



Kingsmere Residents' Association Meeting

Date: Thursday 29th January 2015,
18:30 – 19:00 Informal networking with key stakeholders
19:00 – 20:30 Main meeting

Venue: St John Paul II Centre, The Causeway, Bicester.

Attendees

Graham Brogden (GB) – Co-chair, Viki Heil (VH) – Co-chair, Fiona Chalk – Communications, James Hiscott – KRA Treasurer, Adrian Reeve (AR), Ayad Ahmed (AA), Charlene Alfoadari (CA), Talal Alfoadari (TA), Laura Day (LD), Mike Cornes (MC), Alexandra Crofts (AC), Alison Jones (AJ), Liz Hobbs (LH), Alam Khan (AK), Donna Khan (DK), Ann Howard (AH), Dave Howard (DH), Hamish Hay (HH), Marcus Gilbert (MG), Lyn Gilbert (LG), Matt Maunder (MM), Matt Pickett (MP), Claire Pickett (CP), Andy Levis (AL), Paul, Kerriane, Pete Mackay (PM), Steven Esett (SE), Cris Barnes (CB), Matt Widdows (MW), Linda Henderson (LH), Tom Burgess (TB), Kim Burgess (KB), Mary Herbert (MH), Richard Herbert (RH), Tori Sayce (TS), Terry Paxton – Housing Manager, Bromford Homes, Sir Tony Baldry (TB) - MP for North Oxfordshire, Victoria Prentis (VP) - North Oxfordshire Conservative Parliamentary Candidate, Vickie Zielinski (VZ) - Community Development Officer - Cherwell District Council, Richard Mould (RM) - Leader of Bicester Town Council, Jon Batty (JB) – Inspector for Thames Valley Police, Val Allen (VA) - PCSO for Thames Valley Police, Margaret Kunzer, Acting Head of St Edburghs CoE Primary School

1.1 Welcome and introductions

All attendees were welcomed to the meeting by KRA co-chair GB who also thanked all the residents and guests for attending.

1.2 Aims and objectives of the meeting

VH shared some background to the formation of the KRA in May 2014, including that the motivations for starting a Residents' Association including a shared interest in the site, provision of community representation to developers, local councils and other interested parties. She stated that the meetings provide a forum for information provision, networking and engagement with stakeholders.

1.3 Apologies

Apologies received from David Waters – KRA Secretary, Anuj Goel, Scott Young (SY) – Countryside Properties, Rana Khalid – Housing Officer, Paradigm Housing

1.4 Minutes from previous meeting

Minutes from the previous meeting (25/09/14) have been shared on the Kingsmere Community website - <http://kingsmerecommunity.com/wp-content/uploads/2014/04/Kingsmere-Residents-Association-Meeting-Minutes-25th-Sept-2014.pdf>

These were reviewed & accuracy agreed. Updates on specific action points, were raised under specific agenda items later during the meeting.

1.5 Matters arising previous meeting

Postbox – TA has engaged with Royal Mail about this, currently no further news and is awaiting an update at present. It was agreed that the rest of the matters arising would be covered in Agenda items.

2.0 Cherwell District Council Update

Vickie Zielinski (VZ) - Community Development Officer at Cherwell District Council - introduced herself and gave some background to her role, which includes working with developers on new estates to ensure appropriate community provision via Section 106 planning obligations. These are legal contracts made under Section 106 of the 1990 Town and Country Planning Act generally entered into by agreement between councils and landowners for amenities and services. On Kingsmere this includes the community centre, the public parks and provision of school areas.

- On Kingsmere she is supporting the community centre development and will be working with the KRA to ensure this is what the community needs.
- At present she is working with Countryside on the specifics of the community centre.
- The developer pays for the construction of the community centre and when finished the ownership will be transferred to Cherwell District Council, who will then let it to the group who will run the centre – at present this is planned to be the KRA. The council then maintains responsibility for the building structure, and the KRA will be responsible for everything else.
- VZ will provide support to the KRA for accessing funding and business planning.
- The target completion date for the community centre completion is likely to have slipped because Phase 2 of the development has resulted in some modification to the original plans under Section 106. There is a meeting in February and it is hoped new timescales will be provided.
- TB stated that the residents should ensure that they explain what they want to guarantee the community centre is something that will be used by the local community.
- It was suggested that the presence of St Edburges' school on Kingsmere so near the community centre presented the potential for joint working and planning to benefit both the school and the community. GB stated that the KRA would be keen to engage with key stakeholders to ensure joint benefits were achieved.

