



WOODCOTE NEIGHBOURHOOD PLAN 2013-2027

Supplementary Material

Consultation Report: February 2013

11 February 2013

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Woodcote Parish Council
The Parish Office
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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 Tuesday 5th February 2013 and Saturday 9th February 2013.

The purpose of the exhibition was:

- i. to present to residents the potential site list with an indication of how each site matched the criteria developed by the village at two workshops in July 2012.
- ii. to ask residents whether the sites that appeared to best match the criteria fitted with their views;
- iii. to ask residents to tell us their preferences for sites;
- iv. to obtain the opinion of residents on the proposed housing mix; and
- v. to check that we had properly established residents views on life in Woodcote.

Format

The exhibition consisted 6 six stands, each giving information on a separate aspect of the Plan:

- i. The potential development sites;
- ii. The planning and consultation timetable;
- iii. The site assessment methodology;
- iv. The Blue sites;
- v. The proposed housing mix;
- vi. A summary of views received on Living in the Village

Promotion

The exhibition was promoted through the Woodcote Correspondent, news items on Radio Berkshire and a leaflet contained within the Woodcote Correspondent which is distributed to all homes in the Parish.

Attendance

The meeting was attended by over 100 people on the 5th February and 300 on the 9th February.

Consultation Questionnaire

Figure I shows a copy of the questionnaire employed

272 questionnaires were returned which provided the views of 300 people.

Woodcote Neighbourhood Plan



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

Please circle

YES	NO
-----	----

South Oxfordshire District Council have indicated Woodcote should plan to build around 75 homes in the next 15 years

The Woodcote Neighbourhood Plan Committee has identified potential development sites that best match the criteria developed by you in the open workshops. These sites are marked in BLUE

1 The sites marked in Blue best fit what the village has told us. Do you agree?

YES	NO
-----	----

If you chose 'No' - Please tell us which site(s) you do not support and provide comments below:

2 To help us understand which of the Blue sites have greatest community support - Please tick your top 3 preferred sites

- a) Bus Depot - Long Toll
- b) Adjacent to Reservoir - Greenmore
- c) Chiltern Rise - Reading Road
- d) Horns Farm - Tidmore Lane
- e) Garden Centre - Reading Road
- f) Goats Gambol - Beech Lane

Site id 18
Site id 16
Site id 1
Site id 23
Site id 2
Site id 10

Choose 3

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

3 Do you think any of the Amber or Red sites should be considered?

YES	NO
-----	----

If you chose 'Yes' - Please tell us which site(s) and why they are preferable:

4 Considering the information on the Housing Mix stand - Do you support the proposed mix of new homes?

YES	NO
-----	----

Please tell us any concerns about the proposed housing mix and your preferences

5 Are you happy that we have identified the key aspects, both good and bad, that influence your experience of living in the village?

YES	NO
-----	----

Please tell us any concerns, aspects we may have missed and your preferences

Comments - Please tell us of anything else that concerns you

Please continue overleaf

Thank you - Your views are valued and they will help us to shape your Neighbourhood plan for Woodcote

Figure I: Questionnaire

Section 2: Consultation Questions

Question 1

The sites marked in Blue best fit what the village has old us.

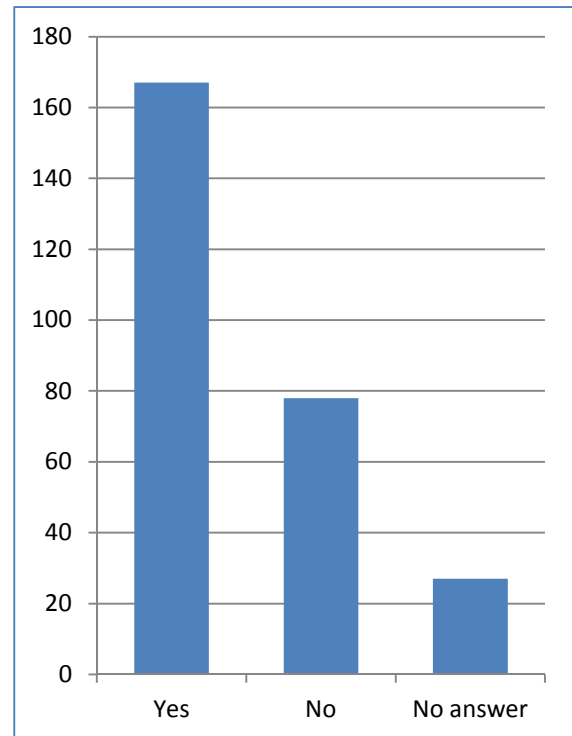
Do you agree?

Data

Agree	61.4%
Disagree	28.6%
No answer	10%

If you chose 'No' please tell us which sites you do not support and provide comments below

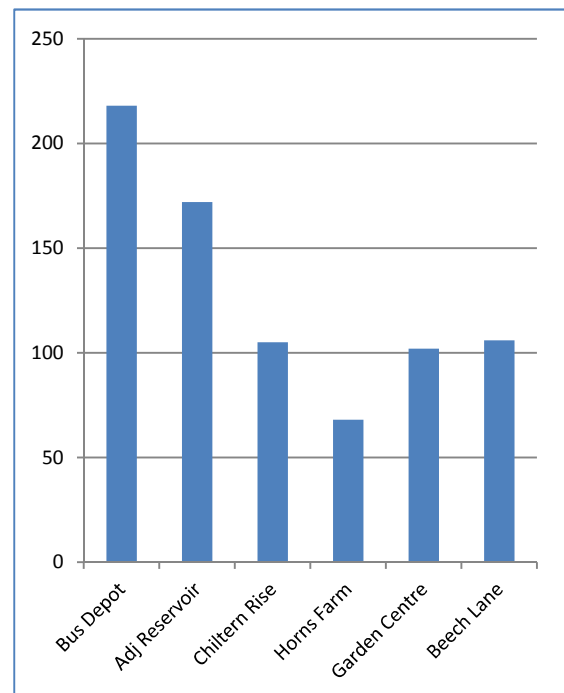
102 comments were received. See section 3.1



Question 2

To help us understand which of the Blue sites have the greatest community support please tick your top 3 preferred sites

Data	Site	Votes
	Bus Depot	218
	Reservoir	172
	Beech Lane	106
	Chiltern Rise	105
	Garden Centre	102
	Horns Farm	68



