**Appendix 4 – question 3f.**

* Impact on parking & traffic congestion, already impacts on Oakley bridge. Maintaining the feel of Oakley.
* No apartment blocks as they would not fit with the make up of the village
* Agreeing to development in one area will set a precedent for the whole of the area which may then be detrimental. Eg .Allowing some development in gardens along the High street may result in 'Ribbon' backland development along the whole length.
* Initial development should be very carefully considered prior to consent being given.
* Considering the traffic implications getting into and through Oakley is nearly always problematic.
* The buildings need to blend in with the neighbourhood be attractive & with space, ie. not too many crammed into a small space.
* The new housing needs to be in harmony with the other buildings that are already there. Also there needs to be space rather than housing being crushed together. Oakley is a village not a small town.
* Parking to be adequately provided for number of houses infrastructure - roads, sewage, network, school places, (without increasing class sizes)
* Access to and from the village is difficult at certain times of day and night, plus vehicles cutting through village, new road to help, don't hold your breath!!
* Keep the big green in the middle of the village for children and teens to play Green alongside Station Road place for school kids and place for people to walk their dogs Woodlets and woods same as above.
* design should reflect the character of the village
* If houses are to be built they need to have good design to enhance the village - not just 'little boxes'.
* We must not expand the village, other than filling in the large gap between the school and the railway line - but leave the sport area unspoilt.
* Development should be on small sites and design should be in keeping with the best newer dwellings in the village.
* The access to Oakley by road under the railway bridge and over the twin bridges is a major concern. Without development, the access is significantly blocked at times. Work needs to be carried out urgently to permit two-way traffic under the bridge and to install traffic lights on the bridges to create a flow of traffic.
* Essential there is adequate space between each house and very important there is sufficient car parking for each house alongside the house, not on the street. There is enough of a problem with on street car parking.
* Sustainable, low energy, well designed, with adequate storage and a garage you can actually get a car in!
* All new development should keep the open & green & rural feel to the development as in the past. This is why I am troubled by the number of houses expected to be placed on quite small sites. People are entitled to privacy created by small trees & hedges.
* Avoid already busy locations (ie school playing fields, club) to reduce nuisance to new tenants/owners. Parking & access must be sensible.
* While area 170 is the most obvious candidate for development, consideration should be given to the area east of the railway between Railway Cottages & Highfield Road.
* More big houses to provide local jobs.
* Ensure there is sufficient space for parking, include play area for children, green and environmentally friendly
* No requirement for additional Housing Association properties
* External appearance, variability, rural character
* Design needs to blend in with adjacent properties.
* As I have already indicated, the extension of housing into existing beautiful land which is outside the village plan is short sighted and very inconsiderate for the future of the village. We already have a Bromham and a Clapham. We must retain the beautiful areas in and around Oakley for future generations.
* Don't feel any more buildings are needed in village
* Everything needs to fit in with the character of the village & location within village.
* It would be essential for new homes to be sympathetic to existing architecture. Maximum 2 storeys.
* Sheltered housing that is built in a single complex for older people who need warden supervision. 2-3 room apartments would be very useful
* To ensure Oakley remains a village and doesn't spread towards surrounding villages
* Any new development should only be allowed where it has no negative impact on any neighbouring properties, such as blocking idyllic country views, or increase in car noise
* would prefer that properties are more adequately spaced and have rural aspect in design in keeping with quiet village location.
* To keep the style of properties in keeping with the rest of the village. to accommodate parking need bigger driveways
* Must fit with the current nature of the village. Ideally there would be no more additional housing in the village
* There is some potential for In filling that could handle up to 20 houses Oakley has seen a lot of development in the last few years.
* Buildings should be environmentally friendly
* In keeping with existing houses. Off road parking. Environmentally friendly.
* Good design of any new building is very important. Layout of any new housing must include green space and adequate parking, also footpaths
* Eco friendly houses. If built by railway sound proofing. Parking spaces
* It should be in keeping with the village. The natural area around church, river & the bridges should be protected.
* Build on field opposite school for groups listed above no other development in the village. Cater mainly for young families
* Design should be consistent with neighbouring properties and not like e.g. the huge house with the gates beside the Methodist Church
* Eco friendly measures in new buildings.
