WOODCOTE
NEIGHBOURHOOD PLAN 2013-2027
Supplementary Material
Consultation Report: March 2012
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Woodcote Parish Council
The Parish Office
Woodcote Village Hall
Reading Road
Woodcote
RG8 0QY

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Section 1: Introduction

Purpose

This document contains a summary of the responses to questionnaires completed by those attending an exhibition in the Woodcote Village Hall on Saturday March 10th, 2012.

The purpose of the exhibition was:

i. to give all residents of Woodcote, and others, the opportunity to review and comment upon the early progress made by the Neighbourhood Planning Advisory Group; and

ii. to give all residents the opportunity to offer their views on the key issues and factors to be considered when developing the Plan.

Format

The exhibition consisted of six stands, each seeking information on a separate aspect of the Plan:

i. The South Oxfordshire District Council’s Core Strategy;

ii. Objectives

iii. The housing need;

iv. Potential development sites;

v. Housing design

vi. Living in the Village

Promotion

The exhibition was promoted through the Woodcote Correspondent, news items on Radio Berkshire and a leaflet offering a free meal for two to the pardon whose name was drawn from those who attended.

Attendance

The exhibition was attended by over 400 people.

Consultation Questionnaire

Figure I provides a copy of the questionnaire employed

223 questionnaires were returned which provided the views of 250 people.
Woodcote Neighbourhood Development Plan

Name

Address / Part of Village

Email

Please add my email address to your communications - this will help us keep you informed

I am happy for you to attribute my comments in the plan

1. Has today's event helped you to understand South Oxfordshire's Core strategy?

2. Do the proposed objectives (on the Plan objectives board) reflect your interests in shaping the Neighbourhood Development Plan?

Please mark the box that best represents your preference against each point below

<table>
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<tr>
<th>I am strongly against</th>
<th>I am more against than in favour</th>
<th>I am more in favour than not</th>
<th>I am strongly in favour</th>
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Given the requirements of the SODC core strategy

3. I would prefer to see development on one large greenfield site

4. I would prefer to see development limited to 2 or 3 large sites with 20 to 25 houses

5. I would prefer to limit development to small sites with a maximum of 10 houses

6. I think we should try to influence the aesthetic design of new housing

7. I think we should try to influence the energy efficiency of new housing

Please rank questions 8, 9 and 10 with 1 being the most important

8. Who most needs housing for in Woodcote?
   a. Ageing residents or ageing relatives of residents
   b. Young singles or couples
   c. Families
   d. Employers
   e. Someone else (please specify)

9. What type of housing is most needed in Woodcote?
   a. Social rented
   b. Private rented
   c. Owner Occupied
   d. Part Rent / Buy

10. What is most important to you when thinking about development in Woodcote?
    a. To maintain and enhance the rural look and feel of the village
    b. To minimise the impact on the surrounding countryside and ecology
    c. Preferential access to new housing for villagers families
    d. For Woodcote to benefit from new development (e.g. new/improved amenities)
    e. To enhance and support local employment inclusive of homeworkers
    f. To avoid making congestion, parking and road safety worse
    g. Other (please specify)

Comments - Please tell us of any specific concerns and preferences

Thank you - Your views are valued and they will help us to shape your Neighbourhood plan for Woodcote.
Section 2:
Questions

**Question 1**
Has today's event helped you to understand South Oxfordshire’s core strategy?

Number of respondents: 230

- Yes: 179 (78%)
- No: 9 (4%)
- No answer: 42 (18%)

**Question 2**
Do the proposed objectives reflect your interests in shaping the Neighbourhood Plan?

Number of respondents: 229

- Yes: 147 (64%)
- No: 12 (5%)
- No answer: 70 (31%)
**Question 3**

I would prefer to see development on one large greenfield site

Number of respondents: 230

- Strongly Against: 183 (80%)
- More Against than in Favour: 20 (9%)
- More in Favour than Against: 10 (4%)
- Strongly in Favour: 4 (2%)
- No Answer: 13 (6%)

