



Wolvercote Neighbourhood Forum

Steering Committee Meeting

Friday 8th June 2018

2pm, The White Hart, Wolvercote

Present: Christopher Hardman (Chairman), John Bleach, Mary Brown, Cllr Paul Buckley, Cllr Angela Goff, Sadie Paige, David Stone.

Guests for item 1 only: Vikki Roe and Miguel Fernandez (CALA Homes), Paul Kirkley (Wolvercote Commoners).

Apologies: Cllr Steve Goddard, , Richard Lawrence-Wilson.

1. Wolvercote Paper Mill - Planning Application.

CALA Homes have submitted 164 documents to Oxford City Council related to the reserved matters of the outline planning permission 13/01861/OUT.

Since the last Steering Committee meeting, several SC members have reviewed the documents, and key issues and questions were sent to Vikki Roe (Project Manager) at CALA Homes, see Annex 1 below. (These issues will inform the SC's on-line response to the planning application.)

Vikki and Miguel Fernandez (Technical Manager) attended the Steering Committee meeting to review and comment on issues and questions.

2. Minutes from 8th May Steering Committee meeting were approved.

3. Matters arising.

Character Assessments – CH discussed with Tony Joyce (Oxford Civic Society) who is supportive of the idea.

Young Peoples' Club – CH attended their AGM; funding is an on-going problem. SC agreed that Community Infrastructure Levy (CIL) should be channeled in this direction.

Report on the administration of CIL that was commissioned by the Oxford Neighbourhood Planning Alliance has been written. **SP** to circulate.

WNF Budget – CH advised that we are not eligible for any further Locality funding, also that we were not successful with our bid for Co-Op grant.

4. General Data Protection Regulation (GDPR)

SP reported that approximately 150 people have responded to the GDPR email (that they would like to stay on the WNF mailing list).

JB to publish WNF Data Protection Policy on the website.

It was agreed that the personal data for those who have not responded will be deleted.

5. Fun-on-the-Green, 23rd June 2018

It was agreed that preparations for this event will be limited to:

- Liaising with Spacecraft (**SP**) and CALA Homes (**CH**) to get project related info materials
- Sign-up sheets for NF mailing list (**SP**)
- Copies of Draft Neighbourhood Plan and Project Timeline (**SP**)
- Presenting projects for feedback (**SP**)

SP prepare rota for manning the stand.

Next meeting provisionally planned for Friday 29th June, 2pm. Venue tbc
(Meeting will focus on Regulation 14 feedback analysis.)

Meeting closed at 16.40

Sadie Paige 13/6/18

Annex 1.

ITEMS FOR MEETING ON JUNE 8 .

1. Removing contaminated material from the site.

Given the amount of material needed to be removed it will require a large number of vehicle movements potentially involving congestion .We would like to know details of the traffic planning for this and how long the removal will take.

We would like details of the methods of monitoring pollution consequent upon the removal of contaminated material. This is an issue certainly affecting the immediate neighbours of the site. There are children and the elderly who are particularly at risk. We therefore need to know how dangers are to be minimised.

2. It is clear that there will also be a vast number of vehicular movements in relation to preparing the site for development by introducing material to raise ground levels in addition to materials needed in construction of the superstructure. We need to know the details of planning for this.
3. We have seen the comments by the Police and the Bus Company about the application and we share some of their concerns. We wish to hear your comments on these and to discuss the concerns we share.
4. We have expert advice about flood risk and we will wish to discuss this together with surface water and foul drainage.
5. We have found the absence of sections on the plans unsatisfactory and we have asked the Council about this.

For example one related issue we have noticed is that the ground level on which the last house on the development backing on to Home Close is built is elevated approximately one metre above the existing ground level. It is not clear what happens to the garden level nor the likely water run off, nor the relationship between this house and to those overlooked in Home Close.

6. We have quite a number of comments on the design of the apartment buildings. Could you provide us with the net floor areas of individual apartments?
7. The outline approval included the provision of a surgery. Do you plan to fit out the surgery? What services and infrastructure is provided? Also, a functioning surgery needs car parking, and we cannot find any provision for this.
8. We have concerns about safety, especially near water. The proposed site for the playground is an issue.
9. Are we right in assuming that CALA retain ownership of all green space, which has not been built upon? If so, after the expiry of the 5-year maintenance period, what arrangements are there for continued maintenance of this?
10. One of the planting plan sheets (drwg 212, sheet R2) appears to be missing from the consultation documents. It would be helpful if you were able to bring this.
11. Please summarize the noise report and its implications on the design of the buildings.
12. We also have comments to make on the design of the community centre and workshop space, but this could possibly be left until a later date.