

Gosford and Water Eaton Parish Council

Minutes of the Parish Council held at West Kidlington Primary School on Tuesday 14th July 2026 at 7pm

Meeting commenced at 7pm

Councillors present: Cllr Clive Stayt (Vice Chair), Cllr Carol Matheson, Cllr Fiona Mawson (DC), Cllr Suzanne Wilson-Higgins (Chair), Cllr Suzanne McIvor, Cllr Nigel Simpson

To receive and accept apologies of absence from: Cllr Merlin Smith, Cllr Ian Middleton

Other attendees: The clerk, Tom Darlington (CDC), 1 x member of public

26/023 Declarations of interest: Cllr Smith farming within area of development potential. Cllr McIvor is part of Friends of Stratfield Brake. Cllr Simpson declares he is a season ticket holder for OUFC.

26/024 Public Participation:

Tom Darlington spoke to the council regarding PR7a.

The developers have opted to provide the land and some money regarding the PR7a Pavilion. CDC have negotiated an agreed contribution for the land and the sports pitch. CDC understands desire from parish council for a pavilion plus other opportunities that have interest in the site (Oxfordshire football). CDC are doing due diligence as officers of the District Council. It is hoped a consensus will be made at the Area oversight group. Consultants have been appointed by CDC (David Hemstock) to look at options which include:

- Option – grass pitches, basic pavilion and community room
- Option – The FA have said in terms of capital to the building they would bring 300k to the building on top of S106 funds. Plus, opportunity for further funding from football foundation for up to 60% cost for 3G pitch on the site - *This option is being explored further based on one 3G pitch (floodlit).*

The last Area Oversight Group did not discuss the pavilion, just the pitches. It is noted a more realistic option for the pavilion needs to be considered.

S106 funds won't be available for some time, and it is linked to multiple housing sites – not just PR7a.

The council questioned whether any funds could instead be spent at Stratfield Brake which is the parish biggest expense. S106 can be spent on capacity requirements. If we could identify improvements to increase Stratfield Brake to accommodate demands, then it is possible for S106 to be considered. PR7a site was considered required in addition to SB which is why this is the target for football consideration. It is possible S106 could be used to make pitch improvements at Stratfield Brake. This could still also enable us to have grass pitches at PR7a.

Detail on who would manage pitches and pavilion at PR7a are not confirmed. The council has again requested a space in the pavilion dedicated to the council – a requirement is needed for storage / office / meeting space.

Area funds money may need to be used to bring a consultant in to support the pavilion ideas. The current consultant will take things to a certain point. Post then CDC will work more detail in and more formal sessions with the parish council. Next steps Tom Darlington will take our ideas back to the consultant.

Oxfordshire Football – if they could get involved in the facility it could be local but not confirmed which clubs.

4 hectares of football provision has public open space adjoining it. There have been some green space reviews done by CDC.

Within the development there can be space / provision for other sports in the future.

Area Spatial Study – this is part way through. The Oxford Growth commission set up in 2025 by Government to look at opportunities in and around Oxford for growth. One area highlighted was the Kidlington and Oxford Parkway opportunity area. CDC received funding to start a spatial study. Focus has been on existing PR sites and trying to bring those forward quicker -and assess infrastructure to support those sites. Stage 1 and stage 2 reports have been produced, and they start to talk about vision for the area. Stage 3 has been commission by Homes England and has been started. The area has broadened at the request of the Growth commission – takes in some of West Oxfordshire, Islip, South and Vale. The main question is what the growth potential (housing as key focus) is. Economic sites are also looked at. Stage 3 is planned to complete around September. Full report has to go to government by end of year.

Golf needs assessment – Tom Darlington confirmed reached out to Golf England (with little success) to support updating sports studies. There are 3 studies (CDC (independent), Litchfields (for developers), Greenway). Planning team will hand the assessments to separate consultant to make a recommendation.

26/025 To confirm the minutes of the previous council meeting on 9th June 2026 It was **RESOLVED** to approve the minutes of the meeting on 9th June 2026. Proposed Cllr C Stayt, Seconded Cllr S Wilson-Higgins.

26/026 Update on progress and matters arising from the minutes held on 9th June 2026:
None

26/027 Clerks and councillors report summarise and questions:
No comments
Cllr Ian Middleton shared his report and circulated.

Cllr Nigel Simpson noted Shipton quarry may put planning in later this year for 1600 houses. This is not in our parish but is adjacent to us.

26/028 Financial Matters

(26/028.01) To approve the financial reports. It was **RESOLVED** to approve the financial reports (Bank reconciliation to 30th June 2026, payments and receipts).

The current bank balance is: £90,639.21 (as of 30 June 2026).

Councillors **RESOLVED** to approve the bank balance and financial reports including the bank reconciliation. Proposed S McIvor and Proposed N Simpson (Councillors all voted in favour).

(26/028.02) To approve the financial reports. It was **RESOLVED** to approve the payments this month. Proposed S McIvor and Proposed N Simpson.

Councillors receive copies of the invoices to review ahead of the meeting. Statutory payments were already authorised and have been paid via standing order.

Statutory salaries, HMRC, pensions already approved and set up – All to be made via online banking. These are set up by the RFO to be clicked in the approvals list.

West Kidlington venue Jul - £80

Clerk office expenses (June) £52.15

Playground Supplies Ltd – Cromwell Way play invoice 6649- £13,076 plus VAT

CIS Ltd IT - £341.05 support and hosting

Ady Podbery – inv 5608 £462.60 (June mowing and litter)

Invoices to support payments are provided alongside the finance report. PAYE figures to be listed as £confidential in published documentation.