**Question 4**

I would prefer to see development limited to 2 or 3 large sites with 20 to 25 houses

Number of respondents: 230

- Strongly Against: 66 (29%)
- More Against than in Favour: 82 (36%)
- More in Favour than Against: 37 (16%)
- Strongly in Favour: 21 (9%)
- No Answer: 24 (10%)
**Question 5**

I would prefer to limit development to small sites with a maximum of 10 houses

Number of respondents: 230

- Strongly Against: 9 (4%)
- More Against than in Favour: 18 (8%)
- More in Favour than Against: 73 (32%)
- Strongly in Favour: 117 (51%)
- No Answer: 13 (6%)

**Question 3, 4 and 5 – Summary**

For

Against

**Question 6**

I think we should try to influence the aesthetic design of new housing

Number of respondents: 230

- Strongly Against: 6 (3%)
- More Against than in Favour: 4 (2%)
- More in Favour than Against: 45 (20%)
- Strongly in Favour: 156 (68%)
- No Answer: 19 (8%)
Question 7

I think we should try to influence the energy efficiency of new houses

Number of respondents: 230

Strongly Against 4 2%
More Against than in Favour 8 3%
More in Favour than Against 65 28%
Strongly in Favour 134 58%
No Answer 19 8%

Question 8

Who most needs housing in Woodcote?

Number of respondents: 230

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Key
A Ageing residents or relatives
B Young singles or couples
C Families
D Employers
E Someone else

Number of times ranked 1

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The following comments were offered:

- Those who want to/can buy it
- People who want part rent-part buy
- People who work in the village
- Young singles or couples locally born/raised
- Couples without children
- Put the houses where the employment is i.e. In towns
- No one in the village is big enough
- Young Woodcote people leaving home
- Woodcote only
- People whom want part rent - part buy
- Those on social benefits
- Locals
- Those moving from outside the area
- Everyone - free market
- Small families wanting to rent e.g. Single parents
- Why does Woodcote need extra housing
- The village needs a mix of house types
- Broad spectrum of people important
- People part rent and buy
**Question 9**

What type of housing is most needed in Woodcote?

Number of respondents: 230

**Key**
- A Social Rented
- B Private Rented
- C Owner Occupied
- D Part Rent/Part Buy

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The following comments were offered:
- None x2
- Only infill development please – no new sites
- Casual workers
- A good mix

**Question 10**

What is most important to you when thinking about development in Woodcote?

**Key**

<table>
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<th>Number of times ranked 1</th>
<th>Number of times ranked 2</th>
<th>Number of times ranked 3</th>
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<tbody>
<tr>
<td>1</td>
<td>To maintain and enhance the rural look and feel of the village</td>
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<td>2</td>
<td>To minimise the impact on the surrounding countryside and ecology</td>
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<tr>
<td>3</td>
<td>To avoid making congestion, parking and road safety worse</td>
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<tr>
<td>4</td>
<td>Preferential access to new housing for villager families</td>
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<tr>
<td>5</td>
<td>For Woodcote to benefit from new development (eg new/improved amenities)</td>
<td></td>
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<tr>
<td>6</td>
<td>To enhance and support local employment inclusive of homeworkers</td>
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<tr>
<td>7</td>
<td>Other</td>
<td></td>
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</table>
The following comments were offered:

- Not to lose the open rural village character any more. Preservation of reduced development density at village boundaries
- not to extend beyond current housing limits - only building on brown field sites
- Traffic management required, double yellow lines and designated areas
- Build houses of architectural merit
- Sympathetic locations for different types of locations
- Increase/protect stock of smaller housing eg 1/2 bed housing
- Maintaining the historical framework
- All important.
- General amenities
- Appropriate sized schools
- Keep amenities school, shops, doctors, library
- Chemist, bakery, vegetable, cash point, local prov
- Further improvement to bus services eg to Goring/Pangbourne stations and also Henley
- Proper traffic management
- Control speed limit in the village
- All these are equally important
- Energy efficiency
Section 3:
General Comments

