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**Notes of the meeting with Archstone on 25th September 2017.**

**Present:**

The Archstone Team: Jonathan Porter, Matthew Gough, David Joseph (Bloor Homes), David Knight and James Bonner

WNDP: Gill Bindoff, Pepita Bianchi, Pauline Harvey, Keith Jackson

Watlington Parish Council: Ian Hill, Matt Reid, Tom Bindoff, Terry Jackson, Fergus Lapage, Rob Smith, Tony Williamson

The purpose of the meeting was to view the detailed proposals for development of WNDP Site A – Britwell Road. The planning application was expected to be submitted to SODC in October. The meeting was held ‘without prejudice’ to consideration of the planning application by Watlington Parish Council.

1. **Watlington NDP:**
	1. GB gave an update on the progress of the WNDP. Submission versions of the WNDP documents are in preparation. The Watlington Traffic Management Plan is expected to be finalised shortly. Submission of the WNDP to SODC is delayed as a result of the need for a final Habitats Regulations Assessment. SODC has commissioned the HRA but updated information from Natural England is required before the assessment can be completed. This may not be available until later in the year. As soon as the HRA is available, the WNDP will be formally submitted to SODC and will proceed through a final consultation and the examination.
	2. Progress is being made towards agreement on the re-alignment of the B4009. The WNDP team have been in discussions with SODC, OCC and the HCA.
	3. A Strategic Flood Risk Assessment, including a sequential test of sites allocated in the WNDP, has been carried out and is now on the WNDP website. Site A was assessed as part of the study and recommendations were made regarding drainage, including the need for a surface water drainage strategy.
2. **Design proposals on Site A:** the presentation gave an opportunity to make comments on the proposals and to ask questions.
	1. JP gave a general outline of the proposed scheme: there is provision for 183 new homes (which include 40% affordable homes) together with 650 sq. m. of employment space. The emphasis on 2 and 3 bedroom homes rather than larger 4 and 5 bed. homes has led to the increase in the number of new dwellings proposed. The ‘affordable’ homes are spread throughout the site: they will be built from the same materials as the rest of the new homes but will not have garages.
	2. It was noted that the design only includes 1 single storey home. The Watlington Housing Survey had indicated that there is a local demand for detached and semi-detached bungalows. DJ (Bloor Homes) agreed to look again at the number of single storey homes proposed on the development.
	3. It was also noted that the design scheme does not include any plots for self-build. The demand for self-build identified in the Watlington Housing Survey was high. It was confirmed that it is unlikely that a review of the design of the development will include self-build plots.
	4. OCC officers have walked the site and have advised on the junctions. Land will be reserved for the re-aligned B4009 to link with Cuxham Road. The new roads will be adopted by OCC. A link to the existing roundabout on Cuxham Road using the spur to the Industrial Estate is proposed. The WNDP team has reservations about this and would prefer to see this link only provided for cyclists and pedestrians.
	5. Consideration is being given to the impact of additional traffic on Cuxham Road and Pyrton Lane. Minor ‘interim’ measures are proposed to widen the ‘S’ bends on Pyrton Lane to facilitate the flow of traffic – this proposal has come from OCC. The Watlington representatives explained that this would create a significant problem for local residents and is likely to generate an adverse impact on confidence in the WNDP.
	6. A build-out at The Goggs is proposed – this proposal has come from OCC. Previous advice from OCC has been that a chicane type structure on Britwell Road is not suitable because of visibility issues.
	7. Proposed improvements to access for pedestrians were explained.
	8. Parking provision: details are in the Design and Access Statement. Visitor parking on green areas and verges are expected to be avoided. It is likely that planning permission will include a condition that garages are not converted into residential accommodation.
	9. Green Spaces: it was noted that the green areas are located at the edges of the development but that only the small play area is near the centre. The green area proposed on the Britwell side of the site is poorly located for a recreation space as it is on the opposite side of the re-aligned B4009 from the majority of new housing. The area in the flood zones contributes to the high proportion of green spaces on the site and could include an area of fruit tree planting.
	10. Sustainable development: every house will have a charging point for electric cars and will also have fast broadband.
	11. The development will generate the sum of £1,000 per house for local public transport via the S106 Agreement. This was welcomed by the group as access to public transport is essential for development in Watlington to be sustainable. Additional funding is needed to support services which have been cut by OCC and to provide funding for new services which have been identified locally.
	12. Green spaces etc will be managed by a Management Company, funded by residents. Members of the public will have access to the green spaces, footpaths etc throughout the site. A pedestrian link between the site and Windmill Piece was proposed. This would need to be discussed with Sovereign.
	13. Development of the site could begin approximately 15 months after the granting of planning permission. The site would be developed in phases and could be completed in 5 years.

The meeting closed with thanks to the Archstone team for presenting the plans, clarifying the proposals and answering questions.

Notes taken by T. Bindoff.