

# WATLINGTON

## NEIGHBOURHOOD PLAN HOUSING SURVEY

### REPORT APPENDIX

April 2016



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**This document lists comments made by respondents to the Watlington Neighbourhood Plan Housing Survey.**

## Summary

- 675 surveys were returned
- 187 comments were made
- 226 broad themes were noted in comments

## Breakdown of comments by theme

Theme	Number of comments
<b>Housing development- specific comment</b>	
Cheaper housing needed	41
A good mix of housing is needed	11
New housing should be built in small sites/ numbers, not on large estates	11
New housing needs to be well designed/ in keeping with local character	10
More social housing is needed	9
New housing should utilise brownfield, infill and industrial sites	6
New housing must meet local needs	5
More family homes are needed	5
More 2-bed homes are needed	5
More retirement and older people's housing is needed	3
New homes should be built on the outskirts of Watlington	2
No more housing needed or wanted	2
Self-build housing needed	1
Do not build new housing on greenfield sites	1
Do not build new housing on flood plains	1
New housing should cater for young people's and older people's needs	1
New housing should be built in locations that contribute to infrastructure difficulties	1
New housing should be aware of the impact on wildlife	1
New housing should cater for keyworker needs	1
New development should facilitate 'walking distance communities'	1

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## Housing development and infrastructure– general comment

Concern about impact of new housing development on facilities and infrastructure – improvements needed	29
Need to maintain existing facilities	1

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## Infrastructure- specific comments

### ***Parking***

Concern about existing issues and the potential impact of further housing development	23
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### ***Traffic and roads***

- |   |    |
|---|----|
| • Concern about existing issues and the potential impact of further housing development | 14 |
| • Need for road bypass  | 12 |
| • Need for improved traffic control   | 3  |

### ***Public transport***

Concern about existing bus service provision and the potential needs of additional residents	6
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### ***Education (schools)***

Concern about existing infrastructure and the potential impact of further housing development	5
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### ***Retail and services***

Concern about existing infrastructure and the potential impact of further housing development	5
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### ***Recreation***

- |  |   |
|--|---|
| • Need to improve leisure and recreational facilities to meet current and future needs | 3 |
| • New cycle paths needed   | 1 |

### ***Health***

Concern about existing infrastructure (surgery, chemist) and the potential impact of further housing development	3
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### ***Employment***

Concern about lack of existing local opportunities and the potential impact of further housing development	2
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### ***Sewage and drainage***

Concern about existing issues and the potential impact of further housing development	1
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## List of comments

1.  
The real problem is the cost of housing. Affordable housing is a misnomer. It is not necessarily affordable, it is just lower cost than open-market properties.
2.  
My children have had to move to Wallingford to more affordable homes. I am saddened by this as my family roots have been in Watlington for at least 350 years. Very sad!
3.  
We would like to see houses that are affordable for local families. Normal people who work hard for a living. Houses with sensible family layouts, gardens and green space. We love Watlington and want to stay but as our children grow will this be possible?
- 4  
Need more 2 bedroom houses or bungalows.
5.  
Any housing should be tied in with the starting of a relief road to alleviate any extra traffic through the town.
6.  
Watlington needs a relief road to prevent B4009 traffic congestion in the town. The road should divert traffic around the NW side of the town allowing land inside the road to be used for the development of a large estate houses, similar in size to Willow, Ash and Sycamore Close that are now over 30 years old.
7.  
Starter homes at an affordable price for young people. This would enable a more balanced community and keep families together.
8.  
I wish a retirement home could be built in Watlington with flats of different sizes to rent. I would willingly pay for care – not nursing care but food, heating etc. included.
9.  
I have lived in Watlington all of my life. As I have got older I have found things harder to do. I have been in our rented house SODC for nearly 9 years which is 2-bedrooms which I share with my daughter. I have been trying to get a swap for a 2-bed bungalow in Watlington for several years without any joy. I feel a family could and would enjoy my big garden now. Therefore, I think more 2-bed bungalows would be of great use in Watlington for people who want to stay here and work here.
- 10.

Traffic control continues to be a major issue in the town. More housing will mean more traffic, therefore a clear strategy for traffic control will be necessary for any future housing development.

11.

Watlington must solve the traffic and parking facilities before any more houses are built in the town.

12.

