

## Minutes of Old Marston Residents meeting - Hill View Farm Group

15<sup>th</sup> September 2025

Mortimer Hall, Oxford Road

### Present:

#### Parish Council:

Duncan Hatfield – Chairman

Mary Clarkson – Oxford City Councillor

Charlotte Vinnicombe – Vice Chairman

Tim Cann – Parish Clerk

#### Members of Public 25?

Martin Smith – parish councillor

Mickey Bates – parish councillor

Jackie Osman – parish councillor

Charlie Hayne – parish councillor

### Minutes:

Anna Greenford

### Apologies for Absence:

Oxford City councillor Kate Robinson

### CC of minutes:

to all named and members of the public

present who

provide their email details to

[traffic@oldmarston-pc.gov.uk](mailto:traffic@oldmarston-pc.gov.uk)

### 7pm start time

#### 1. Duncan opening remarks:

- Reason for meeting:
  - to bring together local residents and anyone affected or concerned
  - to raise the issues, present a united voice, and to decide how best to respond.
- For context this is a development taking place simultaneously with Marston Paddock, with Almonds Farm expected (timing unknown), so 3 major developments ongoing in the village.

#### 2. Residents initially asked for clarification on the traffic agreements in place.

- Duncan outlined the route that **construction** traffic **have been told** to take – from A40 along Marsh Lane, Cherwell Drive, Oxford Road, Mill Lane and vice versa (avoiding Elsfeld Road). Mary Clarkson said that this route had previously been raised as a concern, but went ahead never-the-less
- Timings of access according to the Construction Traffic Management Plan CTMP are 09:00 to 15:00
- *CTMP Additional info: “4.12 Deliveries shall not take place outside 09:00 to 15:00 hours from Mondays to Fridays. Deliveries will be made outside of peak*

*times (where practicable). There will be no deliveries on Saturdays, Sundays, bank holidays or public holidays”*

3. Current communication in progress between local councillors/parish council and authorities

- Mary Clarkson has been corresponding with Oxford City Council Planning Enforcement (who are responsible for investigating and addressing breaches) and has informed them that the agreement with Bellway has been breached in several areas:
  - Residents were not informed before the start of construction and to date have received no communication
  - Vehicles are speeding along approaching roads and particularly Mill Lane
  - Vehicles are attending outside of the allocated hours.
- Planning enforcement say that they are investigating
- She mentioned that Mark Lygo has also been in correspondence with Highways.
- The Parish Clerk has been in contact with the site manager inviting him to the parish council meeting. He responded that this would not be possible until mid-October and only during working hours.

4. Points relating to the current 10MPH signage were raised.

- At least 4 of the current signs are either knocked over, damaged or unreadable – who is responsible for their maintenance ongoing (Bellway or Highway Maintenance?)
- It's not clear who they relate to or what is the reason for them. They do not mention construction traffic
- They should include the timings of access
- There should be additional 'Children crossing' signs
- Potential help with new signage was discussed including St Nicholas Sunday school, Scouting groups and local schools
- City Council has imposed the speed limit which relates only to construction traffic and is not enforceable by the police.

5. Damage caused to date by construction traffic:

- 2 traffic calming bollards knocked down.
- High pavement outside Cromwell house cracking (these are potentially listed)
- Bricks have been knocked out of the kerb on several sites along Mill Lane
- Stone Wall damaged by vibration of vehicles and in danger of collapse by the Old Reading Room on Oxford Road
- Possible ceiling collapse at Cromwell House

6. Residents raised incidents which had taken place just that day:

- 15<sup>th</sup> September at 15:20 7 construction vehicles parked across Mill Lane outside of properties in some cases blocking access, with engines running.
- 15<sup>th</sup> September a vehicle idling outside 4 Oxford Road at 08:40 during peak time as children are using Oxford Road on their way to schools on Cherwell Drive/Marston Ferry Road.

- There was also comment on the general levels of noise from the site, but today being particularly bad
- Current work by Thames Water at the end of Mill Lane reducing the access to one lane.