It was decided at this point to rearrange the agenda items, so the Community Centre update could be completed by VH.

3.0 Community Centre Update

VH (who is leading on this project on behalf of the KRA) gave an update.

- This is a very exciting time for the community centre development, and we need to ensure an effective sub-group following on from the success of the Broadband group.

- There are potential trips soon to Warwick and Banbury to review existing centre models. A centre in Beaconsfield has already visited.
- A playschool, a Brownie/Guides group and dance group have already expressed interest in using the facility.
- We need to ensure involvement to guarantee we as a community get what is wanted.
- GB reiterated the message of the power of the subgroup

GB reported that at present there is no update on the Middleton Stoney Road as there is no confirmed date for traffic calming works to start, which is why it was not on the agenda.

4.0 Countryside Properties/Development Update

Scott Young (SY), who is the Clerk of Works for the Kingsmere Site (who is employed by Countryside Properties) sent his apologies for the meeting but did give some answers to questions that were sent to him on 28 /1/15. GB read these out after thanking Scott for his support he has continued to offer residents on Kingsmere -

- Whitelands Way opening - This is triggered by the start of the fulltime bus service. Countryside met with Stagecoach on 28/1/15 and this is currently scheduled for March. We intend to open Whitelands Way fully by the end of February. Breheny (the contractor completes their programme 29/1/15 and they will need to rectify a few defects in the coming weeks so it is safe to open. No speed bumps will be installed on Whitelands Way.
- Finishing of Taylor Wimpey - Kempton Close - I have no control over the developers programmes. They are looking at an April completion as far as I am aware.
- Access pathways - Will the access pathways continue to be open when Persimmon start building? - Yes. They cannot be closed without my permission and it will not happen.
- Parking - What (if anything) can be done about residents, their visitors and site workers not parking appropriately e.g. too close to junctions/blocking driveways, effecting access for larger vehicles including emergency vehicles, as the roads have not been adopted yet? - We are opening Whitelands Way 4 weeks prior to the bus starting to get traffic flowing. From past experience this should prevent the parking as the route gets busier. One to be monitored but I'm positive that this approach should work.
- Play areas opening - CDC have been invited to inspect and they have 8 weeks to respond. 7 weeks left. It shouldn't take this long though. Once CDC have adopted they will open. We know how important this is and I am chasing CDC all the time. VZ volunteered to follow this up to try and speed up the review. A query was raised about why there were no play areas allowing for a mixture of ages. VZ again agreed to enquire about mixture of play area provision and rationale from colleagues at CDC. It was also asked how it would be confirmed that play areas were fit for agreed use after CDC inspection – VZ agreed that she would also clarify this with CDC colleagues and feed it back.
- LAP at Taylor Wimpey area - Now Taylor Wimpey have gone when will the LAP be built and what will be the equipment? This must be one of theirs and the KRA will need to contact them to ask the question. Their site manager is no longer on site full time.
- Play park completion - When will the park on Haydock Road be finished and also the big park on the field by DWH? - They are complete! Just awaiting CDC inspection and signoff - We are not permitted to open them before that happens because they will eventually belong to Cherwell.
- Schools - Please can you confirm the plans and timeline for the secondary school? OCC have indicated that they have no plans as yet for the secondary school site. We do not construct it

- we just transfer the land to them and they decide what to do. Please contact Greg Stacey - OCC Education for further details.

- At what point should we expect shops? - One of our partners has just submitted an application for several shops near the Brewers Fayre. I cannot disclose details but these are quality local amenities that would be excellent for Kingsmere (presuming CDC accept the application of course) The only trigger for building/opening on site is the community centre by 500 occupations. Our meeting in the future will determine this building once a spec is agreed by CDC/KRA. Other local shops should follow in the future and we are currently marketing the land.
- When will Linden homes move onsite? - I predict March/April - They don't have planning permission yet.
- Other builders - Do we have any other confirmed builders for other parcels? - No. We will be marketing KM22/5 this year once another developer leaves.