Self-build should be encouraged. Detached houses with one off designs, not looking all the same. All new builds to be environmentally friendly, e.g., heat pumps (ground), panels on roofs etc. The detached houses should have fair sized gardens.

13.

What I would like to see in Watlington:

- Maintain strong community spirit – range of facilities including good shops along High Street
- Maintain the smart and interesting visual aspects of the town – new builds to be in keeping, streets clean, shops full and busy, no empty premises
- Means for large vehicles to go round and not through the town
- Better parking for residents and visitors – suggest resident parking schemes so shoppers etc. use the communal car park
- A swimming pool and gym – maybe with the school/college

14.

We would wish to keep the character and varied architecture of the town intact. More action needs to be taken to ensure empty properties are occupied. When houses are built, sufficient room for parking must be made.

15.

Watlington is a rural district with lovely green fields which should not be built on. There must be brownfield sites that can be used. The children of the future should have green fields to grow up with not concreted over. One has to think of surgeries and schools. Can they absorb the increase in population? Plus will housing go to local or immigrants.

16.

I have lived in Watlington for 20 years. I am very happy here and it is very quiet so I really love it.

17.

Downsized to Watlington 2 years ago. Can walk to doctor and dentist, use shops and bus service. These very important to elderly, especially the excellent large library. These are the excellent reasons why I moved to Watlington.

18.

More affordable 3-bedroom detached housing needed in Watlington.

19.

Additional private parking would be welcome that homeowners could either rent at low cost or have permit only spaces as there is a chronic shortage.

20.

A small development of mixed housing on the old Depot at the crossroads Shirburn Road would be a good site, access in Pyrton Lane, footpath through the recreation field into Love Lane.

21.

The cost of housing in Watlington has risen disproportionately in recent years. Watlington is essentially a village with limited facilities and services for its community. If a significant amount of housing were to be built here the current level of facilities would need to be increased.

22.

The Watlington Neighbourhood Plan must consider and promote all types of housing to suit the national and Oxfordshire demand and this includes all of the parish area including settlements and other areas near to the town itself where growth could be achieved without causing infrastructure difficulties.

23.

Basically, and I know it is almost impossible, we need to supply the minimum new housing deemed necessary with the widest spread of variety.

24.

That Barclays Bank closed down, which is a shame. Maybe another bank will come to the town.

25.

Whilst there is certainly a need for more housing in Watlington of a realistically affordable type, no development whatsoever should be undertaken until and unless the horrific traffic problem has been dealt with. The current weight limit is a joke because there is no one to enforce it. Equally, the High St has double yellow lines but there is constant parking on the pavements – again, there is no one to enforce the law. More housing means more people means more traffic means more congestion. I would like to move to a smaller property but sadly I don't think it will be here simply because of the traffic problems and pollution from traffic.

26.

Another development like Brookside would be nice, with a mixture of detached and semi-detached bungalows and houses and chalet bungalows, with garages and drives to keep cars off the road.

27.

If Watlington does not keep its young people it will become a gated community of OAPs. This is not a healthy balance. NIMBYism has no place in this community. However

Watlington cannot cope with more through traffic so with the building must come the bypass.

28.

Some of the social housing could be made better if single people living in social housing had more suitable housing leaving bigger houses for families. We need much more social housing as well as shared ownership to help with employment in Watlington. It is getting harder and harder to find staff for many businesses. I know several people in Watlington desperate for bigger housing as well as some who need their first home.

29.

We cannot move up the property ladder because there are hardly any properties between £200-300k. Whilst we have considered downsizing to get a property with a garden, it seems futile because we would have to pay a lot more than our current property is worth. We feel like we are trapped. There are hardly any properties for sale in our price range and those that do crop up are small, not that nice and usually on the estate which isn't so appealing.

30.

Trusting that with more housing comes more infrastructure, i.e., road diversion/alternatives, medical facilities, parks, schools upgrade/increase.

31.

As we have to have houses built in Watlington they should be spread around in small groups as opposed to 1 or 2 big estates. There should be a mixture of different types of houses for different needs, although large detached houses are a bad use of precious space!

32.

Several people who work at the care home would like to live in Watlington but can't afford it (same applies to numerous on the industrial estate). Your question in part 2 doesn't ask how many bedrooms are needed in new houses, which we suggest is a serious omission. Few large houses have been built. There are loads of people with increasing families who need larger houses.

33.