Introduction

Those attending the exhibition were invited to add general comments to the questionnaire. This section lists those comments classified, where possible, under three headings:

1. Housing
2. Living in the Village
3. Traffic and Travel;

3.2 Housing

1. Why has the old Chiltern Queens brown field site not been included in the plan? (Long Toll). Opposite Langtree school seems a good place to build
2. Perhaps smaller retirement homes are suitable so that the larger houses can be occupied by families. Less social housing is needed and more affordable housing is needed so young people and families can live in the village and not waste ££ on renting. It wouldn't be sensible to build a large number of houses on one site, such as 100 houses.
3. Suggestion - Please use ex Chiltern Queens site for some houses & Pat Bookers for others.
4. Affordable apartments for young professionals to buy.
5. Improve access to housing in the village for people on low incomes.
6. I would prefer to see smaller sites developed rather than big housing estates. There is nothing worse than housing estates with replica houses. Styles and aesthetic features are paramount!! Infill sites are preferred.
7. Other areas have schemes where local residents get initial priority on purchase. I strongly believe this should be tried and possibly discounts applied for locals. We currently have more social housing than SOD normal & therefore we have achieved our quota and should now cater for the other areas like 1-2 bedrooms etc. It's important that the lovely village atmosphere is not ruined by over development or incorrect development. This was 'Village of the Year' for 2008. Let's not lose that feel.
8. Need to encourage young families to preserve the age balance of the village.
9. Housing need to be 2-3 bedrooms, affordable housing for children from village. Covenant so they can't be extended to maintain balance to house sizes available in village.
10. Any future development should be within the current built-up area and should not be extended into surrounding areas (even if these are within the village boundary) - if possible.
11. Preferred sites in order WOO2, WOO3, WOO4, WOO8, WOO9, WOO10, WOO11
12. Order of preference for potential sites WOO3, then WOO4, then WOO2, then WOO11, then WOO8 and finally WOO9 i.e. lots of very small infill developments.
13. We would prefer to see higher quality housing with reasonable sized plots rather than as many houses as possible crammed onto a small site.
14. Starter homes for singles from village families
15. Very concerned about ruining the character of the village. Each new house = 2 cars !! Very little in the village in the way of employment. New houses in quantity are unnecessary
16. Village development should not include large housing estates which are inappropriate in such a setting. Attention should also be given to architectural merit, sadly lacking in much local rural development. Excessive increase in Woodcote means poorer access to rail and other transport, much of which is only reached over congested river bridges.
17. Why is Chiltern Queens site not marked for development? It is an eyesore and dangerous as children play there.
18. We need housing specifically for young Woodcote people, most of whom cannot afford to live here and must therefore move away. We don’t want affordable housing for the rest of Oxfordshire. Thanks
19. Old bus station seems a good place for redevelopment
20. There is a big need for housing for young people that can afford to get on the property ladder
21. SMALL developments (infilling where possible) on or brown field sites
22. Architectural blandness - should build developments to include different styles and
materials. Layouts should not be too dense, space for cars off road and reasonable plots including gardens. Example: West Homes won an award for the design of West Chiltern in 1972 - should aspire to this.

23. Don’t understand why derelict Bus Depot at Greenmoor Hill still not demolished and built on.

24. Preferred housing would be eco-friendly, infilling. Eg Shervills Hill to Long Toll

25. Will there be any small houses/bungalows left? Everyone seems to extend as much as possible.

26. W003 and W004 are ideal sites for more homes and rental houses

27. My understanding is that Woodcote has a large proportion of older people? New housing must include quality homes for those down-sizing, so there will be a natural flow of older people to smaller homes and growing families into larger homes.