Other queries discussed and for response from Countryside –

- Access through footpaths should also have full disabled access – apparently one onto MSR had a step up – has this now been resolved? It is thought that MSR works may impact this, but no-one was sure.
- TB expressed his own confusion about paths/roads responsibility and joined up working of various councils. He suggested the benefits of approaching Chief Executives for clarification as then information moves up and down through organisations. He then offered to take a list of issues away for the KRA to approach CDC/OCC about to help residents, and then undertake a potential site visit for review of MSR, inviting CDC/OCC/Highways to join him, as this would allow clarification of plans. VH suggested that St. Edburgs school should also be represented at this review as they would undoubtedly have interest in ensuring there were safe crossing points for pupils.
- Who is responsible for litter collection (potentially caused by site workers) across the site? Flagged areas with issues were Pingle Brook and pathways, and Whitelands Way (Bovis/TW end).
- Who is responsible for dog poo bin emptying? It is felt there are enough though not always used. It was queried if police had any powers as dog fouling is illegal. VA stated that the Street wardens can issue tickets, and they can be contacted for support if this is a regular issue, however there is only a single warden for all of Bicester at present. Those present agreed that a polite request for owners to clean up after their dogs was completely reasonable.
- Is a GP surgery planned for the health village? It was stated there is a pocket of land for health, but no specification on what this would consist of. TB suggested that there is no reason that residents couldn't lobby for their preferences.
- Is the Park & Ride Countryside's responsibility? This was confirmed by GB to be Bicester Village's responsibility.
- When will the Sports Village be progressed? Some work seems to have been done but no progress in a while. VZ will ask for Phil Rolls at CDC to respond.

ACTION: Committee to pass on further questions from the meeting and those added on Facebook to SY to answer. Also the committee will pass on list of queries to TB to follow up on residents' behalf. Additionally VZ will take CDC questions back and provide answers to the committee. All sets of responses will be added to the meeting minutes, the next Kingsmere Update and posted on the Kingsmere Community website.

Responses from Countryside (17/2/15)

1. When will there be access to the development on paths and roads for the Premier Inn/Brewers Fayre entrance directly from the A41?

We are aiming to open the spine road by the end of March 2015

2. Responsibility for street lights - there are a few on Pontefract Road (and Kempton Close) which have never worked. Who should residents be contacting?

Oxfordshire County Council

3. When will the MSR access to the Bovis development be opened - avoiding Ascot Way for builders HGVs, deliveries, etc? It was suggested that it might have been for Christmas. Access via Ascot Way is ridiculous - especially if you live there!

Bovis have approached CDC for planning consent for a new access from MSR. Unfortunately they require this before they can make another entrance.

4. Where will the access points for St Edburghs be when it opens – both for traffic/drop off and people walking locally?

Opposite the local centre (vehicles) and a pedestrian access from DWH + Council maint vehicles (lockable bollards)

5. Whose responsibility is dogs mess in various places, including the open space in front of the sports village, play areas and main pathways? Who is responsible for dog poo bin emptying?

The responsibility of the land owner so Spine road/play areas/open spaces - Countryside (I am upping the frequency of the clearing up and dog bin emptying starting March 2015)

Sports village - CDC

Developer parcels - developers

6. What happens when developers move offsite. Who checks that they have completed their developments to the submitted plans, who checks that they have completed all work correctly and who becomes responsible for areas not yet adopted? What contact points should there be to raise concerns.

The developer themselves are responsible until adoption. I suggest you raise any queries direct to CDC planning. It is quite normal for developments to remain unadopted long after the developer has left site.

7. Dead plants in new hedgerows – who is replacing these? E.g. looking out from Phase 2 from KM1/2 before the access road.

It depends who's land it is.

Anything green on the masterplan is under my control and our landscapers are undergoing a maintenance regime to replace dead or dying plants right now.

8. There is a 'footpath' at the end of Pontefract onto the field which is impossible to find in the dark. An amendment has been made which doesn't help, particularly walking from the field.

Additional lighting is being installed to public right of ways Summer 2015.

9. Access through footpaths should also have full disabled access – apparently one onto MSR had a step up – has this now been resolved?

This will be resolved in Summer 2015 when the MSR traffic calming works are completed.

10. Who is responsible for litter collection (potentially caused by site workers) across the site?

Flagged areas with issues were Pingle Brook and pathways, and Whitelands Way (Bovis/TW end).

Again, the landowner is responsible so in this respect I am. I have scheduled a 5 day litter pick for March 2015 to coincide with the spine road opening.

11. Who owns Foxey Leys Copse and is in charge of the pathways through it?
Countryside.

12. Do you know if a large Tesco is being built across the road and whereabouts it will be given the poster hoarding implies it will be offices?

I do not know what they are constructing. Brehens are only down to build the drainage and clear that site. What is built eventually will be up to the landowner and CDC Planning.

