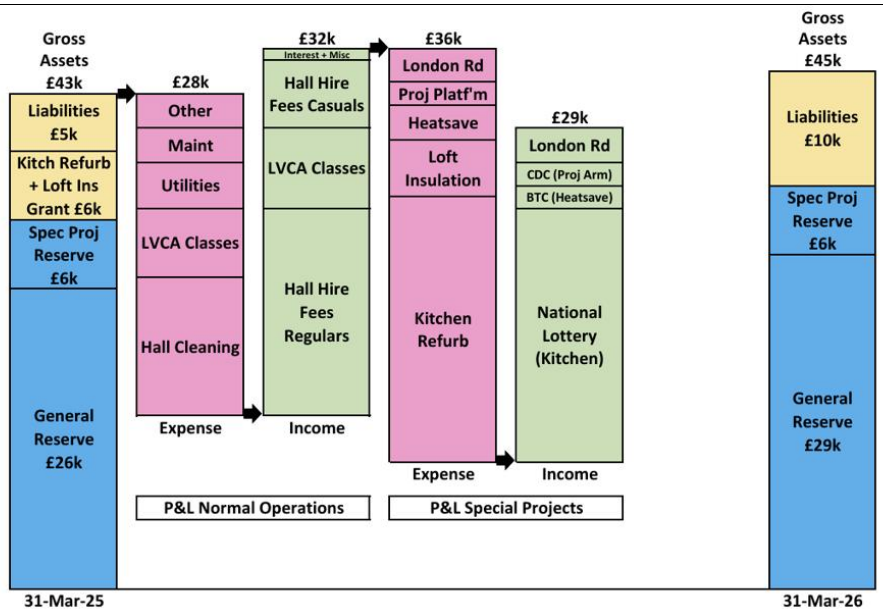
Langford Village
COMMUNITY ASSOCIATION

Minutes of AGM: 6th October 2026
Held at Langford Village Community Centre

Agenda Item & Actions	By Whom
Apologies: Cllr Nick Cotter Cllr Chris Pruden	
Approval of Minutes of AGM held 8th October 2025 Minutes had already been signed off by the LVCA committee and then circulated to anyone on our email list and have been posted on the LVCA Website. Attendees formally approved the Minutes.	
Annual Report – Treasurer The financial year, ending 31.03.2026, was another excellent one for LVCA, with an increase in our reserves by £3k, to £35k. • Normal Operations incurred £28k in expense & £32K in income – a surplus of £4k • Special Projects incurred expense of £36K and an income of £29K – a deficit of £ (7)k during the year, although the use of grants worth £6k received in the prior year reduced the cash deficit to £ (1) k. • The £3k increase in net reserves was thus the result of the Normal Surplus of £4k, offset by the Special Projects cash deficit of £ (1) k. With liabilities of £10k, the year-end gross assets were £45k, of which 92% is held in interest earning bank accounts. A copy of the detailed accounts will be published on the LVCA Website together with these minutes. The accounts have been independently examined by Lis Penhearow. See details:	



Annual Report – Chairman

The full Chairman's report is attached and will be published on the LVCA website.

Another busy successful year completed, with lots to inform you of regarding both LVCA plus Topics and events locally which impact on us all.

Since we last met a year ago, we have completed the loft insulation which has allowed us to reduce the temperature in the hall, thus saving heating costs, as we are no longer heating the loft space as well. The hall continues to be very well used, and we are grateful to all our regular user groups for their continued support. Our popularity for weekend bookings continues, our google rating sits at 4.8 out of 5, which is again down to the team that keeps it all running very smoothly.

Thanks go to Sandra who oversees weekend bookings, and Harry who opens and closes and looks after the hirers on the day. Harry also took over the cleaning contract in May. Thanks also go to Simon who attends to all the maintenance requirements, and to Mike Pearse who has been our preferred supplier for many years and helps us out with some smaller repair issues.

Our own run classes of seated yoga, Art and our weekly warm space afternoon Thursday Circle, all continue and are well appreciated by the attendees. We have introduced two Tai chi Chih classes this year which have also proved to be extremely popular.

We have updated the Welcome to Langford leaflet, which is now being distributed to estate and letting agents. We have also placed them around premises in Nightingale Place and have left one on your seat tonight. Please take it so you can check that any new neighbour gets a copy.

Chris A'Court, has continued to do a fantastic job for LVCA with our website and social media pages. Our posts are well received and informative and improve residents' awareness of local issues, we are very grateful to Chris for giving his time to us. Janet

our new secretary will gradually take over some of Chris's role over the next few months at a pace suitable to both.

