involved with the CPRE.
- John thanked Pam Roberts for looking after Langford Orchard and organising the Apple Day, which was again very successful this year. John and Pam are working together on renovating the Tree Trail.
- John and Nick encouraged everyone to be vigilant regarding developers, giving recent examples of problems:
 - Redrow Waites no longer attending meetings about Wretchwick Green – possible cause for concern.
 - Skimmingdish Lane care home site stripped by developer before Planning Approval.
 - Mud from construction sites because they don't use wheel-washes. The council is pushing to enforce this Planning Condition.

Appendix I – Langford Village Community Association - Chairman's Report – October 2018

The committee has been very busy once again this year. And although I've only been with the committee a couple of years, last year I stood as Vice Chairman. I have been supporting generally or filling in the gaps as it were. And I've been keeping a watchful eye on developments at a more regional and national level – more from me on the Expressway and East West Rail later. In the summer I stepped up to chair the committee when our previous Chairman Richard Ponsford stood down.

I've had the privilege to work with a strong committee and the first thing I want to say is that we can all be proud of what the committee has achieved in the past year. Our accounts are in good shape and the defibrillator has been installed – thanks again to the Lions Club of Bicester.

Refurbishments to the hall have continued. The floor has been replaced throughout the hall, entrance and toilets. We also have new tables. Improvements continue outside with paving and pathways to go with the shed. Thanks particularly go to Carole Hetherington for fundraising and driving this forward.

Carole and Richard Kingshott have also been working on highways and with the developers of Wretchwick Green - whom will be presenting later.

Richard together with Rich Ponsford met with council officers many times in connection with the Health Route – not just on the route itself but also advising on signage and placement. You will notice the blue line has been repositioned and repainted recently and Rich has also updated signs in the Hall.

Not everything we do is so visible. Our treasurer Jean Coker has kept an eagle eye on the accounts whilst managing hall bookings and driving a hard bargain with suppliers. Matt Phillips (our secretary) has also been busy, not just with minutes of our regular meetings but also on Health & Safety matters.

John Broad has provided valuable input on planning and at Gavray Meadows. I'm sure he will tell you more later in the meeting, now that he is a Cherwell District Councillor.

And of course a special mention must go to Bob Rudge who as well as updating the website and managing the distribution of Langford Life is our caretaker and 'go-to' man overseeing day-to-day maintenance of this hall. We have been lucky to have Bob as I doubt things would have run so smoothly without his input.

Our *raison d'être* remains looking after the hall; managing this Community Centre where so many activities take place. Regular activities range from Aikido to Yoga, and the hall is increasingly busy. Not forgetting that the hall is also available for private parties at weekends.

LVCA has a wider mission too – essentially to protect and promote the well-being of residents, working with the authorities and other organisations in furthering objectives and the community spirit. What we can do in future depends on volunteers. And to an extent on their skills and interests.

But now the time has come for some long-standing committee members to move on. We will say thank you and good-bye to Bob, Matt, Jean, John and Richard and wish them well with their future endeavours.

At the same time it has given an opportunity for some new members to come forward to join the committee. I am delighted to say we have some new faces. And that Carole will be the new Chairman, with myself as Vice-chairman. The new committee will have a fresh start.

I know that not everyone can spare the same amount of time – work and family commitments take priority. This is true for me too. But I would say to anyone who might consider coming forward but may be unsure, why not give it a go? We are all volunteers who want to do our best for the community. Don't let lack of time or experience put you off, and remember that an imperfect action is better than no action at all. We as a committee can always do more with more people.

We have a website at langfordlife.org.uk and members of the committee can be contacted by email. And in previous years we've also had a magazine – Langford Life. We have volunteers to cover most things, but if anyone would like to take on the magazine, or just help generally do please feel free to come forward or just have a chat. We have a regular monthly committee meeting, held here on the 3rd Monday of the month. It starts at 8.15pm and all residents are welcome.