28. On Q8 and 9 I have high importance - the development should be a mix of all - especially young single/families and retired elderly

29. No more social. More housing for youngster who wish to stay in the village rent/buy

30. We feel it is important to take account of and to maintain and develop all generations of families within the village - housing needs to support this. Village life = community

31. Preferred development sites in order of preference: 1. W003, 2 W002, 3 W008, 4 W015, 5 W011

32. I am in agreement for development son W014, W007, W008 and W001. All other areas are too big as developments, could cause congestion or ruin the environment. Could do with more allotments.

33. W006 not for building. This site has not been put forward.

34. It would be least disruptive if the new build was spread out between the village and the bypass with good access to most village services.

35. The premise that 60+ houses are needed should be questioned. More small properties for ‘down-sizing’ should not be crammed together.

36. Much prefer development to take place on infill sites rather than large green field expansion. Smaller/affordable housing - 3 bed max - with covenants not to extend in future. How wills infrastructure e.g. schools etc cope with additional families. Are plans in place?

37. The lack of affordable house for local people!!

38. Choose sites which abut directly on to principal roads of Woodcote with direct access onto these roads.

39. 2-2 bedroom houses with annex for older relations, even on semi’s saving land.

40. Careful smaller scale development with development of amenities at the same time.

41. Any large development of identical housing designs would be a major concern for us. Provision of affordable rented housing must require the tenants to maintain the condition of the interior and building surroundings to an acceptable level.

42. No more social housing - village already has a high percentage.

43. V. Important to build smaller houses suitable for grown up children of Woodcote residents to be able to buy/rent. All housing needs to be attractive and hedges and gardens alo v. Important.

44. Why is the former Chiltern Queens land not included in the plan? This is an eyesore and has twice been the subject of planning proposals

45. Strongly against building behind Beech Lane W2006

46. Sites W003, W001 are suitable for development. Site W014 is unsuitable for development due to unstable grounds.

47. New site proposal on Reading Road (W001) seems to be most suitable and would not impact on village ‘feel’ if some appropriate aesthetics were used. Reading Road (W001) sites would extend village with minimum disruption and impact provided amenities are enhanced to meet increased demand. Would not dramatically increase traffic through village and would simply extend existing infrastructure.

48. There is a lot more that we could do to insure that the new housing is built to decent standards - in particular room sizes/ceiling heights and natural lighting. Of course external appearance is important but at the moment too many houses are being built with rooms that are too small for furniture and the standards of, for example, Palmer Morris are not achieved. Nowhere is convenient given the sewerage.

49. Would like to keep Woodcote a village with minimum new builds. Keep small housing developments that would have safe access and not intrude on others.

50. The old bus garage should be a prime candidate - it’s an eyesore. I’d prefer a less crowded development - say 1/2 of what was
planned for Hilltop Field - larger gardens and open spaces.
51. W004 would spoil rural centre of this beautiful village W005 dangerous lanes, totally unsuitable for housing. For walkers
52. Housing design really important. There are a number of ugly looking properties and 60/70's designs which should not be repeated. Historical properties but be maintained.
53. Think it’s really important for 2 bedroom houses to be built for privately rented and social. Think it’s really important that local children can go to local school, so school must grow with the village. Am strongly against the large development and also opposite the school due to road safety.
54. Housing design should in my opinion use material and details that are typical of the local area.
55. Would prefer to have less houses to maintain Woodcote as a village!
56. Development should be kept to an absolute minimum 25 house max. It should be scattered and small - no more than 3-4 houses.
57. If more housing for ageing residents why hasn’t the new Mowforth house development catered for this.
58. Re Q2 - do not agree with preferential access for village families