4.0 Thames Valley Police Update – JB and VA

JB gave a brief overview of crime statistics for Bicester, which are in line with the national picture of an overall decline in numbers of crimes. They also stated they were not aware of any specific issues relating to crime on Kingsmere. However if any issues are flagged to them they can circulate through parks/play areas if needed. Bicester Town has a neighbourhood team consisting of a Sergeant, 5 PCs and 5 PCSOs. Discussion was then opened to questions –

- How much money has been made from fines related to speeding on MSR? – JB did not have figures with him but will try to find out numbers of drivers fined.
- Can the speed monitoring site be moved, as drivers have caught onto the regular monitoring at Goodwood? – Sites for speed enforcement are limited because of Health & Safety requirements, but can be varied.
- Are police on the A41 up to the new Vendee Drive roundabout speed enforcement? - JB stated that they are likely to be speed enforcement from the traffic division, and are not local enforcement.
- Can parking restrictions on house deeds be enforced by the police? – JB stated they are not enforceable by the police.
- Who can residents approach for support about parking following a car/car accident on Whitelands Way? - JB - At present as roads have not been adopted there are no police powers. TB suggested that residents find out who will replace SY and engage with them to ensure this issue is monitored and acted on if needed.
- Could the police do a safety section on the local magazine circulated to all homes? VZ will liaise with the local team to see if this can be done.

GB thanked all the police and all other agencies who have helped deal with the Bicester Village related traffic issues since Black Friday. VH then thanked JB and VA for attending.

ACTION: JB to find out MSR speeding numbers and feedback to committee VK to investigate the use of locally circulated council magazine for information on speeding.

5.0 High Speed/Superfast Broadband Update - AL

Andy Levis who now leads the Broadband Action Group for the KRA provided an update.

- Kingsmere planned 2007, as a result fibre broadband not factored in whilst the planning was submitted, now fibre is the norm and people expect it, especially in a growing commuter town.
- Also people moved in without phone lines, Openreach partly responsible, they also blame the developers for employing contractors. When individuals approached Openreach about

fibre, they pointed the finger at the developers, like the developers and countryside all pointed fingers at Openreach. BT/Openreach also asked us to communicate via community group instead of individual letter

- So in October 2014 the sub-committee was formed building on initial work by the KRA committee, with a fairly extensive to – do list, tackling all possible contacts, competitors, Mp’s, councillors, regional councils, broadband groups, suppliers
- All Developers, and countryside written to formally be residents committee in November
- Sub committee opened out reach to other providers other than BT, Including EE and Sky
- It also went down the PR route; to local papers, you may have seen we had an article early December in Bicester advertiser, Oxford Mail and Aylesbury papers
- Then on the 23rd we had the local radio and local news reporters from the BBC and ITV visited us and were filming at the same time.
- Now we have secured funding from Bovis with Taylor Wimpey tagging along to that cabinet,
- DWH have pledged to pay their share of another cabinet and do want Bellway to assist. Bellway have refused engagement with the KRA so DWH will approach them directly, we will continue with our press releases, etc.
- We would ask all residents to keep going with the following actions;
 - Signing up to to Openreach’s ‘expressions of interest in superfast’
 - Tweeting and Facebooking @bellway
 - Change posters
 - Mystery shopping and Bellway customers writing to Bellway MD directly
 - its also worth pointing out if you are a non BT customer now their provider can fine Openreach if phonelines and Fibre aren’t aren't moving quickly enough.
- Work hasn’t finished yet but our progress suggests we are ¾ of the way there, a big thank you goes out all those involved in the sub committee and to those who have offered support including TB, local councillors and all the local media outlets.

ACTION: Committee to provide TB with information on broadband contacts

6.0 Any other business

All present were asked for any other business not covered under the agenda –

- What is happening with the Park & Ride? – GB stated that he was confident that this should be opened before Christmas. TB stated that the new Bicester Town station service to London should also help with the traffic issues related to Bicester Village.
- It was queried that as the ‘Bicester Plan’ there is a drive for decreased reliance on cars, if there was likely to be joined up cycle paths in the future. VZ will take this back to CDC to find out.
- Is the big Bicester Tesco still going to move? This was confirmed as definitely happening this week and will be built on the ‘Bicester Office Park’ off the A41, and the roadworks are planned to include the access for this and will include the ‘doughnuts’ for Bicester Village and the A41 roundabouts.
- The fire service plan to do a drive through Whitelands Way with a truck to ensure they can manage access.

7.0 Next meeting

GB and VH thanked all the residents and guests for attending. VK thanked the KRA committee for their efforts since forming.

The next KRA meeting will be the Annual General Meeting – from 7pm, 20 May 2015 at The Garth, Bicester.

Meeting closed at 20.30

DRAFT