I must also say a big thank you to the other people who help the committee without sitting on it.

- These are Steve McBain who has been a tremendous supporter of the London Road campaign and has spent so many hours collecting signatures/ pound donations, I can't thank him enough.
- Laurence Gray has continued his responsibility for the speed awareness camera and distribution co-ordinator for the AGM flyers.
- Howard Patten who puts the bins out and back every Friday,
- Richard Ponsford who designs the AGM leaflet for us every year,
- Mike Oake and Steve Clack who turned my words into the brochure we delivered to each house on Langford back in March and
- FLTR coffee who come and serve their fabulous coffee plus tea, etc at our AGMs, we are truly thankful to each and everyone.

It is also a warm welcome to our new committee members who joined us during the year, namely Janet our Secretary, Dawn our Treasurer, and Jackie our Regular Group Co-ordinator.

We are tonight losing Dan who has moved recently to Yarnton after 2 years with us and Noel who joined for 6months in 2019 as temporary Treasurer and has stayed over 6 years.

As a committee over the last year, we have continued representing Langford Village, on many local issues:

- London Road Crossing – We got the result we were looking for, East West Rail are now only taking the option of a motorised underpass forward to the Development Consent Order (planning application to us) which should all happen early in 2027, that process can take up to 12months, so it will be 2028 – 2030 before we see the underpass a reality.
- You hopefully will all be aware that the Treasury did not accept the £3401, so we then made donations to Nai's house and The Hummingbird Centre as stated at the beginning of the campaign.
- 20 mph was implemented throughout Langford despite our objections to Peregrine Way being changed to 20mph. The result seems to be worse driving than before, when we didn't have a speeding issue on Peregrine Way. It was in the original plans to remain at 30mph as it's a spine road through the village and on a bus route. We are on a list for review, which would require another consultation, which as we are all aware they take no notice of anyway.
- I am delighted to announce we have managed to secure some funding via Cherwell District Council for improvements in Langford Park, more from Michael shortly
- We now face a huge data centre on Graven Hill and a potential Asylum Centre close by both topics will be covered by our speakers
- Last November we had an inspection by a team from Cherwell District Council, the first ever. They were very thorough checking out fire evacuation policy, risk assessments and COSHH arrangements, plus that all our legal annual checks were up to date. I am pleased to report we passed with flying colours. My thanks go to Jim and Simon who keep all those things on the straight and narrow

- We are planning to have a Christmas tree at St Edberg's this year to represent Langford Village.
- Our focus for the next 12months is: -
    - Improvements to Langford Park, pathways and benches
    - Proposed Asylum Centre
    - EWR Development consent order
    - Junction Peregrine Way/ Wretchwick Way
    - Internal redecoration of the hall next summer
- Involvement with other local issues:
    - Gavray Drive development
    - Wretchwick Green development
    - Data Centre/ Rodney House roundabout
    - Any others that crop up that have an impact on Langford Village

I would like to give a special thank you to all the committee members, without whom this hall wouldn't function, and lot of local issues wouldn't get championed.

We always welcome more committee members we can achieve more with more people. If you feel able to spare some time and have a passion for our community, we would love to hear from you, my contact details are now on the screen or catch me afterwards.

Election of Committee:
Chairman outlined those standing for election to the LVCA committee:

Chairman	Carole Hetherington
Treasurer	Dawn Coles
Secretary	Janet Chamdal
LVCA Bookings	Sandra Davies
LVCA Classes	Jackie Forster
Compliance	Jim Finlay
Regular User Rep	Vacant

Proposed by John Broad
Seconded by Steve McBain
Approved unanimously by attendees

Presentation: Cherwell District Council
Michael Hewitt from CDC provided an update towards the improvements in Langford Park and Bicester town centre.

The 3 team officers supporting Bicester are:

- Nalini Ramanah – Bicester Area Lead.
- Lily Richardson – Bicester Assistant Area Lead.
- Michael Hewitt – Bicester Area.
-

Local Area Funding

Lesley Mclean chair of CDC wanted to focus on priorities and needs from ground roots up so local priorities can be addressed. Ideas from LVCA Chairman and Bicester Town Council created a priority list of needs through Langford Park.