7. The danger of this heavy construction traffic was highlighted by many members of the public.

- Children and their families use this route to and from school, on foot and on bikes as well as by car
- Vehicles arriving early and waiting to approach the site at 9am are in the area at the time children are walking to school
- A cut off at 3pm does not avoid pedestrians/cyclists/traffic relating to the end of the school day
- Play school at Mortimer Hall ends at 12pm
- There are often multiple vehicles in succession on these narrow roads
- At points on Mill Lane and Oxford Road the pavement is very narrow with encroaching walls/hedges, with narrow roads and parking meaning that large vehicles can't avoid driving directly up against pavements
- Vulnerable residents at Bradlands were mentioned

8. The potential for Direct Action was discussed

- It was suggested that group action should be taken to stop lorries putting pedestrians and particularly children at risk immediately.
  - Option 1 - Residents could potentially park vehicles on either side of Mill Lane in accordance with current parking restrictions, using signage in the windows to force M&J Evans to engage with the community.
  - Option 2 - simply approaching the site manager as a group
  - Option 3 – congregating outside of site gates and informing the Oxford Mail
  - Option 4 – providing a visible presence on the road as a deterrent – a 'lorry watch' group
- A nominated spokesperson would need to be agreed. A slogan "Stop the Lorries" or a more moderate alternative could be considered.
- Several members of the public were in favour of some kind of direct action

9. Communication and Consultation

- One member of the public has attempted to contact the site/project manager on site but they have not been successful.
- M&J Evans are also not engaging with Parish Council members.
- When contacted Bellway said that the work was subcontracted to M&J Evans and they were not responsible.
- The lack of adequate consultation from the City/County Council was agreed.
- Duncan pointed out that the council had gone beyond their legal obligations in consultations.

10. Back Lane Development plans

- Charlotte Vinnicombe highlighted that the current plan for pedestrian and bike access once the development is complete is via Back Lane

- There is a plan to **upgrade the surfacing of** Back Lane to make it more accessible.

## 11. Potential Solutions discussed

- There was a general consensus that direct access to the A40 would be much safer and appropriate. It would avoid the issues of greatest concern to residents. It was also noted that the Farm used to have direct access to the A40 and Bellways were also in favour of this solution.
- An objection to this **(object to what and from which council)** from the council has been slowing down traffic. It was noted that this is the only section of the Eastern bypass with a national speed limit of 70MPH. Traffic at this speed in such close proximity to the new development would cause a major noise nuisance, particularly without any acoustic barriers – these have not been included in the plans. The current Marston junction seems to have little impact on the speed of traffic.
- The original plan for the development had included direct access to A40, but this was later refused and the Oxford Local Plan 2036 adopted by Oxford City council establishes access from Mill lane to both Hill View Farm and Land West of Mill Lane developments.
- Mark Lygo is attempting to open new discussion regarding A40 direct access with Highways
- Can traffic be marshalled to/from Elsfeld Road and outside of Mortimer Hall during peak hours only?
- The Marston Speedwatch Group should co-ordinate with this group. They have equipment but need permission from Highways to monitor speed. Highways have said they are supportive in principle, but arrangements are ongoing?

## 12. Follow up actions to be taken and next steps:

- Complete survey??
- The Parish Council will **compile** a log of incidents including photographic evidence. Any additional information/photos can be emailed to [traffic@oldmarston-pc.gov.uk](mailto:traffic@oldmarston-pc.gov.uk) or [clerk@oldmarston-pc.gov.uk](mailto:clerk@oldmarston-pc.gov.uk) These will be fed back to Planning Enforcement
- The parish council will look for ways to engage the developers including asking them to attend the next meeting. It was noted that the site manager had emailed his availability - after October and during working hours.
- Continue to approach Highways and push for A40 direct access. The parish council will also invite a rep from Highways to the next meeting, so they gain a better understanding of local issues with the current arrangements.
- Encourage Speedwatch to monitor traffic, push for gaining permission to do so asap.
- Enquire about compensation for any damage to property.
- Can the **City** council confirm a start date for the Almond Farm development.
- Follow up meeting to be arranged in the next few weeks.
- All meeting minutes to be emailed and updates will also be included in the parish council channels (including website, FB, Instagram, noticeboards...)

## 13. Links for further info and contact details

- Oxford City Council planning application 20/03034/FUL: Hill View Farm, Mill Lane, Marston, Oxford OX3 0QG
- Link to Construction Traffic Management Plan  
<https://public.oxford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SRKY7OMF11200>
- Members of the public and anyone interested were requested to email the parish council on [traffic@oldmarston-pc.gov.uk](mailto:traffic@oldmarston-pc.gov.uk) or [clerk@oldmarston-pc.gov.uk](mailto:clerk@oldmarston-pc.gov.uk) to provide their email address for updates and circulation of the meeting minutes.
- Communications with Planning Enforcement at Oxford City Council can be sent to [planning@oxford.gov.uk](mailto:planning@oxford.gov.uk) or [penforcement@oxford.gov.uk](mailto:penforcement@oxford.gov.uk)
- John Peachy Site manager at M&J Evans [0532@mjevansconstruction.co.uk](mailto:0532@mjevansconstruction.co.uk)

14. Final thanks to Duncan for organising the meeting.