Question 3

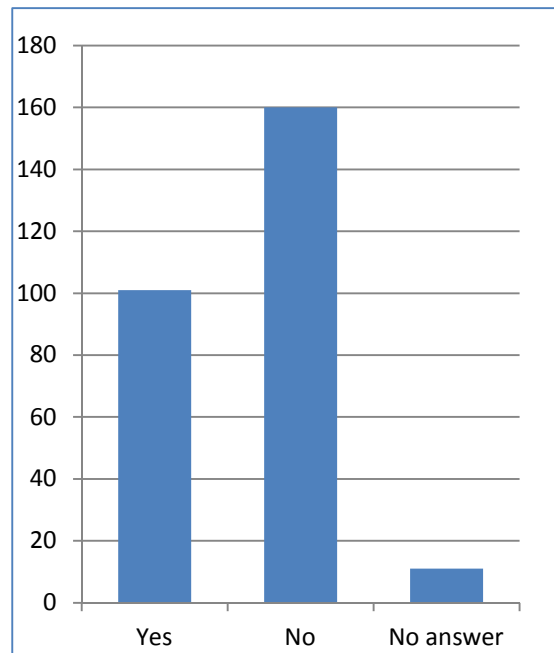
Do you think any of the Amber or Red sites should be considered?

Data

Yes	37%
No	59%
No answer	4%

If you chose 'Yes' please tell us which sites and why they are preferable

138 suggestions were received – see table below



Site	Description	Votes
3	Land to the east of Church Farm	24
4	Church Farm poultry field	6
5	Hilltop Field	3
6	Rear of Yew Tree Farm House	3
9	End of Beech Lane	3
11	Adjacent to Bouchier Fencing	29
13	Rear of 14 Bridle Path	8
14	Rear of 16 Bridle Path	8

Site	Description	Votes
15	Adj. Upper Covert wooded area	10
17	East of Greenmore	7
19	End of Wood Lane (East of footpath)	22
20	Fox Covert - Hatt's Yard & surrounding fields	2
21		
22	Land at Greenmoor Hill Farm	1
24	Lane off Tidmore Lane	3
	Red Lane Bungalow	9

Question 4

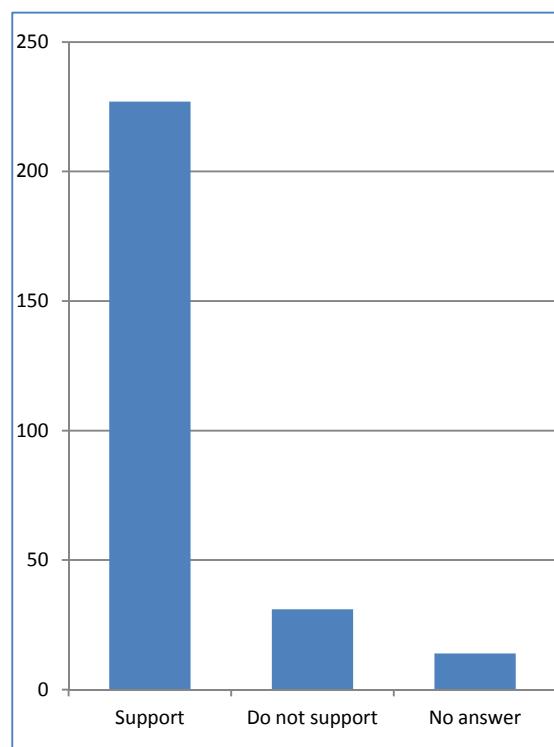
Considering the information on the Housing Mix stand, do you support the proposed mix of new homes?

Data

Support	83.4%
Do not support	11.4%
No answer	5.2%

Please tell us of any concerns about the proposed housing mix and your preferences.

91 Comments were received – see Section 3.2



Question 5

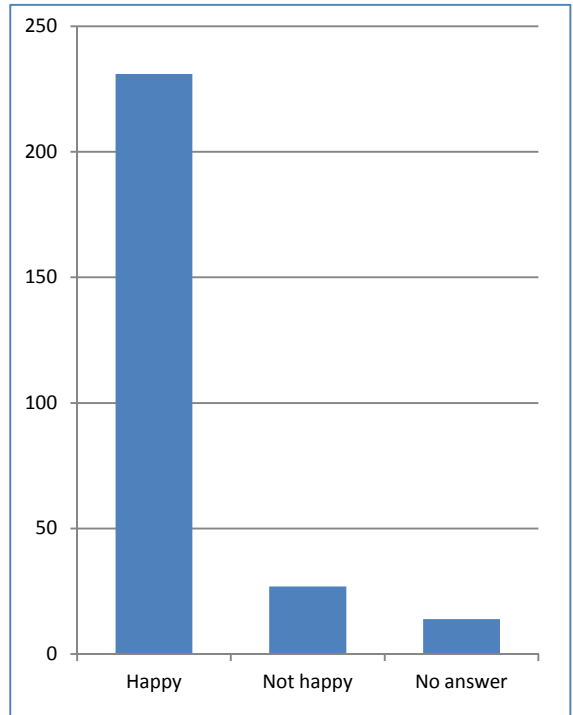
Are you happy that we have identified the key aspects, both good and bad, that influence your experience of living in the village?

Data

Agree	85%
Disagree	10%
No answer	5%

Please tell us of any aspects we may have missed and your preferences

84 Comments were received – see Section 3.3



Section 3:

