

## Open Day Feedback 17 June 2017

*1860 leaflets for the Open Day were distributed by WNP Volunteers and Holton members to every home in both parishes the previous week. The WNP website had displayed the Draft Plan since 08 May, all noticeboards in both parishes have carried full details of the Pub.Con, since then and hard copies of the WNP had been available in Wheatley Library, in both Parish Offices and in Holton Village Hall.*

*Open Day took place within the 8 week Public Consultation period 08 May – 30 June.*

*253 visitors signed in (this includes couples). All gave postcodes.*

*247 postcodes were in Wheatley, 4 in Holton, 1 was for Shotover House and 1 in Waterperry.*

*54 written responses were posted in a sealed box. Most were postcoded. They ranged in length from 1 to 4 written sides.*

*Following the Open Day Roy Gordon and John Fox manned a 'stall' outside the Merry Bells, 10.00 – 3.00, on the two remaining Wednesdays before Pub. Con. ended on 30 June.*

### **1. RAILWAY HOTEL SITE**

a) 'only small one-roomers for an ageing population (described as 55+) which has few bungalows. Why not houses for those who live here?'

b) 'Hotel should not be demolished. Land around it should be developed in keeping with the building.'

c) 'It will add to the difficulties of crossing Station Rd with traffic [including Coop large HGV and a school bus] coming from all directions.'

d) 'Likely to increase traffic on Station Rd and L Hill. How can it be slowed ? It needs lights, not just 1-2 crossings'.

e) 'Can a village pathway be located in the Telephone Exchange land ?'

f) 'A Green Walkway is not useable save through Howe Close and onto the embankment in Breach Field. So another crossing on Ladder Hill is vital.'

g) 'OBU site will draw increased car use. [Not even a pedestrian crossing of the A40 is proposed in the latest OBU Agent workshop display. How will the centre of the village cope with integrating the developments?'

h) 'How to make pavements safer and wider.'

i) 'A pathway below or above the Railway site from Ladder Hill to the school is important.'

j) 'Railway proposal lacks garden space and will add to parking on Ladder Hill.'

### **2. GREEN BELT**

'Green Belt is **not** a slow encroachment [approach] for housing.'

### 3. LITTLEWORTH

a) 'Concerned about development all around my house where I've lived since 1985, on sites 5,6,7,8,20'

[an apparent misunderstanding, probably caused by wording of document]

b) 'WHE 22 for removing industry, OK but if replaced with housing the rest will go in a matter of time'

c) 'Fully against Littleworth housing on industrial state. Scale will change nature of Wheatley.'

d) 'Infrastructure not considered: small roads, increased traffic, with bottlenecks and no pavements. Danger to pedestrians and school children. How would primary or Surgery cope?'

e) 'The change is interesting (housing) but will there be replacement parking for local (terraced) houses which use the concrete apron?'

f) 'Integrity of the bridge when approached by trucks or removal vans? Traffic increase. Another access road needed. Access issues with all SODC sites'

g) 'Fantastic. An eyesore now. But parking for the terraced homes and flats there now? Central Littleworth already a parking issue. Why not use Primary School field west of school (H&S bans pupils from playing so far from school).'

h) 'Agree with change (x2) but only for a small number of houses'.

i) 'Agree with it, depending on number, but not with that bridge. Street lighting on L Park needs repairs.'

j) 'Traffic and bridge at L.will take the pressure off the tidying up.'

k) 'A sound proposal. And extend the village green to be a focal part of the village.'

l) 'Children's safety is compromised on and by Littleworth Rd.'

m) 'If developed, traffic jams will form between the Bridge and the Sun pinch points.'

n) 'I am against due to rat run traffic, the bridge and the parking as it is with Littleworth Rd where there is no respect for drives, verges or gardens. Infrastructure should be in place before housing.'

o) 'Kelly's Rd – I use the car units in Littleworth. Bad place for extra housing and already a nightmare. We object to HE5 Old Rd too narrow, parking problems. Kelly's Rd floods frequently.'

p) 'Business should stay in Littleworth. We have no amenities, shops or (now) even a bus.'

q) 'We fully support re-location but it needs some green space at its centre.'

r) 'Already a rat run, more families walking to school'

s) 'Littleworth Rd school parking and turning in drives, destroying verges, should be inside school.'

t) Wild Wood and copse users. Parking should be provided for all users in school grounds.