More Housing Association homes are needed. Watlington is too expensive to rent privately. Plenty of land to build around Watlington. Too many surveys and not enough action on housing matters. Very slow in coming to any decisions on housing makes all the councils look silly. Never any building of houses for the growing generations of people already here.

34.

Vehicles parking on pavements and in inappropriate places which could lead to possible accidents or worse.

35.

More shops needed, e.g., supermarkets, charity shops, clothes and shoe shops.

36.

Large estate type development should be avoided!

37.

If Watlington is to survive as a thriving community then all kinds of housing is needed. However, with a new growth in house building and provision there also needs to be a growth in other areas, schools, bus services, doctors, dentists and more commercial outlets etc.

38.

At present the number of houses without a drive or garage means that there is too much on-street parking, causing delays in Couching St, Ingham Corner and High St. Also, the narrow roads cause heavy vehicles to mount the pavements resulting in damage to kerbstones, sinking and uneven surfaces which pedestrians and prams find difficult especially in frosty weather. The limited number of general shops in Watlington means that many people need a car so the parking provision is important. It is also good to cater for the young first-time buyers to encourage a balanced age range.

39.

People of all ages clearly wish to live in Watlington and therefore it would seem sensible to promote sustainable housing growth as much as possible.

40.

As the church is trying to attract more people to use the facilities of the building surely it is not appropriate to build on the land round the old village hall as this has been the stumbling block for obtaining planning permission? The Rectory in Hill Rd stands on a copious amount of land which could accommodate several new houses.

41.

All in all I believe that Watlington does not need any more houses built. What we do need is a PCSO to walk the streets and parks of our community and a park that can be kept safe for our younger children. Doctor's surgery will become over-subscribed as a result of more houses, roads getting worse etc.

42.

There is an obvious alternative to moving/downsizing within Watlington and that is outside Watlington. If we follow that course our next residence would be the result of careful consideration of our future needs and how closely they can adequately met (both occupants in late 70s). NB – many more affordable smaller properties need to be provided for people in their mid-20s and 30s together with additional infrastructure and shopping facilities. Most important is the long-awaited B4009 road bypass.

43.

Watlington needs a range of housing but with a greater focus on provision of affordable housing and social rents and other types of low cost homes. The community needs to be a good social and economic mix in order to thrive. Market housing for purchase or rent is among the highest in the country.

44.

I think Watlington needs more social housing for young people and young families with small children as they can't afford to buy or pay high rents in private rented housing.

45.

Any house which is built must have a garage and parking place not bright red bricks and roof. Preferably good design with mixed architecture, 3 and 4 bedrooms. Self-build plots give people to aspire to a better quality of life.

46.

Watlington needs small housing developments not large estates – we do not have the infrastructure for such housing! Also we need to sort out the traffic problem – more houses = more people = more cars! We have a lovely town and we need to be able to accommodate more people with sensible development.

47.

Before any more houses are built, the roads in Watlington would need to be looked at as congestion is already a problem.

48.

At present time I feel safe and happy in the first home my husband and I owned and retired and lived in.

49.

Have you surveyed the local estate agents to see what sort of housing their clients would like to buy and what enquiries they get?

50.

The key need in Watlington is for affordable housing – a combination of rented and to buy. As far as possible this should be satisfied by ensuring that all current accommodation and brownfield sites are utilised effectively, regenerating all areas of Watlington. Where additional areas outside of the current footprint need to be used these must not damage the character of the town. For example, nothing should be built out towards the hills and National Trust land. Areas should be infilled and in particular the areas to the north-east where there are currently industrial buildings should be utilised (between Watlington and Pyrton).

51.

Roads and public services will find it hard to support an increase in housing in Watlington. I am against any more building on the outskirts of this beautiful town.

52.

It is essential there is provision for one and two bedroom homes with car parking to meet the needs of 1) younger people, 18-30, wishing to stay, and 2) older people, 55-75, wishing to downsize and retire. The private sector will normally provide large detached houses, 3-5 bedrooms. The newly proposed affordable housing being 20% less than market value (conditioned so this reduction must be passed on to future sales) may be a further option to

encourage private developers to build smaller houses. The present SOLP policy of 40% social rented affordable housing on developments of 3+ houses only discourages private sector developing smaller 1 and 2 bed dwellings.

53.

The lack of affordable housing is in my view a major concern. Many youngsters born and bred locally have had to migrate to areas they can afford.

54.