Comments

3.1 Question 1

1. None
2. Site 23 is too near the 4074 - the possibility that traffic access will be difficult and dangerous.
3. Do not agree with 23 but 24 should be blue. Not sure about 16 because of ponds.
4. Do not support smaller sites - less impact if concentrated on larger site - sites 1, 2, & 23 good as will have less impact on village.
5. I have doubts about Home Farm from a i) Road safety & ii) is it really within the village envelope/view?
6. I personally feel that further development of Woodcote should not take place.
7. What happened to the blue line?!!!
8. Not central to village, external boundary/village/envelope. Lots of blue lines not previously developed as suggested.
9. Some blue sites are the least offensive. (c) & (d) are essential rural/lightly developed necessary for conserving character of thinning development at village boundary.
10. Goats Gambol. This site is Green Belt. Increased traffic would be dangerous for pedestrians.
11. 16 too close to ponds.
12. I would be against full development of Site 18 due to removal of old woodland & green space - something the village values and wants to protect. Redevelop more of the old and dilapidated coach station only would be acceptable.
13. Garden Centre, Chiltern Rise and Horns Farm are adjacent & make a large area of housing together. Entrance to Garden Centre site could only be through Chiltern Rise site. Tidmore Lane should not become urbanised.
14. Bus depot. Garden Centre
15. Too much in one area - Horns Farm/Chiltern Rise outside village envelope and very poor access - road & pedestrian.
16. Sites 24, 11 & 19 should also be considered.
17. Site 16 - could affect the quality & flow of water into the Greenmore Ponds. Site 23 - far too visible - undue extension of the village. Site 1 - too visible -visual impact & effect on Tidmore Lane.
18. Goats Gamble - Road too narrow, traffic increase will be huge - will double the volume if 9-10 houses built. Light & noise pollution will increase massively. Bottleneck at junctions to Red Lane, Beech Lane & at cross roads. No footpath in lane.
19. Not the entrance to Woodcote from A4074 (23) as it would spoil rural feel of village.
20. Would not like to lose Garden Centre & Horns Farm - concerned about the visibility at entrance & exit.
21. Wouldn't like to lose Garden Centre.
22. Site 23 is very near the road.
23. Comment: Blue sites are all acceptable but number of properties per area seems high. Seems a bit squashed up.
24. No 23. Not a good idea so close to A4074. 16 too close to the ponds.
25. 23 - sprawl to main road - village better confined within boundary. 10 - too many houses for small plot.
26. Site 10 - OK but house density too high?
27. Site 10 is OK for houses but 9-10 houses is too many for a narrow lane.
28. Goats Gambol - extensive over development of small parcel of land, fronting onto a very narrow lane, The increase in traffic will create additional hazards at what is already a blind bend & with the junction at Behoes Lane.
29. View that Sites 1 & 23 move the perceived boundary of the village beyond the present (cortledge) and would then encourage development out to A4074 losing open field view.
30. Yes! But depends on number of houses on the site. Goats Gambol is fine for 2-3 houses but not 9. This is too many & will result in increase traffic in the lane.
31. Site 18 extends the village. Long Toll is the most attractive entrance to Woodcote. Site 23 extends the village
32. Access to Garden Centre not good as too near school and shop. No 23 too near to main road A4074.
33. Do not want to see development on the approach to village from main road - so very against Horns Farm.
34. 23 - Traffic onto A4074. No sites that would take traffic onto Reading Road. Site 2 - Garden Centre is (thriving) current business in village.

35. Goats Gambol - Beech Lane - Road too narrow. Gross over development of this site.
36. Goats Gambol - Gross overdevelopment of this small site in a semi rural lane which is used by many walkers.
37. 11 & 19 Land off Greenmore - old water site. Already had building & back fill on Whitehouse Road. Lots of traffic & speeding.
38. Goats Gambol - (unless restricted to max 4 houses) - poor access & visibility out of Beech Lane - already severe over run of verges in Beech Lane.
39. No to 23 & 12
40. Don't agree. Prefer 19 & 11 - they are central and have natural boundaries which removes the risk of further expansion.
41. I do not agree with any site that is away from the main road A4074.
42. 23 - traffic onto A4074. 2 - this is a current business. 16 - what could be built here?
43. Sites 1, 23 & 2 - Road safety. Impact on entrance to village - loss of popular amenity which also provides employment.
44. 23 - would urbanise the entrance to the village & spoil the first impression of our village. 1 - will impact on the entrance to the village. 2 - Don't want the loss of the Garden Centre & they are an employer. All of these sites will have an impact on traffic.
45. 1 & 2 - Impact on traffic in Reading Road - Already highly dangerous.
46. 1 & 2 Too much congestion on Reading Road - Langtree traffic
47. 10 - egress from lower part of Beech Lane at Beech/Behoes/Wood Lanes junction is difficult & dangerous.
48. 10 - Difficult access
49. 23 - Too close to A4074
50. TO BE ADVISED ABOUT INCLUSION
51. Personally sites 1 & 23 are outside village boundary
52. Sites 1 & 23 are outside the village and are also greenfield.
53. Sites 1 & 23 are outside the village.
54. Sites 1 & 23 are greenfield & extend the village boundary.
55. Except the Beech Lane site - road access too narrow.
56. Site 23 Infill towards A4074. Noise nuisance for buyers. Changes nature of village as seen from A4074. Outside boundary formed by Tidmore Lane. Site 18 is snowdrop site - millions each year. 16 hydrology important & could affect ponds.
57. Clearly the question answers itself. However, I think it is minimalist. If good quality environmentally sensitive development is done, the village could benefit from development e.g. area behind 1, 2, 3 & 4.
58. Horn's Farm - visual impact on village entrance. Adjacent to reservoir - impact on ponds.
59. 26. If developed, could potentially interfere with the underground water course to the Greenmore Ponds.
60. Map clearly shows that sites 1 & 23 are outside boundary. I think they are greenfield.
61. The sites 23 & 1 are fields & not in village.
62. Blue sites 1 & 23 are outside the village & not brownfield like the Garden Centre or bus depot.
63. How can site 23 be considered when it isn't brownfield.
64. I agree with most except the area covering Chiltern Rise.
65. I agree with most where there are not already houses but because I live in the blue area, I don't really want my house to be knocked down.
66. I consider that Horn's Farm is an anomaly produced from a site selection process that is not an exact science. Imagine the effect of entering the village from the A4074 being met by a housing development where at present it is open. The planning is an iterative process - the amber sites are less popular. Blue sites require reassessment.
67. Brings the village too close to main road junction so xxx Horn's Farm & Tidmore Lane.
68. 18 & 10
69. However, 24 seems better than 23.
70. I think that it is the best place to build but I think that it should be changed to being built over the bus stop and office block instead of the woods. I don't think that houses should be built on site 23 or 1
71. Site 1 is far too big. All the houses would be taken up by Oratory staff & not villagers. The Oratory School will clear all trees, even those with TPO's.
72. Garden Centre should remain as a xxx area, we do not want to decrease facilities in the village.
73. Some, not all.
74. Land off Beech Lane - Goat's Gambol - junction of Wood Lane dangerous.
75. Traffic congestion entering into Woodcote.
76. F. Land adjoining Goat's Gamble.. Concern over traffic as Beech Lane is a single track lane with no pavements. Already a high