* Should go for contemporary design.
* Nothing built more than 2 storeys or subject to flooding. Consideration must be given to increased traffic.
* The village will not be able to support large scale housing development.
* No housing development outside the village boundary.
* The development has to be compatible with the nature of the village
* Any development to be such that maintains the character of the village and enables the village to be a separate entity, not become part of any urban spread.
* No point in building bungalows for older people or smaller houses if they are going to be pulled downor made into a house. The only safe place for the elderly in Oakley is Lovell Homes.
* Use locations in Clapham
* Not all elderly people want bungalows but would be able to get up stairs
* Proposed site 170 should be designated for expansion of sports fields for both schools plus additional parking for school activities.
* Any developments around our heritage sites need to blend with existing, e.g. Old School, High St, Duke of Bedford and stone built houses such as the pub
* More consideration should be given to parking. If you are building 4 bed homes you have to think the house will have up to 4 cars so why only give space for 1 in the garage and 1 on the drive? Oakley roadways are cluttered with cars often with wheels on the path. All roads in a development should have a path on both sides so pathways to front doors are not obstructed
* adequate off road parking should be a pre-condition
* Very opposed to site 171. It has been demonstrated many times that this is unsuitable due to access and impact to this area of the village
* For older people to be in the centre of village and so able to access shop, hairdressers, village hall.
* Build up - 3 storeys a waste of space. Build bungalows for the elderly
* How many large homes do we need? There seem to be a considerable number of homes in Church Lane being extended
* No more developments
* Design must fit into the character of the village. Vital to retain open rural aspects of the village otherwise it becomes part of Clapham/Bedford.
* The houses should fit in with the existing homes
* Consistent with existing housing in terms of appearance Off road parking provided with build (2 cars per property)
* Retain the village feel. Improve paths and cycle ways for the school children. move path away from edge of Lovell Road - it is narrow and many children on the path. Dangerous
* Must be of high quality design with reasonable sized gardens + plenty of off road parking
* Several estates providing 3 bed homes. Perhaps variety/individual 4/5 bed homes required
* Needs to be small scale, in areas which are not valuable amenity land, i.e. NEVER on village green, sports filed or school fields
* Open aspect, low density
* Sympathetic architecturally to fit with the original village buildings.
* Enough consideration must be given to car parking provision as parking is a big problem in the village at the moment. One allocated car parking space per dwelling is not enough. When deciding upon locations for development, I believe it's vitally important to preserve the open areas that are currently in regular use by the community, such as the nature reserves at Linch Furlong, Browns Wood and Judges Spinney, the allotments and community orchard.
* Infrastructure provision, parking, through traffic discouragement.
* Should be in keeping with a village environment i.e. no over-development. Not too extreme in design, apartment blocks no higher than 3 stories, retention of green spaces
* Design should blend in with the existing variety of dwelling designs
* Should be on the side near the A6, where the school is.
* Build near the school and make them attractive with gardens
* sustainable low energy
* The existing village envelope should not be enlarged
* The village envelope should not be increased.
* should be in keeping with older stone properties and on built up side of the village (Clapham side)
* Only they should be in keeping with the surroundings.
* Need to fit in with existing housing.
* Spread over the period of time, impact will be less. Avoid large developers. Would need funding for provision of roads and services
* Making sure there are enough services such as schools doctors and ? A larger shop
* Should be traditional style of Oakley
* Infill housing would be better than large developments.
* Design should be appropriate for village location
* It is vital that we preserve the 2 most valuable aspects of the village, which I beleive are (a) the community facilities of sports club, village hall & school and (b) the river environment. The river meadows, church & their environs including the field between the bridges and Church Lane are vital to the village's identity, beauty and social wealth and must be preserved. Any encroachment, however small, would damage this unique asset.
* To be in keeping with current surrounding properties in any areas house were built
* Parking spaces
* Yes - in addition to what I have just said, I must stress that the concept of destroying Protected woodland in Westfield Road and building large (not needed) houses on what is protected woodland and open, long-established farmland, is quite wrong in principal.