Surely developers are not going to build affordable housing!

55.

We are seriously considering/planning to leave Watlington area as the transport is so poor! Lovely town, lovely people, great shops but you can't get anywhere other than Oxford if you don't drive. Bring back the train on Station Road!

56.

My family and I love living in Watlington. Living in a private rented home but finding the rent difficult to pay. Private rent in this area is extremely expensive and not a lot to choose from if any. Would have loved the opportunity to part buy/part rent but nothing locally.

57.

Any new houses built in Watlington should take into account the schools, doctors, car parking and traffic that will arise from additional residents. Homes built must respect the people who will live in them, i.e. must be sufficiently spacious not crowded together and with adequate (and realistic) car parking. The character of Watlington is important in my opinion and should be preserved even if this means building fewer homes. Any new houses should not blight the lives of existing, current residents.

58.

I would be in favour of additional housing in Watlington but not at the expense of the greenfield sites around the edge of the town. I would not be in favour of affordable housing where the owner/occupier could then sell on the property for a large profit. We should make sure that we maximise any current available properties through refurbishment where necessary.

59.

Please do not build on flood plain areas such as Horse Pond Meadow.

60.

Premium prices make any move within Watlington area difficult particularly when there is a shortage of properties between £500-800,000. Houses of character, i.e. older cottages, are rare and therefore demand higher prices. Plus there is often a shortage of parking.

61.

Watlington is a good place to live. The housing development should cater for young and old, i.e. the young should come but the old should be able to stay. Thus accommodation is

required on two fronts. For the old to stay in a happy state there must be a good bus service. Lobbying will be required to prevent us losing our buses.

62.

A top priority in an area like this with very tough market prices if for housing which is affordable for local young people. Even more important is that there should be provision for the key workers on which our community depends – teachers, nurses, carers. All these groups are currently priced out of the living in the area. One final point – Watlington is blessed with a diversity of designs of housing. The tendency over the last 30 years has been to increase capacity through building estates of identical houses. This hasn't added to the visual interest of the town, rather the reverse, but also denies people the sense of individuality which home ownership can encourage.

63.

New housing is all well and good provided the infrastructure is in place to support it – bypass, sufficient spaces in schools, doctors, parking and other local government services. Increasing the population of a town does not work unless this is done!

64.

More housing in general means that we must supply more parking in block areas with more signage.

65.

Watlington has a shortage of realistically affordable houses. The priority seems to be the elderly and no thought seems to be given to the younger generations which we feel is contributing toward the decline of shops, pubs etc. in the village.

66.

Any future development in Watlington would in my view require better shopping options. At present, shopping is limited not like 5 years ago when it was said you could get anything made here. I think if there is to be further development, better shops and a better road network, more industry is required. I can't see the point of building houses here unless you include the necessary infrastructure.

67.

It is inevitable that additional housing will be built in Watlington. Consent to build should be conditional on the provision of facilities for the wider community, most specifically a relief road. Existing traffic surveys demonstrate the requirement to be to the west of the town.

68.

It's crazy that the only 2 houses to have been built in the last couple of years are priced at about 1.4 million! Large housing estates would ruin the feel of Watlington and add to the gridlock morning and evening. Small developments only please!

69.

Looking for first time property. Probably going to move north as I cannot find affordable accommodation within the area.

70.

Living in Watlington for 11 years, rent price has gone up but no help given to those people who are working for the community. Affordable housing may help to attract people to stay and work in our community.

71.

The planning restrictions need to be relaxed to enable people to develop their existing home as moving house is getting harder due to limited housing stock in the immediate area, costs of moving and the increasing gap between the price of an existing home vs the price of the next house up.

72.

Watlington needs more 1 or 2 bed affordable and/ or social housing.

73.

The form does not give the option to express the need we hear of most often among young families like ours in the area – there are not enough family houses for sale in the £200-300,000 bracket. More entry-level houses for families are needed.

74.

There is high demand for affordable family homes (3 or 4 bed) for working families. These homes would require parking for 2 vehicles – again parking is a huge issue in Watlington, attention needs to be paid to this ongoing problem.

75.

Any development needs to be equitable and not located in one part of town, i.e. on the fringes where people will drive into Watlington. The fairest way to allocate is throughout the parish rather than in one place. The choice of any site should not have a primary purpose of creating a relief road/bypass especially if this goes through any existing part of Watlington. This would be to place the burden of the traffic and pollution on this section of our community.