- volume of traffic for a lane that is a dead end. Also a concern over pulling out into Beech Lane by Behoes Lane as visibility is bad.
77. Sites 1 & 23 are too far outside of village and are greenfield.
 78. Sites 1 & 23 are outside the village.
 79. Sites 1 & 23 are too far outside of village, also are greenfield.
 80. Horn's Farm, Chiltern Rise both due to increased traffic into village since Oratory has been using entrance opposite Tidmore Lane. Also do not favour site adjacent to reservoir.
 81. Sites 1 & 23 outside village
 82. 1 & 23 are outside village which is not ideal.
 83. It looks like sites 1 & 23 are outside of the village which isn't a good thing.
 84. 1 & 23 are way out village.
 85. Sites 1 & 23 are not in the village or nowhere near and are greenfields.
 86. Sites 1 & 23 are clearly outside of the village and therefore extend the boundary. They are also incorrectly labelled as brownfield - they are greenfield/
 87. 1 & 23 as they are not only predominantly greenfield but significantly outside the village.
 88. 1 & 23
 89. Sites at Horn's Farm and Chiltern Rise extend the built-up area of the village and would 'urbanise' Tidmore Lane.
 90. I do not agree with Horn's Farm. It is out of the village. Spoil the approach to the village. More traffic onto a busy junction onto the main A4074
 91. Access to Beech Lane at Southview Cottages. Traffic pinch point. Nearly single track.
 92. Sites 1, 23 & 2. See comments to Q5
 93. See comments to Q5
 94. But not (F) Beech Lane. Semi rural and narrow lane for more traffic - dangerous Behoes/Beech Lane junction.
 95. Do not support Beech Lane because (a) I agree with reasons (presume 'semi rural' nature of lane given by previous inspections) (b) Serious traffic problem at junction with Behoes Lane.
 96. Amber sites possible (11 & 19) Some red sites not completely bad - Site 3 for example. Blue sites at entrance to village would encourage further development of surrounding fields.
 97. Not enough infill. Not outside the village boundary.

98. 1 & 23 - urbanisation of the outskirts of the village. 23 extends the village envelope.
99. Site 18 Bus Sheds. I am concerned about the snowdrop dell at the bottom of the site.
100. It was said that developments should be spread over 4/5 sites in the village - this plan puts over 60% of them in one area
101. No consideration has been made regarding the pipeline running through the Garden Centre
102. See Attached Comments (Don Williams - separately)

3.2 Question 4

1. The affordable homes ratio is important to the village and to maintaining a good population mix for the future.
2. Broadly support but need small bungalows for elderly and affordable homes for the young.
3. Family housing needed badly.
4. 1 & 2 bed properties suitable for both young starting out and older ones downsizing - will young of village be given help?
5. We would like to downsize to a bungalow (new!) but nothing for the likes of us!!
6. Current housing availability drives Woodcote young (first time) buyers out of the village. Woodcote needs to cater for them. Not those of other communities.
7. Affordable homes have not sold easily where they have been built and perhaps should not therefore be a number 1 priority. Perhaps 2?
8. Provision for ageing population.
9. People to move down and offer housing for families.
10. Affordable homes is a misnomer - when a house costs £200,000 and earnings are less than £20,000. How is this affordable?
11. Smaller houses needed for young people from Woodcote who have been brought up here.
12. Mostly. I think Woodcote has an ageing population because the houses are bungalows. There is a need for 3 bed houses with relatively smaller gardens than the existing housing stock which mainly suit retired couples.
13. Looking to the future, there will be a need for smaller houses 1, 2 & 3 bedroom, due to the demographic change in Woodcote.

14. No explanation of 'affordable' - social/council owned?
15. Affordable should go to village people.
16. Housing needed for families.
17. They will probably still be too expensive for most people and the gardens will probably be too small.
18. More affordable housing for young people from the village (to stop them leaving). Not single parents coming in from Berinsfield, Cholsey etc.
19. Comment: Do not have a problem with 40% affordable homes provided they are for Woodcote residents. Do not import people from outside the area.
20. Too large a proportion of social housing . 60% 3 bed/20% 4 bed.
21. Better methods of maintaining affordable housing for the long term needs to be established. Grimmer Way affordability was for first time buyers only.
22. My only concern is the amount of affordable housing but accept that is government driven. If you can't afford to live in the village, why should you expect to? We lived in towns until we could afford to live here and we don't expect our children to live here too.
23. Although there is a good % of affordable homes included in the plans, because none of the sites are being proposed as exception sites, there is no guarantee that any of the affordable homes will go to local families.
24. Given the price of homes in the area, we do need to provide some that is affordable to others.
25. % of rented accommodation seems too high. - Is there demand for rental accommodation? I thought the problem was for young people to buy.
26. Houses should be built so that they are affordable to sell and not for private rental.
27. High density housing is 'out of character' in more than one blue site. Access to the Beech Lane site is single track - can this cope with the traffic?
28. If older residents do not 'downsize' there will be a lack of 4 bedroom homes available in the village and families want these.
29. Too much affordable housing proposed in housing mix.
30. Too much affordable housing.
31. A good mix is needed. Could we fill 40% of affordable housing? Do we have room in schools etc.?
32. 13, 14, 15, 3, 17, 9
33. Prefer higher proportion self ownership than HA.
34. Too much social housing 20% social 80% private
35. What is meant by affordable? What percentage will be housing association?
36. Serious concerns about definition of 'social' housing - need 'affordable' for young people to start out & opportunities for 'downsizing' to free up other housing stock - aging population need appropriate housing mix. Slightly increase % of 4 bed houses for growing families from 2 & 3 bed.
37. Increase number of 4 bedroom houses for families. Reduce number of social housing (affordable) but ensure housing that is affordable to purchase to encourage young people to the village. We have more than our fair share of social housing.
38. Preference for families.
39. However, I would point out that on the figures given for each blue site, for market and affordable housing, you appear to have used a 50% affordable housing split.
40. Would prefer less social rented & more part rent/part buy/key worker.
41. Less social rented! Woodcote has had enough without the mix of part rent/part buy or first time buyer homes to go with it. My two daughters have no chance of buying in village without.
42. More first time buyer! I'm local and want to buy in village but can't.
43. More first time buyer. I would love to buy to stay in village but there is nothing anywhere cheap enough!
44. High spec development for downsizing residents or for singles.
45. Varied mix.
46. I agree with this. We need to safeguard the schools, village shops and post office.
47. First time buyers need to be catered for. 2 - 3 bedroom important.
48. It would be nice if the smaller houses could be built to offer both new starters and older couples trading down when they want. This would open the market in xxxxxx
49. We agree but maybe more 4 bedroom houses (detached)
50. I do not believe that 1 bed homes are needed at all.
51. Not sure enough 4 bedrooms?
52. If some of smaller houses were built with older residents in mind, this would encourage them to move and release larger properties on to the market.

