

A question for those who live on the border of the proposed CEG development (Woodlands / Manor Lane outer boundary). The CEG plans talk about a "landscape buffer" along this stretch. What form would you like this to take? (footpath? trees? hedges? grassy embankment?) Sensible suggestions please.

Somewhere where kids can't hang out, causing antisocial behaviour.

Clusters of trees with gravel trails/pathways. Changes in the level and proper consideration of how surface water will drain away without effecting properties during both heavy "flash" downpours and sustained rain. I also think some sculptures or points of interest would be good but not in big enough spaces to cause gathering of potentially antisocial groups.

There are a number of residents (including us) who have low fences to enable us to appreciate the views that we have which are about to be totally destroyed. My concern is the security of the back of my house once building starts so I'd been keen to know the distance between the back of the current properties and the start of the building area.

When we have prolonged rain or heavy downpours our garden floods or gets very waterlogged so with new houses there needs to be a guarantee that the rain from the field isn't going to transfer to our properties. The drainage is poor at best at the moment and with houses instead of fields it will be non-existent. So is there any provision to improve drainage to stop this happening? From a personal perspective I would like to see our fence replaced with a higher one or a higher hedge to protect our property and an area of green space between old and new. A path is not the answer as this will just give an excuse for people to drop more litter by some of the inconsiderate people in the village (living by the shop you'd be amazed about the number of people who don't give a monkeys about dropping litter even though they are right next to a bin). I don't know what the answer is but a green space to try and preserve some of the existing wildlife that is about to be destroyed by housing / greed would be appreciated.

I don't know if its appropriate for this type of space but can some consideration be given for allotments? Crest included some on their site but then restricted it to their buyers only, Bell may also be doing similar? I believe there would be considerable interest in this type of community space.

another thought. If the Parish Council was able to make a profit out of running allotments, would that be a bad thing? All the profit would flow back into the parish, after all. Currently all the allotments on the new estates are being run by the management companies that take fees from the new residents. It's not surprising therefore that they've been allocated to new residents. If the Parish Council could obtain land for an allotment site (land that wasn't in a flood plain (and I'm not sure about the sites in question here)) we would look into it further

Allotments are a good plan, but they would need to be offered to existing residents first. As long standing residents we are overlooked for things like this, we have to put up with the disruption and get absolutely no compensation. Maybe a community orchard. Lots of lovely fruit trees which will bring in wildlife and benefit all.

With the site in mention I think a strip of land with fruit trees would be a great idea. That would also keep the wildlife in the vicinity as well. That wouldn't be overly expensive for the developer surely.

We currently have a ditch running along the edge of the field at the end of our garden (Wooton Rd end of Manor Lane). This ditch has saved our garden from being flooded on several occasion in the past 20 years or so, and on a couple of occasions even that overflowed. This is despite the take-up by the fields. Heaven knows what is going to happen with the fields covered in asphalt and concrete, nowhere for the excess water to go. So what will certainly be required is some sort of bund/ditch system to take what is going to be a very large amount of surplus water. I like Rene's suggestion of a community orchard. A wide band of thirsty trees all around the perimeter of these fields might just go some way towards taking up the excess rainwater.

It's the flooding issue that we need to be mindful of - the stream has been much better managed in recent years but the opportunity to use this buffer land to help with the problem must be considered please

Just throwing it out there - why are only CEG suggesting a buffer whereas Bloor are not? For me, I am equally concerned with high roof angles and 3 story houses along with the developers seeming to raise land height (clearly to reduce the flood risk they claim doesn't exist). These things may make bordering new developments far more imposing than a buffer. Ideally I would like these things strictly controlled.

I'm happy to be involved in setting up a community orchard, the charity I work for has assisted quite a few communities in setting up so I can ask advice

In other villages' neighbourhood plans they have strived to get developers of adjacent new housing sites to integrate them into the existing village with multiple footpaths "stitching together" the new and existing housing areas. If new developments only have a single access to the main road, they remain semi-isolated from the village. I would like to see a footpath running along the "landscape buffer" with connections to the various cul-de-sacs in Woodlands Road and similar footpath accesses to the new development. However, when Crest Nicholson developed the Woodlands Road estate I suspect that they would have retained ownership of a "Ransom Strip" across the end of each of these cul-de-sacs. If so, such connections may not be viable.

the back of woodlands road is pretty much peoples back gardens so I'm not sure the benefit of a pathway all along the back of the houses that will only allow people to look in gardens ? Yes connections i agree with but a path way all the way along isn't the way to go - the reason for the buffer is to protect and respect privacy of existing homes - a pathway would go against that

There might be a middle ground with existing residents agreement. There is a potential opening near 183 Woodlands that could allow foot passage between the far end of the Woodlands estate and the approximate middle of the CEG development. I believe an unofficial stile exists near that position although there is no definitive PROW there. Land searches would need to establish who owns the green space there. There are advantages and disadvantages to moving this forward and I'm sure it would only do so with full community support.

Hopefully there is a way through - so to speak. I also don't want to see developments isolated from foot passage if it can be sensitively avoided. There is quite a lot of talk about "green ways" - what is involved with those? who owns and maintains? Is there any prospect of cycle ways being included as I think anything that allows cyclists to avoid the busy sections of the Wotton Rd would be helpful for both cyclists and motorists

Not trees they would block the sun on winter days, hedge a good idea but there has to be access to maintain the ditch which is needed to prevent floods.