Living in the Village
1. If we are to have some extra housing in Woodcote, we will need a properly funded library for the village to cater for the increase in population (no volunteers).
2. Housing design exhibit states "Woodlands, trees, hedges, including beech, hawthorn, holly, cherry and other fruit trees add to the character" These are essential elements of Woodcote's character. Losses need to be replaced and no further loss. Countryside Commission Directive. Green corridors, green and open areas need maintaining and enhancing.
3. The school cannot accommodate more children.
4. Woodcote is too fragmented - one development is cut off from the rest of the village except by footpaths. It has no centre - the Co-op is not near the surgery, nor the garden centre. There are not enough shops, especially for a growing village.
5. More amenities, e.g. shops, seem superficially attractive but imply a need for significantly undesirable increase in population to sustain these.
6. Any future development must ensure that current amenities (ie Health Centre, schools, traffic congestion) can cope.
7. We feel it is important that any development only occurs if there is proportional increase in facilities and the ratio of housing to open space/amenities at most stays the same.
8. I appreciate Woodcote needs to grow but would hope that it would not be to the detriment of our beautiful countryside and the community spirit which is what makes Woodcote, for me, such a special place to live and work.
9. New development will require more medical/school/drainage facilities. I have seen no mention of how this will be achieved. More shops will tend to turn a lovely village into a town.
10. Adequacy of Health Centre, school shops,, infrastructure.
11. Schools - (more portacabins - no)
12. What about impact to schools, amenities, traffic/roads (need for additional shops, school headcount etc).
13. Objectives' must include ensuring that all services are sufficient for extra housing. E.g. water, schools etc.
14. We are already concerned about spaces in school, we live in Whitehouse rd. Also, secondary school
15. Housing should not cause the loss of local employment or accommodation for local employees
16. Chemist, bakery, (vegetable organic) maybe from local producers, cash point, more recreation fac. For young people.
17. Will there be enough school places? Will the Health Centre be enlarged to cope with added numbers?
18. The primary school is not big enough to accommodate many more children.
19. I think it is very important that any new development does not result in a stretch on village resources (e.g. school, shop, pub, surgery, and parking). Would benefit from Farm shop, cash machine, chip shop, crossing for school
20. Our house backs onto site W009. An application was put forward for houses and bungalows to be built. The site is surrounded by countryside on 2 sides and a footpath runs along the bottom of the site. The only access would be from Goring Road which is
unsuitable as it would be shared with the entrance to Bouchiers. We would like to keep the rural nature of the village. If people want more shops, dentists etc then they should live in a town and not make Woodcote into a small town.

21. There is no mention on the boards of community projects such as a village club - somewhere to meet socially with the village getting larger we may lose a sense of community.

22. Woodcote is lacking a 'centre' and if the village plan included new shops etc they should not be as sporadic as the current ones are. Is it possible to create a centre? (Londis, co-op, post office - all far apart)

23. We need more amenities for young people and population to cope with more housing.

24. Very interesting event. Inevitably, many conflicting wish lists - the choice is difficult. General comment is the infrastructure capacity - how to maintain/upgrade it in line with village/regional developments? Relates to: electricity, gas, water, telecomms (Broadband, landline, mobile), waste management; transport (Roads, bus, train) plus 'human services'.

25. Eco-friendly, local residents, shops, school. Doctor, dentist, lighting, small sights

26. More facilities for teenagers, clubs, sport etc. Zebra crossings at the cross road.

27. Additional housing anywhere will place additional demands on schools, health clinic, local services, roads etc. which are already full to capacity. What provision is there for additional school accommodation without destroying the considerable benefits of the smaller school unit and without imposing on the village? Virtually every issue relates to increased population in the area. Steps need to be taken to control/reduce population, thereby reducing demands on services and potentially improving unemployment.

28. Very concerned about development around the village and spoiling our beautiful countryside. Confine all new building to infill sites - please!

29. We can only contribute to the quality of the Chiltern AONB if we retain the 'village' feel and this means keeping the village compact.

30. I would only like it if there was a small amount of housing and that it didn't affect the wildlife in Woodcote. I don't want to expand too much because I like Woodcote the way it is now and don't want it to change. I would also like the housing in an area that won't cause lots of problems for the village but there is not much room for any new people in Woodcote anyway!

31. We have moved from a town to live in a village. If you want more facilities move to a town.

Traffic and Travel

1. Traffic parking in general. We need to be a well rounded village, different ages and types of people living here.

2. Very concerned about the parking at school times. It's chaos and dangerous!! Particularly at the beginning and end of school time. Also congested parking outside Co-op store difficult for buses and other passing vehicles; dangerous corner.