53. No concerns, sensible approach.
54. Stronger consideration should be given to providing suitable housing for older people who could then trade down within the village and release larger houses.
55. More houses for first time buyers.
56. Less social rented and more first time buyer houses.
57. There should be adequate parking provision with any new houses to prevent congestion.
58. If more social or affordable housing & better infrastructure is needed, facilities to appeal to this age/social group to integrate successfully.
59. Affordable doesn't mean cheaper!
60. General public don't understand 'Affordable'. This is a problem that keeps happening. Lots of people think it means affordable to buy!!
61. They should stick to affordable/2 or 3 bedrooms. I also think they should be designed with energy saving (or environmentally friendly) in mind.
62. Generally I support the suggestions that have been made already.
63. Maybe not so many 1 bedroom houses.
64. There may not be a need for so many 1 bed houses.
65. I have several friends looking for 3 to 4 bed houses and not finding any.
66. I strongly disagree with the government directive for all development to include 40% affordable homes.
67. Affordable housing should be offered to villagers first.
68. Provided the mix is such that won't leave houses empty.
69. Need to minimise danger of becoming a retirement village.
70. Vital to encourage younger people into the village - young working families who will contribute to village life.
71. I don't think that many 17/18 year olds would want to stay in Woodcote. They would want to move to Reading.
72. More part rent part buy.
73. Less social rental. Woodcote has had enough.
74. More first time buyers.
75. Less large 4 bed homes are mentioned, but we really do need more smaller 1/2 bed places to get people on to the housing ladder and keep youngsters here.
76. Would prefer less social rented as this cuts down on part rent, part buy.
77. Suggest more part rent part buy/key worker homes rather than the current proposal of social rented.
78. Would prefer less social rented - more part rent/part buy/key worker.
79. But concerned that not too many one bed properties should be built as these cater for singles - Woodcote is more attractive to families.
80. If affordable homes are to be built, a mix should be skewed towards 2-3 bedroom properties rather than single/two bedroom units as the village is basically for families & encourages the family environment.
81. The density of the houses on the reservoir site is far too high for this size of plot.
82. Allowance should be made for bungalows.
83. I would not support blocks of flats.
84. I would not suggest flat type buildings, houses split into maisonettes would be as asset.
85. I would like as little affordable housing as possible (I welcome social housing as long as occupancy is for people who respect where they are and their neighbours.)
86. The houses should have more than 10 metre (in depth) gardens.
87. 40% affordable housing too high.
88. More three bed, less two bed.
89. More or less. I think the number for rent is too low and 1 and 2 beds are popular for rent.
90. Being affordable usually means houses of no architectural merit.
91. Too much 'affordable housing' - council houses by any other name! The mix is too high for the village

3.3 Question 5

1. None
2. My main concern is retaining sensible village boundaries and our fundamentally rural character.
3. Can't quite see the rationale between some HIGH MEDIUM & XXX LOW but overall not greatly at variance.
4. Traffic congestion - this needs to be addressed.
5. No Sites 1, 2, & 23
6. Site densities proposed are too dense. Increased housing brings increased demands on services. Local schools are full to capacity necessitating schooling outside village & increased commuting.

7. The road junction between Reading Road and the A4074 needs improving to handle the extra traffic & improve safety. Suggest a large roundabout with some lighting.
8. It seems that if it is out of village not to be seen!
9. Increased traffic on Long Toll would necessitate improved road maintenance but we would welcome this re Sites 10 18
10. Site 16 - Possible impact on water feeding Greenmore Ponds. Site 9 - also low impact - should also be considered.
11. I think that facilities for people working from home would be good to enhance a community spirit for people outside the school community (not everyone has children).
12. You've done a great job - thanks. It was particularly useful to talk to people at each stand. Very useful additional info.
13. Traffic increase - a concern.
14. To have sent a proposal/prospectus to the village/Correspondent would have enabled those in immediate proposed areas to raise concerns earlier. Hard for some families with children to always be able to attend.
15. Have the boundaries of the envelope been altered?
16. We need small areas dotted around with benches and e.g. flowerbeds for people to sit on.
17. Have you considered school spaces, doctor's appointments, parking outside shops, crime? Youth facilities.
18. Can't think of anything else.
19. Need to look at some things with a view to the future & not as things are now. People can be 'educated' e.g. to deal with parking on Reading Road.
20. Helpful if X39 could stop at entrance to village or come to X roads - no need to go all round Bridle Path etc.
21. Woodcote has plenty of facilities at present, if you want more shops/leisure facilities etc. then move to a town. Woodcote should be kept as a village, with small village facilities.
22. Infrastructure has to be improved (medical, traffic, utilities, school etc).
23. The identified key aspects of traffic safety & over development do not appear to have been reflected in the choice of the Goats Gambol site.
24. N/A but as a lack of affordable housing has been identified as a concern, it is disappointing that no exception sites have been proposed.
25. Do not see population fall as a concern.
26. 75 houses with young families is many means a lot of children. Woodcote Primary School has not got enough room.
27. Reinforce the view that home workers need fast broadband (fibre). I am a home worker.
28. Would like to maximise opportunity for community use of natural areas - children's use of woodland, wildflower meadow, enclosed community garden.
29. Would be good to have cheaper houses around for young people like me to buy.
30. No - Not enough discussion on the effect on infrastructure.
31. As petrol prices increase, village towns will be less popular than those in towns, this is inevitable but may require factoring into later plans
32. Concern that there is a balanced mix - provision for older people not necessarily in midst of social housing. Concern that infrastructure & services keeps pace with demand.
33. Very well organised events/consultations.
34. I am very concerned about infrastructure to support this housing. i.e. school already stretched, also doctor.
35. Although I have said 'yes' to question 1, I (and the Conservation Group) have serious concerns about Site 6. The hydrology of that area is such that any development there could damage the aquifers that feed the Greenmore Ponds. (I will send you the info on this)
36. Woodcote has a problem with parking. Need to identify a small area for 20 - 30 cars.
37. Would welcome improved broadband width, will help transition to work from home culture.
38. Please see comments on attached sheet.
39. You are currently not addressing traffic issue from school on Reading Road.
40. Not school traffic on Reading Road and have just avoided issue & potential help i.e. Site 3
41. You have not addressed school parking problem.
42. Not acknowledged or proposed traffic problem in Reading Road due to lack of school parking! - Suggest new school car park off Greenmore.
43. Light pollution. Keep dark areas of village dark.
44. Yes - especially road safety, safeguarding and improving amenities.
45. My only reservation is that Sites 1, 23 & 2 whilst better than any of the red and