- Cherwell District Council has approved £300,000 of Area Development Fund funding for Bicester for each of the financial years 2026/27 and 2027/28.
- Projects will be included on the Bicester Area Priority Plan, to be considered for funding.
- Bicester Area Oversight Group (AOG) members can suggest new projects or discuss existing ones for inclusion in the plan

Funds up to £100,000 are supporting Dangerfield Boardwalk refurbishment, Pioneer Square Conveniences funding of up to £26,000 and Langford Village Park environment and amenities has funding of up to £100,000.

Langford Village Park provides open space for recreation, walking, informal play and community activity and over time key elements of the park's infrastructure have deteriorated. To improve accessibility the fund will replace the existing grass pathway with a durable gravel path and the Langford Village Community Association has also requested a new picnic bench with an additional 8 benches.

Ideas have been suggested within the Bicester Area Oversight Group (AOG) to include:

- Burial land feasibility study
- Town centre regular cleaning schedule
- Bicester Athletics Club Compact Training Facility
- Claremont House passageway
- Young Traders' Market
- Youth Provision Grant
- Play Zone

Q1: Raised the need for wheelchairs and prams to use the new paths.
A: To consider sealed or cemented pathways to allow for wheelchairs and pram access.

Q2: Raised the poor condition of the pathway around Mallards Way and out towards Bicester town.
A: There is well known flooding around Mallards Way which affects the condition of the path, this needs more attention by CDC and BTC to specifically address in the future.

Q3: The working order of lifts at Sainsburys car park was raised.
A: Work is taking place with Sainsburys over the last 6 – 9 months to make positive changes, adding traffic bollards by Sainsburys, improving the cleanliness of the town, but recognise the lifts are a constant issue the property team have been working on including legal channels.

Presentation: Wrong Plan Wrong Site

Jenny Lamont - Chair CIC & Janet Chamdal - Chair WPWS Campaign.

Wrong Plan Wrong Site is a respectful, non-political, community led campaign challenging the government submission to use Bicester MOD Site A as open asylum centre.

The site hasn't changed since the 2003 planning objections:

- Isolated & rural location
- No power – intend to use diesel fuel generators – approx. 6000 litres a day to be tanked onto site minimum.
- No water – expected to tank in water for use on the site, drinking, washing etc
- No sewerage – expected to put in a cess pit and tank out the sewerage
- No pathways to walk along the B4011 – asylum seekers will be provided hi vis jackets.
- Local healthcare services not equipped for the extra load – worry the site will draw upon existing services.

The government submission & content is poor and has not shown thorough assessments to support this is the right site for what can be seen as the size of another village population being instantly added within our community.

A key area incorrectly assessed but contains legal grounds for a challenge relates to the ecology, the environmental impact of building & developing the site to house 1256 people, hasn't considered the wildlife and protected species found on Bicester MOD Site A. We are informed that should this go through a legal process the necessary licences for red listed species such as bats found on site could well delay the planning 1 year. In which time further planning challenges can then take place.

The campaign asks for your support which is vital to raise funds for the legal challenge. If anyone wants to volunteer, please contact wpws@org.uk.
All donations are welcome.

Q1: What legal action has started?
A: We have issued a pre action protocol letter on 3 points – 1. The height of the structures between 6m and 12 m 2. Conflict of interest to those approving the planning application & 3. The need for an environmental impact assessment or EIA due to the wildlife living on the site.

Presentation: Graven Hill Residents Association - Paul Davis Chairman GHRA

Paul highlighted the opening of the **new Gateway Park** at Graven Hill.

Further developments

The Graven Hill community currently consists of 664 occupations and is nearly complete with 66 more homes to be built – completing stage 1.

- Stage 2
  - 1235 new homes to the east side of the development
  - to be developed across 9 phases between 2027 to 2036.
  - planning expected to be approved in next 3 – 6 months
  - will account for 60% of the occupants at Graven Hill.

In a unique engagement, GHRA working closely with Cherwell District Council to build Graven Hill's Community and Sports Centre which is expected to be built between 2028/2029, which will include 4 – 5 sports pitches and a multi-use games area.

Graven Hill / Rodney House Roundabout

Following lobbying by GHRA and Bicester Bike Group, the roundabout now a part of a new scheme – The OCC's Accelerated Delivery Programme.

In a survey of Graven Hill Residents, 99% felt the roundabout was "unsafe", with nearly two thirds believing it to be "very unsafe".

- Several issues outlined in a GHRA report discussed with Oxfordshire County Council
- Following meetings and multiple walk arounds and inspections with councillors and OCC personnel, we might now be very close to substantive improvements!
- For Graven Hill residents one of the many issues is an unintuitive merge on the roundabout for vehicles proceeding eastwards on the A41 or turning into Graven Hill.
- The Eastern Peripheral Route is part of OCC's Accelerated Delivery Programme which will be a key route for through traffic and the A41 boundary way link will be considered with this strategy.