Before I hand over to Jean for the Treasurer's report, I'd also like to give thanks to Jayne our cleaner and to Jeff Lothamer and the team at FLTR Coffee for refreshments. Thanks also to Lorna Nichol for auditing our accounts.

Appendix II – Langford Village Community Association - Treasurer's Annual Report 2017/18

The Association's accounting year runs from April to March, so this report covers our accounts for the year ending 31st March 2018. As usual, the accounts have been independently verified. A full copy is available for anyone who wishes to look at in more detail at the end of the meeting.

Our overall balances at 31st March were £21000.81 which is a reduction of £9218.80 when compared with the previous year.

The money is held across 4 accounts –

The Magazine account is used for the income & expenditure when we issue Langford Life. There hasn't been an issue of the magazine during the financial year so the balance has remained the same.

The Reserve account has reduced by £13,663 – this was the entire cost of last year's refurbishment of the hall & the purchase of the shed outside. The balance now stands at a little over £10,000 & is to remain as such to cover any emergency expenditure.

The Hall Improvement account hadn't been used for some time but was resurrected when we decided that further refurbishment was needed. Any money raised or grants received now go into this account until enough money is there for the next project.

Lastly we have the Hall account which covers the day to day running of the Community Centre. The final balance of this account (£7887) shows a surplus for the year of £2700. The usage of the hall had increased during the year with some new classes & increased party bookings. Because of this we had managed to transfer £1000 to the floor fund in March & in April the remaining surplus was used for new fire alarm equipment & extra paving in the garden.

Happily at the moment the hall is used for 43 hours during the week by 17 different groups, leaving the weekends for private parties. This is welcome news for us as maintaining the hall in good order doesn't come cheap. So please continue to enjoy our facilities & support the groups who use the hall.

Appendix IIa - Langford Village Community Association
Balance sheet for the year ended 31st March 2018

<u>Account balance:</u>	<u>01/04/2017</u>	<u>31/03/2018</u>	<u>Surplus/Deficit</u>
	£	£	£
No 1 - Magazine account	1,366.85	1,530.85	164.00
No 2 - Hall account	5,187.01	7,887.51	2,700.50
No 5 - Reserve savings account	23,665.75	10,002.25	-13,663.50
No 6 - Hall improvement account	0.00	1,580.20	1,580.20
	<u>30,219.61</u>	<u>21,000.81</u>	-9,218.80
Overall Deficit for the Year			-9,218.80



Wretchwick Green
Update for Langford Village Community Association
16 October 2018




WRETCHWICK
GREEN

Introduction

- **Wretchwick Green**
- **Highways and Transport**
- **Impact on Langford village**
- **Questions and next steps**



Wretchwick Green

- Up to 1,500 homes
- 7ha employment (Class B1 / B8)
- A central heart with school, play areas, sports hub and park
- New primary school
- New Cutters Brook Park
- Sports Pitches
- Vehicle access from A41/A4421
- Cycle and pedestrian links
- Protective buffer area around ancient monument

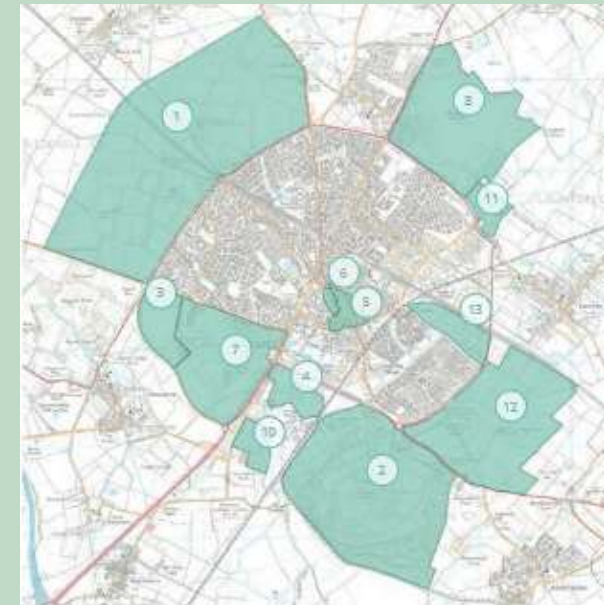
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Wretchwick Green