- amber sites, would tend to destroy the rural character of Tidmore Lane and add to Reading Road traffic.
46. Lack of amenities to cope with all these extra people - doctors/school etc.
 47. Must have gardens.
 48. Not addressed traffic on Reading Road.
 49. Big problem with traffic from school parents & teachers - you are ignoring this at the moment.
 50. School traffic needs sorting.
 51. Traffic in Reading Road from school needs sorting. New car park would help.
 52. An opportunity has been missed to address the parking at school time.
 53. I am slightly concerned about the traffic that would be created on Reading Road and the estates.
 54. Traffic a major problem - cars cutting through the village at speed needs to be addressed.
 55. I think that there could be a café/restaurant open all the time and a park like the original but for slightly older children.
 56. Guarded, yes but there is a tendency to treat a site selection process as an exact science when it is not. - visual impact ought to be elevated in such an exercise - is it really appropriate to extend the village into the open countryside in an AONB as at Horn's Farm?
 57. Will the school cope with the additional traffic? It is dangerous walking the kids to school as it is.
 58. Over urbanisation excessive since age.
 59. I am a bit concerned about the main road becoming busier because of new houses and if anything new is built in the village, it should just be houses, not other things like new shops.
 60. Reading Road is already congested all day. It can't stand more housing which would mean more traffic. Find other sites.
 61. Traffic already congested on Reading Road! With school, Londis and any functions in the village hall or school, the road comes to a complete standstill.
 62. Maybe some concern about blue sites on Reading Road - pedestrian safety is v. poor on a fast traffic road and issues of congestion further down near school etc.
 63. Not addressed school traffic on Reading Road.
 64. You have avoided issue of lack of school parking and parking on Reading Road in school drop-off and pick up times. A solution is needed and this is chance to do it.
 65. Too much traffic onto cross roads at main road from Sites 1 & 23.
 66. Need new school car park.
 67. There is a definite need for affordable housing in our village.
 68. Neighbourhood Plan has chance to sort traffic issue on Reading Road: Perhaps new car park.
 69. Neighbourhood Plan has chance to sort traffic issue on Reading Road: Perhaps new car park.
 70. Car park for school.
 71. Car parking in Reading Road needs sorting and Sites 1 & 23 will spread problem.
 72. You have missed the opportunity to improve school traffic situation on Reading Road.
 73. This plan has completely ignored its chance of addressing and solving the school traffic on Reading Road. New school car park off Greenmore, only solution. More houses mean more pupils = more traffic.
 74. Chosen greenfield sites in favour of existing brown field site.
 75. Southview garages have no garages, no front gardens, parking both sides of road, it is narrow and more traffic could cause difficulty unless lane is increased in size (width) at this point.
 76. The village needs to be protected from developers only interested in large amounts of money i.e. Hilltop Field and maybe you have missed this argument with Sites 1 & 23.
 77. The village needs to be protected from developers only interested in large amounts of money i.e. Hilltop Field and maybe you have missed this argument with Sites 1 & 23.
 78. There are concerns over traffic movements outside the school. Chiltern Rise should be xxxxx
 79. Still feel the village is lacking several useful amenities (café, take-away, cashpoint, butchers etc.)
 80. Are we confident that affordable housing will not be an obstacle to self-ownership. The example of housing opp Red Lion would suggest otherwise.
 81. None.
 82. Preference for chicanes along Goring Road - concern Shirvells Hill and Pot Kiln Lane will become cut through - people speed there already.
 83. Horns farm is totally wrong - it is right on the edge of the village and would spoil the

- rural entrance to the village. Combined with c) and e) it would be overdevelopment of that area
84. See Attached Comments (Don Williams - separately)

3.4 Other Comments

1. Nothing - The xxxxx is excellent and very democratic.
2. A very sound process.
3. I am very concerned that we must plan ahead for the elderly and young and provide them with affordable and appropriate housing.
4. Can I point out that we have an ageing population, not just In Woodcote!! We need to look at road safety, which has been discussed many time in meetings - when are we going to deal with this problem? Garden Centre - In your presentation you say about bringing more facilities to Woodcote. If the Garden Centre is built on, we lose one.
5. Why is everything outside the village - particularly Horn's Farm.
6. Blue sites misleading as details indicate they are 'brownfield'. The majority are not and would be xxxxx extensions to village.
7. Local bus service is full to capacity at peak periods. Health clinic is full to capacity. The Garden Centre is a local landmark and has been for many years and should remain. Government figures confirm population in the south is stable and in many areas falling - Why urbanise Woodcote with more housing?
8. Woodcote needs excellent broadband to support local business and home working - this must be a priority. Encouraging more shops would breathe more life into Woodcote. The local woodlands are highly valued - these must not be included directly in any of the developments, for example, part of Site 8 is woodland and should not be developed on.
9. If other small sites (not identified to date) get permission to build 3/4 houses, will the number be deducted from 75?
10. An improved (i.e. more regular) bus service into Reading!
11. I would prefer no building on site 16 next to Greenmore Ponds as it will spoil the private feeling & wild life around the ponds. Not bus depot 18 - too many trees would have to be removed.
12. Very good plan.
13. Very good plan and explanations. Idea of X39 stop by main road very good.
14. Discrepancy between areas 1 & 23 on photograph outline & on postcard map. To fill whole area in either case would 'go beyond' small development!
15. Traffic
16. Utilities - water and electricity are xxxxx as mains drainage are issues as mains drainage is required and the housing proposed is quite dense. What is the right mix for this to progress?
17. Houses should be in small groups, not a large 'estate'.
18. Also Site 3 should be considered. Pleased that Sites 4, 5, 6, 17 & 20 not considered. Site 23 - houses by road - too high impact.
19. Site 16 would affect the water table feeding the Greenmore Ponds which is why the conservation group worked to refuse the previous planning attempt. NB. The photo is not accurate, all the trees have been removed & the site flattened.
20. Any development along Reading Road is likely to make the traffic situation worse - serious problem! Sites like 10 - 11 could have lead to damage to the adjacent woodland.
21. On percentages listed under criterion - how many people are these percentages based on? Not truly representative?
22. I don't see why we need more housing this is a village - not a town. Infill should be sufficient. There is no employment here. Build the houses where the jobs are located i.e. in towns. This will reduce the road traffic and preserve the peace of the villages. Every extra house in the village increases the number of cars. The traffic is already too high and the speeds too fast through the village. If you want a town, - go and live in a town. I choose a village for peace and quiet.
23. Still very concerned about level of traffic through the village. This will only worsen.
24. If we have to have these extra houses, this looks like the best option.
25. Concerned to keep the 'ancient village' aspect of Woodcote and also to ensure the entrances to the village are of rural aspect.
26. I hope that existing villagers are given priority for new properties.
27. Buses have improved but could improve further.