Information Commissioners office (mandatory) renewal has happened: ICO - Renewal confirmation ICO:00014619459 - £47.00 (payment taken by Direct Debit)

26/029 Planning:

(26/029.01) To consider all recent applications received from Cherwell District Council and consider a response: *Application information circulated to councillors prior to the meeting.*

26/00720/OUT - EXOq at Frieze Farm site – comments required in this meeting as per email.

For this site the parish council has not been consulted. They have been consulting Kidlington Town Council and not our parish. This development sits in our parish.

The site will have lab space, hotel as well – this will be a campus.

Our first comment should be that we need to be consulted and request a meeting with the team to engage with us.

We can provide a high-level response with comments below:

- Lack of foul water / sewage infrastructure
- Surface water issues

- Lack of freshwater supply
- Golf course provision – this site was allocated for this
- Parking provision unrealistic at park and rides (but also EWR have implications for Parkway)
- Northern tip of golf course site likely to have EWR Network rail bridge
- 6,500 jobs and 1,800 parking spaces – heavy car usage and no parking
- Noise concerns for Data Centres
- Environmental concerns for Data Centres
- Traffic already at saturation without this development (concerns about local and commuter traffic). Need a road strategy.
- Rail capacity would need significant improvements.
- Woodland / trees need to be taken down, wide environmental damage.

Cllr McIvor will work on the first draft which will be high level.

The council RESOLVED to object to this application 26/00720/OUT - EXOq at Frieze Farm site.

Application No.: 26/01398/REM

Applicant's Name: C/O Rachel Whiting

Proposal: Variation of Conditions 1 (plans), 2 (External details, Material specs), 3 (CEMP & CTMP), 4 (Energy Measures), 5 (EV Charging Infrastructure), 6 (Installation of Fibre), 7 (Cycle Storage Facilities), 8 (Parking and Manouvering Details) and 13 (Arboricultural Method

Statement) of 25/00431/REM

Location: Vistry Homes Land At, Bicester Road, Kidlington

Parish(es): Gosford And Water Eaton

No comment or objection.

Application No.: 26/01469/SCOP

Applicant's Name: Rosie Williams

Proposal: Scope of an Environmental Impact Assessment ('EIA') to be submitted in conjunction with a planning application for a residential-led development comprising up to 800 new homes ('the Proposed Development') at land west of Oxford Road (formerly North Oxford Golf Club) ('the Site')

Location: Formerly North Oxford Golf Club (PR6b), Oxford Road, Gosford And Water Eaton, OX2 8EZ

Parish(es): Gosford And Water Eaton

No comment or objection

Application Consultation

Application No.: 26/01330/LB

Applicant's Name: The Dean and Chapter of the Cathedral Church of Ch

Proposal: First-floor bedroom lathe and plaster ceiling stripped and replaced with a new lathe and plaster ceiling (retrospective)

Location: Water Eaton Manor, Oxford Road, Gosford And Water Eaton, OX2 8HE

Parish(es): Gosford And Water Eaton

No comment or objection

(26/019.02) To consider and discuss propose OUFC stadium. The council will wait for the results of the FOSB case for judicial review (oral permission hearing) before determining whether to engage with OUFC. The stadium is not in our parish.

(26/019.03) To receive an update from the Stratfield Brake user group. The council have shared the agreement with KTC and GWEPC to our lawyers to check before we sign it. This is ongoing as our lawyers would like further discussion. Kidlington Town Council has approved appointing a trading company that is owned by the rugby club (Stratfield Brake Events). This is not independent and it should not have been signed before our papers have been signed.

26/030 Parish Matters:

(26/030.01) To discuss flood protocol / emergency plan for GWEPC and local area and reconfirmation of flood wardens. Cllr Simpson and Cllr Stayt will be flood wardens and we will advise OCC. Cllr Stayt has been an existing flood warden for some years.

(26/030.02) To consider the possibility of a Neighbourhood Plan for GWEPC. Neighbourhood plans are expensive and must be redone every 5 years and remain current. Until it is complete and signed off it is not valid. For now, the NP will be deferred but if the parish continues to grow, we will need to bring this to discussion again. We will put for further discussion in September.

26/031 Items for information and next agenda only.

(26/031.01) - Several residents have contacted regarding traffic using Water Eaton Lane to the building sites – this has been escalated to CDC and District and County Councillors.

Hills Development, Land North of 66 And Adjacent to Water Eaton Lane, Gosford, Kidlington

Following further consultation relating to your concerns regarding the temporary access on Water Eaton Lane, the Council have an update on the information provided on Thursday 25 June 2026 from CDC.

A request from the developer has led to further consultation with Oxfordshire County Council Highways and the Council have agreed that the current temporary access will remain in use until Monday 3 August 2026. This will allow construction and office-based staff to access the site while the main entrance on Bicester Road is established for heavier traffic.

As previously stated, in consultation with OCC, the Local Planning Authority has agreed that the access may continue to be used by passenger vehicles and small trade vans only, where necessary to avoid parking congestion on Water Eaton Lane. Use of the access by heavy vehicles remains unauthorised, including plant and delivery traffic.

Following 3 August 2026, the access will be closed to all vehicular access.

26/031/02 - The council also received correspondence from Greenways, local golfers' group: GreenWay to all Kidlington and Gosford & Water Eaton Councillors to ask for your support in persuading Cherwell to refuse the recent Exeter College application for a huge 'Research and Innovation District' at Frieze Way. *(The council discussed this in planning).*

26/031.03 - Add Neighborhood Plan to September agenda.

26/031.04 – Cllr N Simpson advised he is supporting setting up a 'Men in Sheds' group – looking to set a group up locally. Need a facility. The facility needs space for equipment.

26/032 Date of the next full council meeting – 8th September 2026 – 7pm West Kidlington Primary School.

Meeting ends 9.20pm