Speed limits are under public consultation to be at 30mph from Neunkirchen way before entering the roundabout, and there is expected an upgrade to the software to improve the flow on the roundabout – a green wave. So new modelling will find better solutions.

Graven Hill Data Centre

The Graven Hill Data Centre is one of the UK's largest Data Centre approved by the Environmental Protection Officer at Cherwell District Council. The site is close to St Davids barracks and adjacent to stage 2 of the graven hill development. It was originally approved as a warehouse and subsequently changed to a data centre.

- Power requirement equivalent to 1,000,000 homes!

▪ Development may be marketed as eight data centres or combined hyper-scale facility ▪ Modern closed loop system means no excessive water demand as seen with many older examples **Power supply**: Developer secured a private/undisclosed power supply which also expected to lead to enhancement of local power infrastructure. **Noise Concerns**: GHRA is seeking to ensure noise concerns are mitigated and the anomaly with approval conditions does not disadvantage future residents • Noise concerns mainly around routine testing of 203 diesel back-up generators • Also sceptical about tonal component of noise (i.e. low frequency hum) • As a result of concerns expressed, EPO requested GHVDC carry out further noise survey for Stage 2 development • The detailed GHRA enquiries sit with Planning Office There is not expected any impact on Langford Village residents. Q1 – What was the approximate employment expected from the data center. Answer – approx. 400 jobs but many will be remote. Q2 – Who will own the data centre Answer – most likely will be sold to an Amazon as a whole or as separate buildings.	
Chairman – Gavray Meadows Gavray Community Meadows remains in close discussions with the developer Catesby Estates for the eventual transfer of Gavray Meadows to community ownership through our charitable company. At present, we understand that all planning issues have now been resolved with Cherwell District Council, with only agreement over the viability assessment outstanding. Once resolved, the latest application will go to Planning Committee for decision. We are aware that the Viability Assessment (Executive Summary) published on the planning portal, has prompted concern amongst some members of the public, with some interpreting its contents as suggesting that the long-standing commitment to Gavray Wildlife Meadows is being reduced or revisited. Having raised these concerns directly with Catesby Estates we have been reassured that this is not the case. The applicant has confirmed that its commitment to transfer the land and provide the funding set out in the viability statement to secure the long-term future of Gavray Wildlife Meadows in perpetuity remains unchanged. Gavray Community Meadows will ensure that our wider community will know when the application will go to committee so we can build local support to secure Gavray Meadows as a community resource for all.	

Bicester Neighbourhood Policing Team.

Youth Related Anti-Social Behaviour – Langford Park – report to 101 or our website on every occasion.

The Policing team are aware of the ongoing concerns surrounding Anti-Social Behaviour at Langford Park and the impact this is having on the community, including youths smoking cannabis. The team have targeted daily patrols during identified hours the incidents occur. The people who are identified will be spoken to and appropriate action taken.

WHEN REPORTING TO THE POLICE

- please provide an exact location of where this is occurring.
- via Landmark or using 'What 3 Words' -unique set of 3 words for a 1 square metre on a map.
- an exact time frame is also very helpful.

if these incidents are witnessed, report to Police to manage – avoid anyone put at risk.

- Reporting Anti-Social Behaviour
  Report antisocial behaviour | Thames Valley Police
- What 3 Words
  what3words /// The simplest way to talk about location

Thames Valley Police are aware of the concerns raised in our communities regarding the proposed Asylum Centre at MOD Site A near Piddington and other surrounding villages, as a result, are working closely with partner agencies including the Home Office and the MOD.

Tonight, the site is still within the proposal stages and therefore we cannot comment on what resources will be available to us, if the proposal is to go ahead.

However, there is a command structure in place for any eventuality and Thames Valley Police are committed to ensuring the communities we serve feel safe.

Bicester Neighbourhood have been hard at work, especially during the summer months. We have been:

- Attending Summer Events/Fetes
- Hosting 'Have your say' stands
- Proactive ASB and drug hotspot patrols
- Continuing our investigations and arrests
- Working closely with our party agencies
- Holding career talks at secondary schools

Thankyou

Any Other Business

Damien McGuire – Offered to include anyone in new planning applications for the council if anyone wanted to be involved.

Vote of thanks to the LVCA by Mike Oake

Meeting Closed at 09:40pm