



Weston on the Green Neighbourhood Plan

Themes and ideas

Village consultation

February 2016

This hand-out has been prepared to obtain feedback on the ideas the working groups have developed following comments made at the October events.

If you like an idea, give it a tick in the box, if you don't, give it a cross.

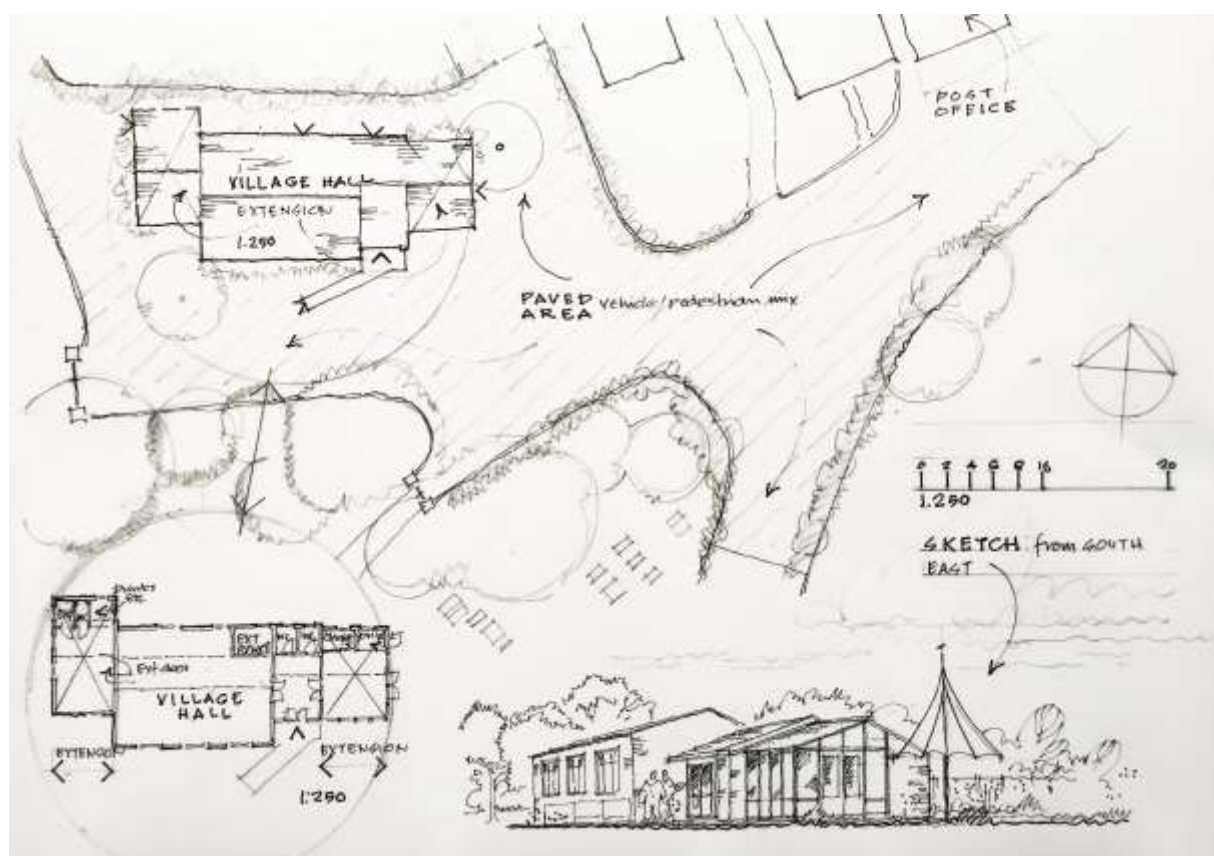
1. Community and Economy

What the village said:

- Few amenities and a lack of activity at the heart of the village – Flight House and Milk Shed are on the periphery
- Re-balance the age demographic of the village – see Housing exhibition panel
- The village hall is highly valued but is solidly booked
- The village lacks any kind of school
- Improve facilities in the village to support businesses
- Should there be allotments?