28. Woodcote appears to be an increasingly 'easy option' for the council to move in residents from less desirable areas, leaving places such as Goring and Checkendon for example unaffected.
29. See comments above
30. Good job.
31. Area 3 much better than blue areas along Reading Road. People - less need to use cars to get to schools etc.
32. Very worried about the slow expansion of the village by building more and more houses. What about strain on schools, Health Centre
33. Goats Gambol means building 9 - 10 houses on single track road. No path.
34. We will submit a follow-up letter to the Neighbourhood Plan Committee to expand on our concerns.
35. It all seems a very well organised plan with xxxxx feedback and development. In areas that will bring minimum disruption to the village.
36. No account seems to have been taken of the previous affordable housing survey (by ORCC) that identified a significant need for affordable for local people that could be met by an exception site. Indeed, some of the blue sites were suggested for this exact purpose.
37. How can we ensure that 1 - 2 bed flats/houses actually are occupied by existing Woodcote residents - i.e. those who are now trying to get on the property ladder?
38. Dip in road - from Crays Pond - at Elmore.
39. My concern would be the impact on schools and local shops which the shops are only adequate let alone increasing Woodcote in size.
40. The 'entrance' to the village from A4074 if blue sites 23, 1 & 2 are developed we will lose the rural impact of the village. Also, could lead to future development in these areas in years to come leading to the village becoming a 'sprawl' of housing.
41. Consideration for development on smaller scale across sites put forward is preferred, as opposed to a smaller number of large developments.
42. The development of the Chiltern Rise and Horn's Farm are in my opinion extending the size of the village. I would prefer to see areas within the village developed. Also I have concerns as to new access roads onto the already congested Reading Road..
43. What impact will extra houses have on schools/doctors/shops (Coop) etc. Are plans in place for this?
44. Planning application refused many times - latest 25-02-05 'The proposal would not constitute the infilling of an appropriate small gap - and would therefore result in undesirable consolidation of the existing development detracting from the attractive approach to the village and the character and appearance of this part of the Chilterns Area of Outstanding Natural Beauty..
45. After having the planning by Wayside Green, we do not seem to have any plans for that side of the village at all. Why? There must be a small site that can be considered. I would like to see all different types of housing and hopefully not too boring.
46. Traffic turning from Woodcote onto A4074.
47. More low cost housing, more facilities, i.e. more shops.
48. The local primary school is full. How will it cope with children from 75 extra houses? Same applies to doctor's surgery.
49. There should be minimum infill building in Woodcote. The proposal to build on the scale indicated will not benefit Woodcote. Woodcote is being used as an overflow for low cost housing from Goring/Stoke Row/Checkendon.
50. The facilities to support the extra population as the Coop is already over-subscribed by the surrounding villages and is there enough local schooling etc?.
51. School. Langtree needs to expand. Primary School needs more space - also increasing with recent housing development and siblings from Langtree. Recreational space limited further in exam times. Field out of use.
52. Langtree will grow. What happens then? Primary will grow, what happens then? Traffic hotspots, especially Reading Road.
53. I think you've covered it, but I would support improvements in local amenities - doctors etc.
54. My personal preference would be to include some larger housing sites in the mix. These are more likely to be viable to developers. We stand a good chance of setting a good transport link on back of site rather than onto Reading Road. Need to preserve the line. We must make sure that whatever we do we make improvements to the roads. On Beech Lane we would

- need to improve the junction going from the second.
55. Only comments concern saleability of private homes mixed with social housing. i.e. The four town houses opposite Black Lion did not sell.
 56. X39 (1) Bus stop on A4074 might be a good idea - but how to access it easily? Create associated car park at bus stop. (2) Bus stop for X39 on Reading Road could be a good idea.
 57. Increased traffic on Reading Road. One-way system in-out to A4074?
 58. A very good clear presentation.
 59. Splendid, clear presentation.
 60. Please see attached sheet.
 61. School should build new car park perhaps off Greenmore to relieve problem.
 62. The state of some of the roads.
 63. Possibly Woodcote share of housing should be lower. Only village earmarked for development that is entirely in AONB. Its position on southern tip of Chilterns means it is very important in the wider landscape..
 64. I think we should be more ambitious. The problem with small sites is that they only increase the number of houses, making a whole area (e.g. 'lobe' bounded by lane behind 1, 2, 3, 4) lets a hub develop, with housing, offices, small/replacement shop, green area, etc.
 65. Horn's Farm - extends boundary re village - too close to main road Beech Lane no lighting or paths. Amber sites - not suitable access (safe) on minor/busy roads.
 66. Must congratulate WIN Committee on a first class job. So glad to see our cherished rural character being largely protected.
 67. Speed of traffic in Goring Road is big concern. Number of lorries through Woodcote is alarming - suggest six 6' 6" restriction.
 68. Traffic is already bad and nothing seems to be being done.
 69. What impact do Sites 2 & 18 have as they are not classified as residential. I think that they are suitable but will the classification be an issue?
 70. Parking at the school gat at capacity. New houses must be able to xxxxx these - the X40 is good but would be wonderful if the X39 came along the Reading Road.
 71. To expand on point 4 above - if a proportion greater than the 15% of housing aimed at ageing residents was increased slightly and the new smaller housing units were of the right quality and design, this would encourage aging residents to trade down but remain in the village.
 72. What about traffic regarding Site 1. Will need to be managed properly. Would be good if X39 stopped at the village. Thanks.
 73. New school car park.
 74. Most developers seem to be using the same 'bog standard' plan for modern houses. It would be nice to see plots made available for self build to avoid the village turning into Tescoville' and allow for those people who don't conform to the usual housing requirements.
 75. Great concern No 23 aggravating traffic chaos through village and rural feel.
 76. I would be concerned to see Site 23 developed as I feel it would spoil the rural feel of the village. Also, it is too near already busy roads.
 77. Traffic speed, traffic congestion outside school and coop. Very urgent!!!
 78. Traffic speed and roadside parking at Coop and outside the schools.
 79. This appears to have been a very fair and open process.
 80. Re: Question 2 - a lot of thought has gone into choosing the most suitable sites. Have chosen the 3 that are already developed/semi-developed.
 81. We're impressed with the work that has been put in by the team - keep up the good work!
 82. How about a mirror by cross-roads, same side as bus stop, so people can see the cars coming around the bend. As trying to cross at that point is very hard.
 83. I do not want anyone's house to be knocked down.
 84. There should be more bungalows for old people.
 85. Main concern is increased traffic along Reading Road and Coop cross roads. Well done for v. good presentation.
 86. Parking in general especially at the Coop, schools and village hall. Thanks for putting together this plan.
 87. The Parish Council should be applauded for an excellent process to determine the future development of Woodcote. I am concerned though the main infrastructure of schools, shops, bus capacity, public parking will be at bursting point.
 88. My principle concern is that the site selection process is being treated without re-examination.
 89. Housing should be for people already living in village (i.e. older children in their 20's