#### **4. PRIMARY SCHOOL [Littleworth Rd] TRAFFIC**

- a) 'Terrible and house de-valuing. All workplaces should consider current local residents.
- b) 'Use field west of school for parking
- c) 'Road past school will not cope if Littleworth develops housing'
- d) 'Almost impassable for others at school drop-off and pickup times.
- e) 'Why build on playing fields when schools are being depleted?
- f) 'as in rest of village, bollards are needed on edge of all pavements.
- g) 'building homes will affect Littleworth Rd, School numbers and parking in turn will affect and add to Littleworth proposed housing development issues. Already all three are issues.
- h) 'Move primary school to Holton site. It is the root of Littleworth's problems.

#### **5. VILLAGE GENERAL**

- a) 'Character will change as size increases. It stops being a village. I can't move away but would want to.'
- b) 'Needs new community buildings as village grows – Hall, Scout HQ, current village centre parking blocks the shops'
- c) 'Scale of development is frightening 'would double the size of the village. Already potholed roads, traffic is swamping and wrecking grass verges'. There is little or nothing in the proposal to deal with them. Can schools or surgery cope?'
- d) 'WHE 1A on a road with little enough infrastructure, WHE 19, 18, 8 6 and 7 preferred. No development should be commenced until OBU potential is confirmed.'
- e) 'Village parking is unbearable'
- f) 'Lack of parking at the Coop adds to the congestion. Now parking on corners and on pavements. To improve the centre you need to prevent 'commuter town' and ribbon development.
- g) 'When houses are built don't squeeze them into the noisier corners, but into the centre of the community'
- h) 'Lack of quality restaurants to attract external customers. Other villages have pubs with reputations'.
- i) 'Marked off road footpaths are lacking, either unsigned or non-existent'.
- j) 'Why not bollards on the edge of pavements for children's safety at least. All through the village'.
- k) Current need for crossings on Station Rd and Holloway for children's safety'.

- l) 'Road capacity now tipping. A40 flyover will gridlock with more development. Old London Rd the same. Parking issue more than just the surgery and the primary school now. Development should go hand in hand with Section 106 money, not one following the other.'  
'Home builders should be providing 2-3 bedroom houses, not 4-5 and with green space on all estates.
- m) 'A new footpath Ladder Hill to primary School please.
- n) 'new fascia boards for shops'
- o) 'Salt bin for Howe Close which faces north and thaws last'.
- p) 'Old London Rd – parking on yellow lines, my house shakes already with buses and HGVs, day and night (HGVs) and it only began two years ago, what will happen with development vehicles?'
- q) 'Old London Rd – another response sheet – traffic pollution measurement must take account of difference between ground level and 1<sup>st</sup> floor-plus readings. We have noticed increase in smell over past year.
- r) 'There are two car parks on Church Rd. Funerals, buses and parking on Ch Rd do not mix.'
- s) 'Major pinch points in the village – Littleworth Bridge, The Sun (southern side) and with primary school parking in between, enough to cause long jams throughout the entire village if Littleworth housing grows.
- t) 'More nature reserves, bio-diversity corridors, walking opportunities. All new housing must have environmental specifications.

## 6. CAPACITIES

Surgery and Schools are always cited when **Capacity** is mentioned.

On 17 June the capacity of both was questioned 8 times.

One said 'schools cannot cope with capacity already' [?] and another said the surgery would face 'hundreds more patients' on roll. (WNP has already corresponded with NHS Oxon on surgery matters. Once a development is decided, WPC and NHS Oxon have to liaise. Statutory Body Correspondence in all matters is notified to WPC Clerk)

Others questioned other capacities less frequently mentioned. One warned 'people will pave front drives to park and make rooms out of garages - porous paving is rarely enforced'

**Policing capacity? Leading to lack of enforcement – e.g. village double yellow lines; e.g. grass verge parking; Drainage capacity (from paved drives)? Playgroup capacity? play amenities capacity? Roads capacity (HGVs shaking homes on Old LR 2 responses)? Sewerage capacity (technically covered by statute). Parking capacity (schools). Parking capacity (shops).**

**Green Space – village lack of. Air Pollution – shows in house wall erosion (High St conversation) and is smelled on first floors (response from Old LR).**