76.

Housing can come later – the traffic is getting worse especially rush hour. More housing will be guaranteed to make this worse. Ban trucks at rush hour times.

77.

Parking is an issue. Waitrose/M&S would be desirable. Street lighting would be good!

78.

Lack of public transport is one of the major reasons for the elderly! I can only visit family by taxi. The reasons my family live elsewhere is that they have trains/buses. The nurses, carers at the care home are paying extortionate rents, which pushes up rent for anybody else wishing to rent! This really needs to be addressed. These people are desperately needed in our community.

79.

No employment for the younger generation in Watlington. No way any young person could afford to live in their own town. The parking in Watlington needs to be looked into.

80.

Roads and paths need updating, in some places very bad. Parking on roads need sorting out.

81.

Whilst Watlington needs a broad cross section of homes, the current housing has no housing..... the £250-300,000 houses which are not snapped up by private buy to let owners. This limits those that are wanting to move up the property ladder.

82.

I accept that there is a requirement for new houses in Watlington (to help with regional target and to keep the town alive) but it does concern me that extra houses may impact the area of outstanding beauty (lovely views of the Chilterns) and potentially add extra traffic. I would ask that any planning takes this into account and there is care taken as to where to situate the houses and provision of some sort of traffic route around the village. The schools would also need some investment to expand them to accommodate new children from extended population.

83.

Young people and the next generation would need to move a long way from Watlington and the surrounding area due to house prices. There is no point building new homes, just to put sky high prices on them. Shared ownership is the same, due to not being able to buy the house outright, or needing to size up due to new family members.

84.

Have impression that there are many older people. If unbalanced priority should be given to starter homes/affordable homes and family homes making sure that we have appropriate facilities for all groups, e.g. young people/old people – social facilities.

85.

To maintain a vibrant and diverse community it is important for younger people and families to be able to afford to live in Watlington – not just the wealthy and those of an older generation.

86.

My daughter wants her own place but housing make it difficult to get on the waiting list, can't get enough money to go private.

87.

Watlington does need more houses and a wide selection of styles, prices and locations would lessen the negative impact and hopefully be a positive effect.

88.

I think we need more homes for new families to move into. 2-3 bedroom houses with parking and gardens, similar to the Windmill Place development (but not a big unsightly estate!!).

89.

I personally don't want to see Watlington growing too much, it is a lovely little town – it would be a shame to lose that. There are enough cars travelling through town without adding loads more. We only have 1 food store, can it cope with many more shoppers? Also traffic noise levels are already at a high enough point. I sit in my garden in the summer and it is all I can hear.

90.

Is there enough schooling if these houses are built? Can you get to the town easily from where these houses will be built? Will the local wildlife be taken into account when building – due to bats, foxes, woodpeckers, numerous birds?

91.

House prices are unaffordable for all but the very rich. Private rentals appear extremely expensive and with limited tenancy security. Much of the housing stock seems to be either very small or of poor quality or very large and expensive. There needs to be investment in long term social housing. But government policy appears to be to make social housing “short term” until people can be moved to owner occupied or private rent. Social housing should allow long term habitation of quality houses. Developers appear to be able to build poorly designed and cramped housing with little thought of the environment. Parking needs to be considered – you need a car in Watlington because of poor public transport.

92.

Reasons for thinking about moving: 1. Car parking issues. 2. Volume of traffic has increased significantly over the past 5 years, large increase in HGV's through the High Street causing delays. 3. Construction work to properties entering Davenport Close, vans parking on Main Road blocking vision to access/egress.

93.

We support brown field redevelopment of small plots where opportunity arises. We do not support significant Greenfield development to create additional homes. Watlington currently has an enjoyable “small” town feel with a good balance of amenities. Any major development would be detrimental to the town.

94.

This form is badly worded and the layout is poor.

95.

If new homes are to be built the Watlington infrastructure needs sorting out, especially traffic problems (+parking) Couching Street and Shirburn Street – priority I am stressing need for affordable housing or Watlington will become a town full of elderly, rich people.

96.

I think we should have more social housing for younger families that have more than two bedrooms as a lot of people have more than one child.

97.

Schools, surgeries, overnight parking. All need to be considered before more houses are built.

98.