Ideas

- Create a village square between St. Mary's Church and the village hall
- Improve mobile phone reception, wi-fi hot spot at village square
- Promote a pop-up café on the square
- Upgrade the village hall and add a conference room and an auxiliary room
- Retain village shop and post office in its current location
- Retain some of the non-residential building stock to accommodate community businesses (e.g. A3 use class: restaurant / café)
- Identify a site for a nursery school within a 10-minute walk of 80% of homes
- Investigate the demand for allotments and possible provision



2. Housing

What the village said:

- New influx of younger families needed to balance an aging demographic
- 12 – 15% growth over the plan period (2011 to 2031) i.e. up to 35 houses
- Lack of the right housing stock (affordable houses smaller than 4 bedrooms)
- New housing to be in small clusters close to the centre rather than a large estate
- New development should be of an appropriate character

Ideas

- Priority for young people, families and elderly long-term villagers wanting to down-size
- Maintain settlement pattern of winding lanes to the west of B430
- Work with land-owners willing to offer sites for affordable housing, self-build and custom-build
- Sites identified for small clusters of housing – see Proposals Plan exhibition panel
- Produce a general Design Code for new developments in the village – see Design exhibition panel
- Produce Site Development Briefs for each potential site to guide development

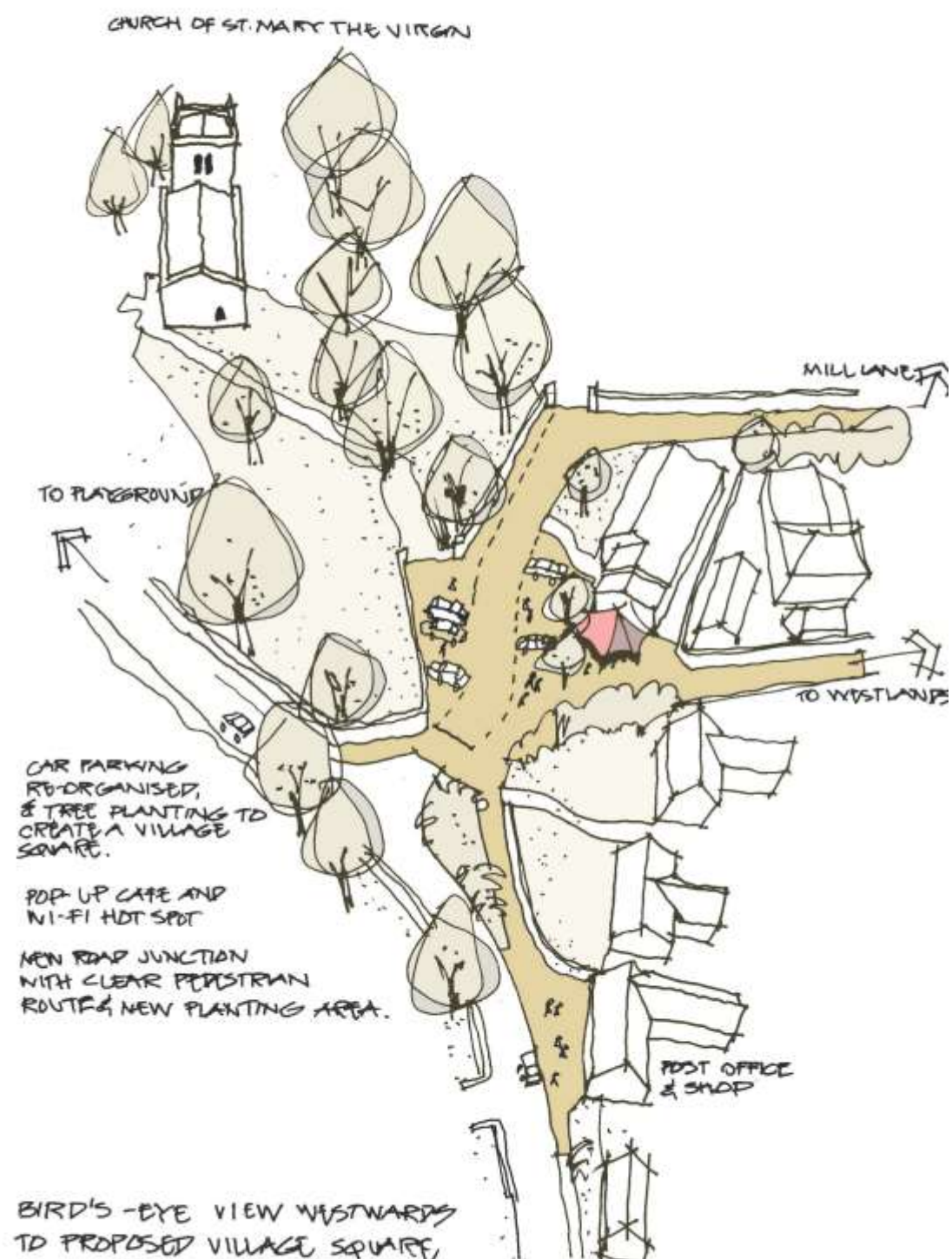


3. Proposals plan

- 1 Possible site for nursery school with direct access off B430
- 2 Proposed site for allotments
- 3 **Housing site A:** Outline consent granted for 20 houses
- 4 **Housing site B:** Site for a cluster of 4 new houses
- 5 **Housing site C:** Site for a cluster of 8 new houses (0.25ha @30dph) - opportunity for self/custom build?