## **7. CARE HOME PARK HILL**

- a) 'Carter Jonas Open Day not advertised enough and was a poor presentation.'
- b) 'poor access, problem corner, school crossings (x2) from a large comprehensive, rat run traffic'
- c) 'Care Home adjacent to busy roads, fumes threaten and no outdoor space proposed'

## **8. LONDON RD SITE (MS TOMBS' FIELD and east of ...)**

- a) 'Ban all industrial use traffic coming up London Rd if bungalow site is developed. Access it from A418 junction with Wheatley instead and out the same way.'
- b) 'More Green Space needed on Eastern side of the village'
- c) 'Access Ms T's Field from London Rd, not Roman Rd'
- d) 'If WHE 21 is industrialised then access it from existing industrial estate, not from Roman Rd. I object to having housing and industry in WHE15 16 and 12.'
- e) 'London Rd, like Waterperry Rd, has heavy traffic and HGVs already.'
- f) 'Support housing on Ms T's Field though flooding is a hazard!'
- g) 'The Plan (7.11 and 8.16) mentions the need to reduce the number of heavy vehicles using London Rd. One obvious reason for such vehicles there is to have access to ASDA and surrounding industrial units, in particular coming from the west. There is no alternative to using London Rd. However, if the junction where the A40 slip road joins the A418 going towards Thame is changed to a roundabout or to traffic lights allowing vehicles to turn right safely at this point and then enter the village from the east, this would allow a restriction to be imposed, preventing use of London Rd.'

## **9. MILL VIEW**

Three visitors complained (two in writing, a third in person to a group of silently respectful other visitors and the Chairman of WNP) about ground rent /leasehold charges, increasing annually, that they are not clearly laid out in the advertising. They describe them as 'unaffordable and unethical', yet added to 'affordable' housing.

## **10. BUNGALOWS ... LONDON RD (5/6 residents attended Open Day.)**

*(Draft WNP expresses concern about the hemmed-in location of the six bungalows behind the ASDA petrol station on the industrial estate which has been allowed to drift /expand east over many decades. It is a sensitive topic but one concerning people's homes. WNP's main brief is to listen and we did just that. A good rapport and hopefully trust was established with a strong mini-community. WNP also stressed we are residents, not planners, despite the unfortunate title Neighbourhood Plan.)*

- a) 'We support whatever is appropriate for Wheatley/Holton but [ask] that any developer is required to buy us out at market value so that we do not suffer any further loss of quality of life where we

live now.' Buying out would reflect costs in Wheatley & Holton, plus costs and compensation for disruption'. *No 156*

b) 'the NP potentially could affect adversely the result of the London Rd bungalows on their private road ... n enclosure, isolating the bungalows, lost within ever encroaching development [with Grant and Stone the latest]. Existing issues: **air pollution by petrol vapour** from 24/7 12-pump petrol station; **noise pollution** from petrol station, ASDA loading bay and refrigeration store, pallet stacking, cage crashing, HGV & refrigerator engines running, continuous fork-lift beeping. I would **only agree to a proposal to move** to make way for more industrial units **if the following** were met: full market price to mark the need to find a similar with garden, compensation for removal costs, stamp, legal, estate agent, removals administrative costs. I don't want to move. This is my home for the rest of our lives. To increase the number of industrial estates here while we live here is unacceptable. *No 158*

## **11. The Neighbourhood Plan / Display & ideas (10 comments on 53 responses, uncensored)**

a) 'Good and well thought out. Well done. Especially green footpath. Positive and sensible.

b) 'Thank you for all your hard work'

c) ' I like the strong environmental focus, but more nature reserves please!'

d) 'Having complained [about small print and height of displays] I would like to thank you all for all the effort you make on our behalf and request that you keep going'

e) 'Thank you all very much for putting this together and for working so hard to look after this village. Much appreciated'. The uncertainty causes a huge sense of insecurity. Good on NO2 and efforts on Parking and Traffic'

f) 'A well-constructed document reflecting a huge work commitment by the authors, but please make an Executive Summary, and a section on traffic management for traffic using Wheatley rat-run to avoid Green Rd roundabout.

g) 'Disappointed at small font of printed mater [shown], It also needed short presentations every half hour.'

h) 'Well-presented and good to know there is a structure going forward. Pressure is on all villages for housing, but infrastructure and transport will need to be included. OBU the obvious site and hopefully Wheatley and Holton can work together on this.'

i) 'Thank you for all your hard work'

j) 'Very interested to see all the hard work results and pleased that the thoughts and wishes of us Wheatley people are being considered. We support any houses on Ms Tomb's Field away from the A40 fumes, although sadly flooding is a hazard!'