Housing of all types get filled up. People find something, not necessarily what they actually want. There is an overall shortage of affordable availability, but subsidies are complex and unworkable. Watlington's needs are complex. With the traffic problem caused by 85% through traffic, any increase in the whole region will make the problem worse.

99.

By allowing the extension of current properties we are losing any small "affordable" houses. Do not allow extensions to encourage movement in the housing market. PLEASE keep the green spaces within the town (including gardens) and build on the outskirts where transport links are best (towards the motorway).

100.

Mixture of 3-5 bed homes needed. Affordable housing must range from 2 up to 5 bed homes for larger families on low income. We as a young family really need to stay in Watlington for education at both primary and secondary schools.

101.

Our main concerns with further building in Watlington are: 1) Increased traffic. 2) Increased pollution. 3) Increased noise. 4) Stress on the infrastructure. We have already downsized.

102.

We do not believe all towns should expand. Infrastructure and traffic considerations should be able to out-weigh the government's desire to build. It has been a long running trend that the younger population move out of a town/village to gain starter homes and move back when they are able. Simply following the government's targets to build more in Watlington to meet housing targets may work for some areas with sufficient infrastructure in place. However with a small market town any increase in population will over saturate the area and have a major impact. Countryside preservation and local area sustainability should surely be a priority over government targets.

103.

The biggest problem living in Watlington is public transport (or lack of it). We need more regular bus routes to Henley and Thame and an extended timetable for buses to Oxford which includes late nights on Friday and Saturday as it used to be. Otherwise unless you drive getting out and about is very difficult – the Oxford Tube parking is a challenge to say the least and not suitable if your mobility is impaired. Parking in the village is also becoming difficult on certain days.

104.

Before any more houses are built in Watlington a relief road should be in place. In fact a relief road should be in place anyway – even if no additional houses are built. A relief road is important from a health point of view regardless of any increase in population and particularly if young people are going to be encouraged to move to the area – it would allow for more parking in our streets, less air pollution and greater safety from speeding cars and massive lorries.

105.

Watlington for us needs more family semi-detached homes/or detached with off street parking and a garage. A lot of properties for sale have no parking or very small gardens.

106.

I hope as soon as possible you build new houses in Watlington.

107.

This survey appears to have no relevance to me.

108.

Need wide range of accommodation to meet the full range of people's incomes and social circumstances.

109.

What Watlington needs most is more 4 bedroom family houses. There are too many 2 bedroom houses to which people add ugly extensions. We should encourage Councils to build for rent, not sale (despite the current government antipathy). The few valued open spaces in the core of the town e.g. behind the Memorial Club, Church Hall etc. should not be developed for houses. Dense housing on the edge of the town should be avoided for design reasons.

110.

We have daughters who may at some point decide to return to this area but employment and affordability make it unlikely at the moment.

111.

Any new housing needs to be supported by proper enhancements to local community infrastructure. This is not tied to a relief road.

112.

This survey has asked about people we might know who are interested in moving to Watlington – but hasn't asked about households' own future plans (stay, go, unsure and likelihood). From my household's perspective, it is fairly likely that we may leave the town in the next 5 years (for better secondary school choice), and highly likely that we will move away within the 15 year scope of the neighbourhood plan. One reason we may leave in the longer time scale is if the town becomes over-developed and loses its small, rural town appeal. Any housing developments need to ensure that the character and diversity of the town and the community are preserved.

113.

Affordable housing – yes. Any housing must have safe parking and not cause people to park to disrupt traffic flow. More housing means we need better public transport – buses to Thame, Wallingford, Charlgrove, Oxford, High Wycombe, Reading and Henley. Especially for young and old people and those that do not drive.

114.

There is a major need for affordable housing in this area. People have had to move away to be able to buy a house as the prices are ridiculously high in Watlington.

115.

Watlington has so much to offer – so long as our Post Office also remains. I wish to downsize to one level and release cash. However a bungalow is more expensive than my terraced house. That is why a permanent “Park” home is ideal. It would hopefully free up cash and also provide perfect living conditions. I have seen ones that offer more accommodation than my present one but for less cost. A much smaller garden would be perfect! Watlington needs lots of small living units so that young people can have their own independence and a place of their own they can afford.

116.

Watlington at the moment cannot sustain increase we do not have enough of the right type of shops needed. We need another car park for long term car parking. People who buy houses with no parking space park in front of someone else’s. This should be stopped. In other countries the police have to measure the car propose to buy and check the space the people would be using to park in. no space – no car. Also the schools are full. The parking down the High Street with cars on yellow lines and on the pavement. The day a check was made people had all moved their cars. They returned after that.

