

Incidental Opinions on Housing from Group / Organisation Interviews

A. WNP Straw Poll, May-June 2016, 452 / 750 returns from all parts of Wheatley.

1. Totals of those 'mentions' appearing in both Questions 2 & 3 in large numbers
I have added the answers to questions 2 and 3 below as in many ways they were similar questions and more clearly show the totals:
254 Traffic
211 Parking
189 Road and footpath conditions
74 More specific types of housing
49 More food / drink outlets
27 Bank / cash point
21 Rebuild shopping area in High Street
Other 'mentions' with much smaller totals(In Q 2)
43 requests for more affordable housing, starter homes, sheltered housing more housing and less houses for renting

B. WNP (JF RG) Interview with Head and Chairman of Govs of Wheatley Park Secondary Academy, 23 May 2016.

- 1 [Head teacher, Mrs Curtis] described the activities and current concerns of the school.
At present the school has 1019 pupils and has sufficient resources (staff, space, buildings etc) to cope with expansion up to 1200 pupils before these resources come under pressure. When pupil numbers reach 1300 WPS will experience significant problems and then become limited by resources. **The biggest crisis for education at WPS (and Oxon in general) is the lack of affordable housing for teaching staff which makes recruitment very difficult.** Of similar importance at WPS is the need for some new buildings, in particular a new general purpose building for assembly, kitchens and dining.
- 2 [**Chairman of Govs, Philip Ballalieu**] explained that WPS had considered some ways whereby the shortage of affordable housing could be alleviated one of which was to self-build suitable accommodation on the WPS site. However under the Academy system WPS has charitable status which precludes it from raising funds (guaranteed against WPS assets) to carry out the building of the houses, infrastructure etc.
- 3 PB enquired about the [Mill Green] application on the London Road as he would be interested in trying to have some of those houses being available for WPS key teaching staff. RG advised DB that planning permission had been granted and that he should contact SODC directly.
- 4 The WPS interest in the Brookes U. site is twofold:-
 - (a) Potential housing for teaching staff at WPS
 - (b) Establishment of an "educational hub" in coordination with WPS. KC outlined several "blue sky" ideas for such a hub all of which would be subject to decisions on how and when Brookes U. would dispose of the site.

C. Meeting with Area Churches, 4 October RG ,JF & reps of 3 churches.

1. The church cemetery almost full. Now a civil Parish responsibility. Burial still means more in a village like Wheatley (50:50 preferences) than in a town or suburb.
2. Implications of new housing: **a)** additional members of congregations **b)** need for community welcome (CofE planning it for the upper London Rd development of 51 houses)

D. Conversation and correspondence, JF with Air Quality Manager, SODC, Oct-Nov 2016

**Annual Mean Objective (Acceptable Ceiling) of NO2 Concentrations
= 40 micrograms per cubic metre / m3 = 40 ugm3**

<u>Wheatley</u>	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
-----------------	------	------	------	------	------	------	------	------	------	------

<i>50 High St (worst case location, roadside)</i>	27.3	28.0	30.4	30.9	31.7	29.7	29.8	29.6	28.0	23.8
---	------	------	------	------	------	------	------	------	------	------

Annual average over 10 years = 29%, 'high but no exceedences'
2015 result 23.8 attributed to 'unusually stable weather conditions'

Reports 2014 – 2015

'small decrease in NO2', no exceedences outside existing AQMAs [but] an AQMA is required for the M40 section running through the District'.

Developer's Guidance Air Quality to be considered prior to applications. Principle 'The Polluter Pays'. Redesign – Mitigate – Offset. (see Full Document, App I, SODC, in website oxfordshire.air-quality.information sub-heading [South Oxfordshire](#).)

E. WNP in Conversation with Wheatley and Littleworth WI, 20 September & follow up

Oxford Brookes University Site Issues

1 Will Housing Development affect you?: The general feeling was that this development would affect all residents of Wheatley with concerns mainly regarding traffic and increase demand on services eg Schools, the Doctors, Dentist etc.

2 Would you like to Downsize?: There was some interest in downsizing from present accommodation and likewise to a mixed/retirement development but plans would have to be seen first.

3 Facilities at the new Development?

- Shops
- Bar/Cafe/ Restaurant
- Hairdressers/Beauty salon
- Grocery shop
- Swimming pool

AGE UK Oxfordshire, WHEATLEY, November 2016

**JF in conversations with Parish Councillor Janet Carr,
Ann Ledwith, Coffee Morning organiser, 5 days a week
Ruth Thompson, Age Uk Oxon, Employed Adviser,
(available Merry Bells Coffee Time 2nd Thursday of Month).**

1. Personal mobility a No 1 issue in a linear village, 2 miles long.
2. Isolation foes with distance and lack of mobility.
3. Shyness and lack of social confidence makes it worse.
4. Friendship circle diminishes with age and loss.
5. Ruth offers personal advice on tax credits & other top-ups (RT)
6. Fear that more buses will be withdrawn (2 gone in 2016 alone)
7. Seating at the Bus Stop top of Friday Lane for catching 280 to Surgery
8. 'When you are 80, Ambrose Rise is a long way from Merry Bells'(AL)
9. 'Need small houses for elderly to downsize – near centre and people' (JC)

John Fox, Chairman WNP,