- still living at home because they can't afford their own homes.
90. Again, walking to school - from Lackmore Gardens we would walk via the playing field if it was not so muddy. A track/path along the side of the green would solve that and I know many families would then use it rather than walking past the secondary school and the buses. I have 4 children and that road is becoming increasingly dangerous. A track would allow children to cycle, to scooter etc.
 91. Regarding 18, this is outside the original boundary. If the boundary has moved then permission and development on the other side of the road should be granted. A letter to support this will go to SODC. If this area does get developed, street lighting, paving needs sorting. Limited destruction of natural woodland must be considered.
 92. Well done!
 93. My concern, as a newcomer to the village is that housing does not spread into the lovely areas outside the current village e.g. fields on Greenmore Hill Farm.
 94. The village does not need more things such as new playgrounds or shops. There isn't enough space and I am worried that it will ruin the village! I really don't want houses built on woods.
 95. Despite my comments re Government Policy No 4 above. I fully support the Neighbourhood Plan as it currently exists.
 96. My concern is the traffic problem. Whitehouse Road is our area where speeding is endemic and many residents park on the road and cars and buses frequently have to drive on wrong side of the road to avoid parked vehicles.
 97. Strongly disagree with the Government Policy which imposes a mix of 40% affordable homes.
 98. The developments should be in sympathy with traffic. Hot spots identified
 99. Worrying aspects - more traffic in the village would create more speeding problems, already a concern. I hope that there will be serious consideration given to this in proceeding with more building in the village.
 100. No traffic controls wanted at the Memorial Crossroads.
 101. Thank you for all the hard work.
 102. Fast traffic through the village on the main roads. Slowing down the flow needs to be considered.
 103. This issue is a larger major concern than what existed in the 1960's .1970's. Why 3 million properties nationally?
 104. Site 18 - too large - too many trees at risk.
 105. School spaces - parking at schools, Coop - doctors. Great display and information. Thank you.
 106. Woodcote Primary School is now 95% full. There is no possibility to extend the current premises, therefore there is a risk families taking up new housing will not find a place in the school.
 107. Development of Garden Centre would be loss of village amenity. Should not be encouraged. Bus depot proposal is over development - restrict to existing building footprint.
 108. New developments must have sufficient parking, as parking in the roads around the village is becoming an increasing problem.
 109. Well done to organiser for an excellent exhibition of the proposals/plans.
 110. Langtree could put a new school car park off Greenmore and stop parking problems in Reading Road.
 111. Schools are problem with cars parked in Reading Road. SORT IT!
 112. Having lived here since 1973, many things have been promised over the years, but not been fully carried through. If we have the extra homes, we do need extra recreation space and other facilities.
 113. Greenmore needs 30 mph repeater signs to remind motorists that is in the 30 mph zone - cars constantly speed along this road at 40 - 50 mph.
 114. Both schools need to have more car parks.
 115. The school should build a car park off Greenmore to relieve traffic on Reading Road.
 116. Langtree School needs more parking.
 117. Too high a density on Site 16 adjacent to reservoir.
 118. Very concerned that Hatt's Yard has not been considered as it ticks all the boxes.
 119. Speed of traffic through the village should be controlled by physical means (chicanes/humps/crossings etc.)
 120. Suitable infrastructure developments to underpin increase in population.
 121. I cannot help feeling that Sites 1, 2 & 23 have been put forward because they are of least resistance due to the fact that only 5/6 residents would be immediately affected. Although, as already stated, the whole village will feel and see its Site 1. The vast majority of this site is greenfield and is the main entrance to our village and

thus would have a major impact visually to our village. The traffic generated by such a development would cause problems on our already very busy road and junction.

Would this site be for the village or an extension for the Oratory staff? Site 23

Again, the vast majority of this site is greenfield and is the main entrance to our village and thus would have a major impact visually and traffic generated on our already busy roads and junctions. Site 2

The Garden Centre is an asset to the village and provides employment for the villagers. This would all be lost. The proposed access relies on Site 1 as access by the shop in Reading Road would not be viable. There is an 18" gas main that runs diagonally across this site and at a shallow depth *Visual impact. Lastly, and this is not a criticism of your group, I feel that we have been placed in an unenviable position as a village because, as with the Hilltop proposed site, we all thought as one but now we are a village divided because of the NIMBY effect and not been given a wider blue choice.

122. To me I have not a problem with as much infill as possible so I think you need to rethink what you've done. Unfortunately sites 1, 23 & 2 are easy for you to pick as there only 3 or 4 residents immediately affected. But you have not given the villagers any choice with the blue sites in order to fulfill 75 homes. You must at least pick Site 1 no choice at all. Site 1 This site has a majority of green fields and would have a visibly detrimental entrance to our village and traffic at the junction end Reading Road would be a nightmare. In allowing this site (& Site 23) you go against all the reasons that Hilltop site was objected to by the village. Would this be just the Oratory School staff! Site 23 Again a greenfield site outside our village and a detrimental effect on our entrance to the village. Site 2: This site employs people (only recently purposely run down by the owner) as the plants and xxxx shop is an asset to the village. Entrance to the site relies on Site 1 as access by the shop in

Reading Road would not be viable. Note:

There is an 18" gas main running diagonally across this site and at a shallow depth.

123. Would prefer a blend of the smaller blue site to make up the number of housing required.
124. Concerned developers who have no interest in our village/community will try to break out of the boundaries of village to open up massive developments.
125. 40% affordable housing might not be sustainable (with 40% there might not be sufficient for a residual land value). Perhaps 25% might be more realistic?? My concern is that with a high % of affordable the developer might not be able to offer the landowner enough to persuade him to sell. Therefore the blue sites might not come forward to meet the demands for 75 homes. I would also like to see a greater variation of affordable tenures to be considered. Shared ownership, market rent, intermediate etc etc.. There's no mention of S106/CIL contribution. We should make the contributions site specific in order to keep the money generated in Woodcote.
126. Lack of pavement/lighting along Reading Rise by the Chiltern Rise site.
127. Will the doctors surgery cope with extra influx of people. Will the schools cope.
128. Well done WNP Committee - great team effort.
129. You have done this procedure very well.
130. Losing Garden Centre - it is an asset to the village - we should support it. Adding traffic to the Reading Road - it doesn't work now during school times.
131. Cars parked at school.
132. A declining population is set to be a cause for concern. This is a very controversial assertion. It indicates no obvious need for more houses. SODC please note.
133. Why are all the proposed developments largely situated in one part of the village - the spread is wrong
134. I am still concerned about the effect of an increase in houses, generally, to local services e.g. the school and doctor's surgery