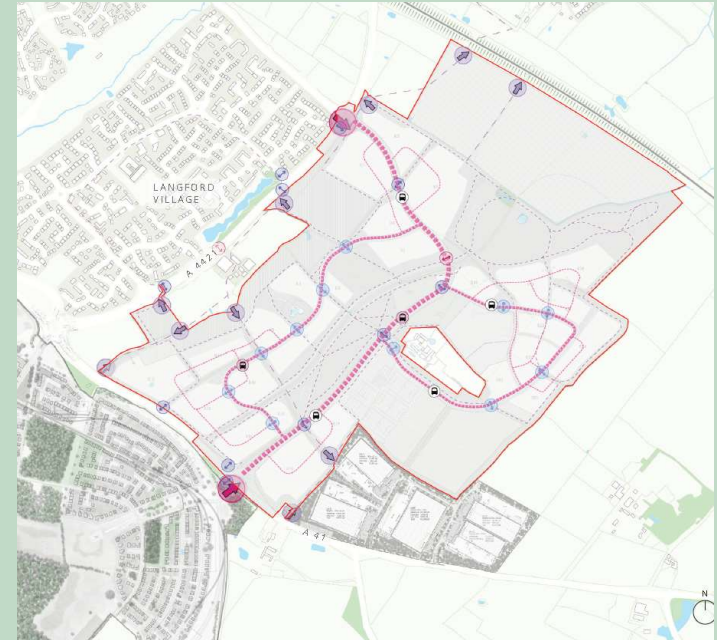
- Cherwell District Council's Local Plan (adopted 2015) allocates the site for 1,500 home (policy: Bicester 12)
- Planning application was originally submitted in 2016



Highways and Transport

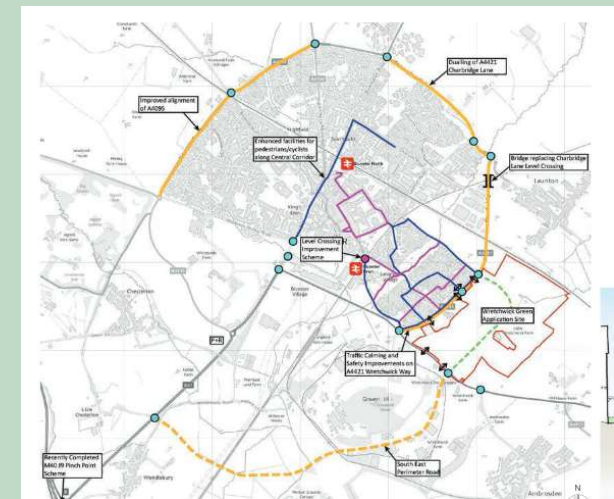
Access and infrastructure

- New spine road (Wretchwick Avenue) will take traffic off Wretchwick Way – access from A41 and Gavray Drive roundabout.
- Traffic lights at Ploughley Road/ A41 junction.
- Wider improvements across Bicester.



Sustainable transport

- Pedestrian/cycle routes through/from site and to town centre.
- New bus routes created through site, with bus stops at convenient locations.



Impact on Langford village

We recognise that these proposals will impact Langford.

Wretchwick Green will deliver

- Enhanced signage, lighting and crossings along pedestrian/ cycle route to town centre and also to Wretchwick Green's local centre, schools and play areas.
- Upgrading of existing pedestrian/ cycle facilities on Wretchwick Way and new shared footway/cycleway on Peregrine Way.
- Traffic calming and 40mph limit on Wretchwick Way.
- Traffic lights at junction of Peregrine Way and Wretchwick Way.



Questions and what happens next?

- Cherwell District Council is currently considering the outline planning application for Wretchwick Green.
- We want Wretchwick Green to be a development to be proud of.

paddyk@curtinandco.com