Total 32 houses + 'windfall' sites would provide 35 houses. This would represent a 15% growth in the housing stock. Assuming an average occupancy of 2.4 (new housing tends to have a higher occupancy than established housing) there would be an additional 96 people moving to the village, a growth of 18% on the 523 recorded at the 2011 census.

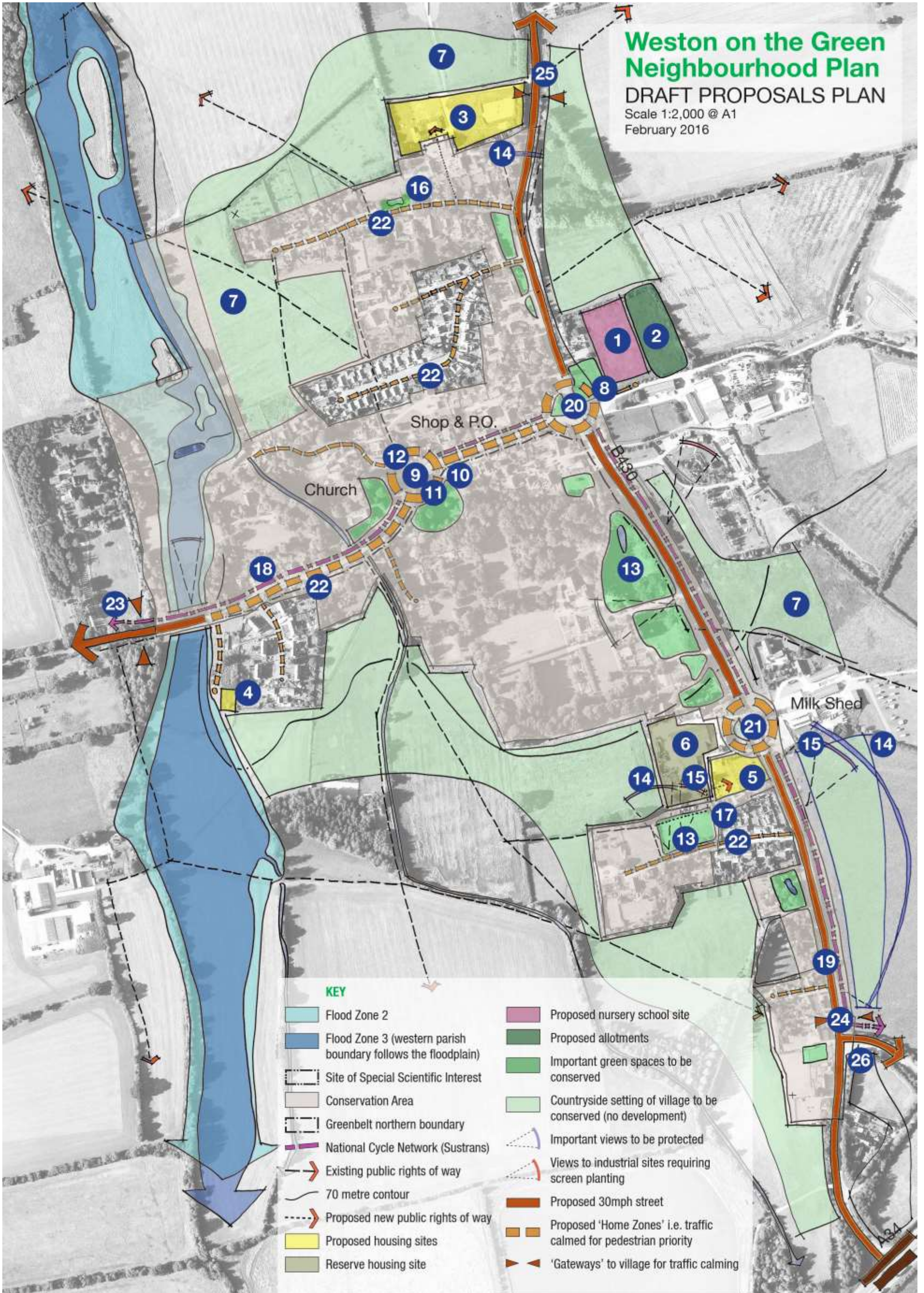
- 6 **Reserve housing site D:** 30 houses (1.0ha @ 30dph) to be used if sites A, B or C fail to deliver.
- 7 Countryside setting of village to be conserved (no development)
- 8 New village green opposite the stocks
- 9 Proposed village square
- 10 Proposed wi-fi hot spot
- 11 Pop-up café
- 12 Enhance village hall
- 13 Important green spaces that make a significant contribution to the street-scene and which are to be conserved
- 14 Important views or panoramas to be protected
- 15 Views to industrial sites which could be screened with careful planting
- 16 Protect broad verges throughout the village, both along the B430 and along the lanes
- 17 Public footpath network extended to housing site to provide country walk to village centre
- 18 Pedestrian-priority scheme for Church Lane to ensure safety for pedestrians between the post office and the playground
- 19 B430 to become a 30mph street
- 20 Area for traffic calming and pedestrian crossing over B430 between Church Lane and proposed nursery school/allotment sites
- 21 Area for traffic calming and pedestrian crossing over B430 between proposed housing site and Milk Shed area
- 22 Proposed 'Home Zones' for all lanes and residential areas in the village except the B430
- 23 Western 'gateway' to village for traffic calming on approach to Church Lane, just before flood zone
- 24 Southern 'gateway' to village
- 25 Northern 'gateway' to village
- 26 Create a new bus stop with shelter close to Chequers for an hourly Stagecoach S5 (Bicester/Oxford) service



