

Present: John Bleach (acting Chair), Tamsin Smith, Suzy Donald, Paul Buckley, Tony Dale, Mary Brown, Richard Lawrence-Wilson, Jo Sandelson, Katherine Kaye, Steve Goddard, Judi Williams (minutes secretary).

Apologies: David Stone, Andrew Siantonas, Andrew Gant

1. Purpose of the meeting

- ***to welcome newcomers to the steering committee***

Sadly, Christopher Hardman has resigned from the WNF with immediate effect due to ill health.

Action JB to convey to Christopher the committee's gratitude for the years of hard work he has put in as Chair of W.N.F. which has been very much appreciated. We wish him a speedy recovery.

Also, JB stated that he would be stepping down from the post of Acting Chair in two months' time.

Action Any members interested in the post of Chair Person to put their names forward to JB.

Warm welcome to SD and TS who have joined the steering committee.

- ***to reaffirm our role in the community – the plan, CIL distribution, comment on planning***

The W.N.F. represents the whole ward of Wolvercote right up to and including Cutteslowe Park. The W.N.F. has been elected by the community to formulate a Neighbourhood Plan which has been formed and adopted by referendum.

The W.N.F. will use the plan as a tool to make comments on proposed developments in our area including planning applications.

As a consequence of the adopted Plan the WNF will receive a greater share and greater control of the Community Infrastructure Levy (CIL) and a central role of the committee will be to focus on this. **Action** Volunteer required for a **member of the committee to take a lead on CIL**. He/she will be required to chase our existing five submissions and to link with the council officers around monies available. This person could help further develop a greater understanding of the complexities around allocations and potential expenditure of CIL money available now and in the future as the Oxford North development progresses.

The W.N.F. has always tried to track and comment on / contest any planning applications which affect our area. This work has expanded. **Action a planning subgroup will need to be formed to undertake this work.**

- ***to share the workload***

The WNF will represent the interests of the community as detailed in the plan. This will involve detailed focused work in a number of areas and these need to be shared across the steering committee. **Action** JB and MB will draw up a list of roles and responsibilities and bring these to the next meeting.

2. Recent AGM - Actions – these will be delayed as the draft minutes will now need to be checked and ratified by JB before discussion.

3. Transport Meeting and Wolvercote Village CPZ Consultation

In AG's absence this was only discussed briefly at the end of the meeting. **Action** Clarity will be requested by SG re the flexibility the CPZ might have to be tailored to the needs of the village, how the preferences of the village might be reflected in the design with e.g. an indication of the potential for a different scheme for upper and lower Wolvercote to reflect the differing needs.

The bus service in Wolvercote mirrors the difficulties faced across the City currently. Concerns were raised that, in the current system, the number 6 bus might be vulnerable if it is not making sufficient profit.

4. Oxford North: WNF response to recent consultation and related forthcoming planning applications

The recent consultation was the initiative of Thomas White Oxford, the developer, to seek opinion from the public on the latest designs for Phase 2 of the development. An exhibition had already been shown ten days before the meeting and the deadline for comments had been scheduled for just three days after this. This was seen as an initial consultation prior to the forthcoming imminent submission to the City Council by TWO of several planning applications covering Reserved Matters.

It was agreed by the meeting that as the SC was intending to respond to the Council's expected invitation to comment, we would not make a joint comment to TWO at this stage. Instead, committee members were encouraged to respond to TWO's invitation individually.

Resulting from our previous experience of Phase 1 (Canalside housing), when the case planning officer had suggested that the WNF steering committee was speaking for itself and not for local people, it was considered imperative that we encourage as many individuals in the neighbourhood as possible to submit their own comments when the plans were published by the Council. As numerous planning applications were expected to be made in the future on Oxford North, WNF would need to give guidance on which ones should be given priority. Imminent applications were expected to include The Red Hall, A B and C Plots, and the multi-story carpark.

Action: A person, or perhaps two people, are required to take on the role of mass mailing and to work to learn the mail chimp system from JB.

As before, we aim to circulate the W.N.F. submission via the Mailchimp mailing list to highlight the work of the forum and to encourage individuals to submit their own comments. A hyperlink directly to the consultation will be needed. We will also put notices on the notice boards.

NB this mailchimp circulation to alert people to planning applications would only happen for large planning applications to avoid email overload irritation.

It is important we have an early warning system for when applications affecting our area come on line. **Action** MB looks at applications on behalf of the Wolvercote Commoners and can alert W.N.F. MB will also circulate a paper detailing her individual submissions for information and guidance to others. The volume of applications is high and will require the support of the planning subgroup as detailed in the role of the WNF above in agenda item 1.

Sound barriers, sewage infrastructures, and biodiversity. JS drew attention to these as the main concerns of the Wolvercote residents and requested discussion as to whether the CIL monies could be used to mitigate the impact of the development in these specific areas. There was a discussion re whether the W.N.F. in contesting planning application on the basis of sound levels might be able to draw on an example described by PB whereby an Abingdon application was opposed on the basis of sound and where Highways England did address the issue with some kind of sound barrier. **Action** PB to circulate detail of the example he gave to the steering committee.

5. Community Building at Wolvercote Mill

This is an issue for Lower Wolvercote. Cala Homes have confirmed that they will not be extending the floor of the community building and they were vague about the plumbing and heating arrangements when challenged by JB. These could potentially be addressed through the CIL money. However CIL projects do need to demonstrate community consultation. TS has been engaging with the Village Hall Committee and the possibility of developing a subcommittee of the Village Hall Committee to run the Community Building. TS is proposing to initiate a consultation with the village on the formation of the subcommittee and the running of the Community Hall and could potentially incorporate the CIL request within this. This will only happen in the new year. The committee were fully in support of TS's proposals.

6. CIL Projects

W.N.F. need to chase the progression of the CIL projects. There is some concern that the officer, Christian Cameron, is not currently aware of the five submissions. This action would be undertaken once the role of CIL officer has been decided see

Wolvercote Neighbourhood Forum Meeting

05 12 2022

White Hart Board Room



Meeting Minutes

above agenda item 1. **Action** KK agreed to approach an acquaintance, Helen Taylor, as a potential volunteer for this role agreed by the steering committee

7. Issues raised by Suzanne McIvor

Stratfield Brake (possibly now delayed by complications around the land there) and West Botley Solar Farm (alleged to be potentially the fourth biggest solar farm in the world) were considered beyond the remit of the WNF, which is already stretched, but nonetheless concerned massive development worth drawing to the attention of others in the neighbourhood when possible.

8. Other Issues

Joe White's Lane and preservation of natural habitat: **Action** MB offered to write to the Canal and River Trust re concerns raised

Date of the Next Meeting

7:30pm on Tuesday 10th January 2023

In the Board Room at The White Hart pub, Lower Wolvercote