3. Very concerned work noise, traffic, congestion from new housing.

4. If family homes are built, they need garden space and dead-end roads so it's safer.

5. I'm not happy about a site being built across the road from the school, because it could be a hazard to students as well as adding to the traffic on the road.

6. Already we have a traffic problem, so why increase it with more houses? (We need road safety now). For a village, we are adequately served e.g. shops, PO, garden centre etc. No more development please.

7. Road safety & minimising rush hour congestion around any permitted development i.e. Beech Lane (Part 2) does not have any footpaths.

8. In view of the number of two or three car families in the village, much more thought needs to be given to parking in any new development, both housing and commercial.

9. Use sites with good access (traffic can be a problem)

10. Improvement to major junctions in the village - visibility

11. Main concern is traffic. No control AM/PM during school days!! Parking is a disgrace! Waiting for an accident with a child!

12. Parking at school, village hall, co-op. Increase of vehicles in village

13. Parking - limited.

14. Car parking on bus routes is out of control. Development will put village in jeopardy. Facilities will not be adequate.

15. Make provision such that parking can be controlled.

16. Zebra crossings at the cross road.
17. Housing should not cause further traffic problems in the already congested Reading Road. For accessibility site W012 appears to be most appropriate.
18. Infrastructure (particularly road networks) cannot sustain large developments. Essential to retain character of AONB.
20. Village roads will not support large increase in population. Roads already too busy especially during school run times.
21. Goring Road needs a proper crossing for children walking to school.
22. Need to do something about the parking on Reading Road - especially at peak school times as it is a nightmare - especially as majority of children live in village! Double yellows? crossing for school.
23. The development on large green field sites cannot be justified. There are real dangers to road safety if some of the larger sites are developed. This must be resisted. Only the small scale sites will leave the village unharmed.
24. The present aspect of the village is very important to be retained. The Reading Road is already a nightmare to drive through at anytime in the day because of parked cars all along one side. More development in that road would make matters worse.
25. I have concerns over increase vehicle traffic associated with increased housing without improvement to the road infrastructure. Particularly the Reading Road.
26. Traffic - especially Reading Road - sites must not be picked adjacent to this. Parking must be restricted.
27. Am strongly against the large development and also oppose the school due to road safety.
28. Not keen on development on Greenmore W015 2.2 H because it will make road busier for my children i.e. cycling.
29. Make staff car park half way up Greenmore entrance for school employees.
30. Bus service is great but needs to be more frequent especially at peak times.
31. More buses! X39 should also come into Woodcote, or there should be 2 x X40 each hour.
32. Bus service to Oxford, Reading & Wallingford is essential (X40 & X39)
33. Better bus timetable (frequently) at beginning and end of the day to aid commute into Reading (6am - 9am; 6pm - 9pm) Bus lay-by’s on A4074, so direct to Wallingford service can stop (at present, it’s either Cane End (South Stoke) - too far for Woodcote.
34. I feel it is very important to ensure road adoption is enforced.
35. Transportation is a real issue. The bus service is good but infrequent. and sixty five houses are potentially 150 new (extra) cars.
36. 1. Phase development over the whole plan period. 2. 4 or 5 small sites. Not more than one site being developed at any one time. 3. Landscape assessment should define the sites with least impact on the AONB. 4. Set pattern book for design of new housing.

Other

1. We would like more support from the Parish Council to control development of the air field
2. Let market forces decide. I don't think you should force land owners and/or developers to build properties on an uncommercial basis. The village has to grow and evolve as it always has done.
3. I am not, and never will be, a NIMBY. We have a wonderful community here. It must not be allowed to be swamped. As I so much enjoy Woodcote myself I do not feel it would be right to place a blanket exclusion on new residents.
4. Small steady progress in housing, traffic etc. This is not a race. Get it right for the future.