## **12. OBU Wheatley Campus Site**

a) 'Better a residential 300 (acceptable) and remove tower block'

- b) 'Bungalows at OBU totally unsuitable – no retirees would walk to Wheatley centre!'
- c) 'Proportionality: if homes go onto Brookes, can they have their own shops or park? Wheatley shops wouldn't cope.
- d) 'Homes must have their own parking. Parking and local services a major issue.
- e) 'The A40 flyover will gridlock.
- f) 'Match houses with Green Space and amenities. Needs a proper architect with environmental experience please.
- g) 'Brookes site buyer is the kingpin of this whole exercise. If not housing, then Wheatley will be built upon. Brooks have a moral responsibility.
- h) 'Concerned about 2 cars per home in Brookes and London Rd and Littleworth,
- i) 'We will lose buses (U1 and U2. Will we gain any?'
- j) 'If Wheatley has to have a large amount of housing this would be a good place'. Where else?
- k) ' Wheatley & Littleworth like a jewel and should be preserved. Lest it become like sprawling Kidlington, merged with another suburb which will then enlarge and allow further development as is proposed at Noke for Kidlington'.
- l) 'OBU preferential to pockets of development in Wheatley spoiling it. Infrastructure for the whole village needs addressing.
- m) 'Foot and cycle access OBU to Wheatley?
- n) ' Capacities: Playing space? Surgery? Playgroups
- o) 'Village needs a say in who buys the OBU site and how it is developed.
- p) 'Site needs an infrastructure, a population profile, and a capacity measure for surgery and schools.
- q) 'Sort out how our schoolchildren can enjoy the school facilities which appear so attractive, yet ....!
- r) 'What about a new school on OBU site? New homes on present school site. Public access in perpetuity to the Moat and the Park. Renovate Holton House and make it part of Holton. Adapt school also for a pub and a new Holton Primary School. Maintain recreational public and garden space.'

### **END OF OPEN DAY RESPONSES**

**Wednesday 21 June 2017. WNP Stall on High St, Merry Bells front, record hottest day. Approx 30 visitors and conversations about display. Two written comments. Heat oppressive.**

- a) 'Good idea to use green belt land next to ASDA for mixed development and bringing light industry from Littleworth as well as some housing.

b) 'Living on Littleworth Rd is terrible, out of this world. Grass verge gets carved away and the gap is then tarmac-ed and it gets added to the road surface. There is a diesel deposit from running engines. The thumping sound blows your head off even from standstill vehicles.'

Also Church Rd, Sun-to - Lockup parking congestion.

**Wednesday 28 June 2017, WNP stall on High St, Merry Bells front, cool and overcast!**

*Approx 60 visitors and conversations about display. 13 written comments. Weather kinder!*

a) 'Car park for primary school. Half the playing field is unused!

b) 'Village Planning is too fragmented – The Plan, The Neighbourhood Plan, High School Improvement, The Local Plan ...'

c) 'Impose a covenant to stop the selling off of garages to third parties

d) 'A bund for Fairfax and Cromwell to prevent traffic noise.

e) 'I'd like to put my bakery (serving three shops in Wh., Thame and Crendon) in Ms Tombs Field

f) 'Any planning permission on Ms Tomb's Field has to guarantee no increase in traffic through Village, esp High St. Also Wheatley Park needs a swimming pool. Formalise weight restriction on London Rd to make HGVs turn right onto motorway

g) 'Good idea to move Littleworth industry.

h) 'The village needs a map.

I) 'Holton House should be part of Holton.

j) 'HGVs should not be delivering to convenience shops like the Coop in the village

k) 'Good idea to use Miss T's Field. Open to misuse at present, illegal caravan living, rubbish dumping

l) 'There is much wild life in Ms Tomb's Field and it is to be encouraged. Keep green space. Not like Kidlington. Put light industry in area 15, and sport or space for all. We need parks areas and things to do for young and old. Develop Brookes for industry re-location / and housing (with Infrastructure such as buses, shops, social clubs, sports)