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DRAFT PROPOSALS PLAN

Scale 1:2,000 @ A1
February 2016



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4. Environment and public spaces

What the village said:

- Do not build outside existing village footprint
- Put the 'Green' back into Weston
- Verges are being eroded
- Retain the character of the lanes

Ideas

- Retain the open nature and big skies east of the B430
- Retain the countryside setting to the north of North Lane
- Retain the ridge and furrow field
- Identify the remaining green spaces in the village that should not be built on – see Proposals Plan exhibition panel
- Protect broad verges: aim for off-road and off-verge parking where possible
- Protect ancient water courses
- Preserve dark skies and tranquillity



5. Traffic calming & movement

What the village said:

- Traffic on the B430 is fast, noisy and too intrusive
- Traffic on parts of Church Lane is dangerous to pedestrians and cyclists
- Reduce heavy goods traffic through the village
- Improve the bus service
- Access to and from bus stops must be safe
- Protect public rights of way (footpaths) and enhance the wider footpath network

Ideas

- Reduce the speed limit on the B430 to 30mph by agreement with Oxfordshire County Council
- Create a traffic-calming feature at the northern and western entrances to the village (B430 and Church Lane)
- A special scheme in Church Lane to be designed to ensure pedestrian safety between the post office and the play ground
- Establish 'Home Zones' on all other streets within the village, with a 20mph speed limit and priority for pedestrians (requires agreement with the County Council)
- Provide pedestrian crossings giving access to the east side of the B430 both at the junction with Church Road and at the Milk Shed
- Establish new public rights of way to improve the pedestrian network
- Create new bus stops and shelters on the B430, close to Chequers, for an hourly Stagecoach S5 (Bicester / Oxford) service.

Examples of traffic calming:



6. Design

What the village said:

- The Gallosbrook Way housing scheme is well-integrated into the village
- New housing could be traditional or contemporary but should not look like a volume-builder estate
- The design of boundary walls, parking solutions and street-scene should be considered along with new buildings
- Housing types should be relevant to the village's needs – see Housing exhibition panel

Ideas

Produce a general Design Code* to ensure developers design housing that is compatible with the existing village. Include requirements on:

- The street scene (footpaths, grass verges, parking)
- Housing plots (driveways, refuse bins, cycle stores, boundary walls)
- House design features (roof shape, dormer windows, rooflights)
- Construction materials (roof coverings, walls, window frames)
- Having a proportion of new houses adaptable to people's changing needs (i.e. through accident, old age or disability)

Produce Site Development Briefs for development sites to include requirements for density, layout and materials

*Copies of the draft Design Code are available for comment. Please take one or give us your e-mail address to receive a copy electronically.