117.

We believe that a variety of new homes will be needed. However it is essential that they will be located in the right places – i.e. not where they will exacerbate the traffic problems in the town.

118.

Please give some consideration to the points below – even as a codicil to the final report. This is a tourism town so short lets/ B&B’s hotel style rooms need to be added in. Mobile homes are less attractive than a site for tents and caravans although the current mobile home sites (Cuxham Road) work well for their residents. More flats required especially for low paid workers working locally and maybe without a car. Any opportunity to increase sports facilities to locals encourages them to use and stay, e.g. swimming pool at Gt Milton Hotel is open to residents.

119.

New housing should be a mix of types with emphasis on family houses and perhaps accommodation enabling older people to live independently for longer. Too much new housing will put too much strain on our mediaeval roads, limited parking, schools and health facilities. New houses must have sufficient parking. Too many new houses will affect the

cohesiveness of the community in Watlington. New houses should be walking distance from the town centre to minimise traffic and promote health and community cohesiveness. Cycle paths should be built in to new development.

120.

Watlington is a small town. We do NOT need large developments to fit in the already established boundaries of the town. If large estates are allowed this will affect the friendliness of the town with an “us” and “them” attitude prevailing – just ask about the Marlbrook Estate – built 30 years ago and still referred to as “that new estate”!

121.

While it is desirable that people can afford to move into Watlington and so support the shops and local schools and keep this vibrant community with people of all ages, nevertheless the high concentration of traffic in and around Watlington and the frightening level of air pollution in the centre of Watlington is a matter of great concern. Parking in the village is already less than ideal. Frequent bottlenecks of traffic occur owing to cars legally parked that restrict the movement of traffic. More houses equal more cars, more congestion, and increased parking problems.

122.

Wherever and whatever houses are built in Watlington – what is key is infrastructure to support them (roads, internet, shops, school, surgery etc).

123.

Too much emphasis is being based on the opinions of people living “within” the town itself. Some of us live on the outskirts of town and will be the ones effected by any enlargement due to new houses! Leave Pyrton Lane alone! It just happens to be one of the oldest roads in Watlington and already has too much “pass through” traffic. Think of us for a change!!!!

124.

Watlington needs to grow its housing. All sectors and types BUT roads need to be sorted.

125.

Choice of housing build sites should not be influenced by combining housing with by-pass. Decisions on housing sites should be made by integrating houses around the town not one large estate. Watlington must not become another Chinnor, Chalgrove etc.

126.

We are in favour of small “infill” developments rather than large estates. Consideration needs to be given to siting of any development due to parking/ traffic flow/ air pollution issues in Watlington and infrastructure needs to support any new development (e.g. local amenities/healthcare etc.). priority needs to be given to local (especially young) people and those who work in and around Watlington – avoid becoming a retirement/“dormitory” town.

127.

Watlington is already congested by external traffic using it as a cut-through from the M40 to the M4. It would be difficult and impractical to extend the number of new houses until the infrastructure has been improved.

128.

Better bus services and or commuter links required to make Watlington a more desirable/viable option for out of town moves and local elderly residents.

129.

Watlington has a great make up but house prices are silly. Build a “slow” ring road with side access to town and build up high street commerce. Access only for existing roads but increased parking within walking of high street. “Pedestrian” centre. New housing – new infrastructure cinema/ community hall/ church.

130.

I am fortunate one of my children is now living with me and helping with my care. I intend to live in my house for as long as possible. Once it is no longer possible I expect to move into a care home and will have to sell my home to cover for my care.

131.

I have insufficient knowledge of the housing needs in Watlington so feel unable to fill in Part 2.

132.

Watlington is in serious need of a bypass with the infill used for housing. This would provide land for all development housing types, from large family houses to housing association and low cost starter homes. This would attract a larger population across all social economic groups, enriching Watlington’s social mix and supporting more local business i.e. shops, restaurants, sports clubs etc. The town centre could then become a shared space for pedestrians and traffic with cafes and bars extending their services into this area during the day and late summer evenings. This would transform Watlington into a desirable place to live and, in doing so, future proof it for many generations to come.

133.

At all costs Watlington must reject developers demands to build large executive houses to maximise their profits. Also the parish must insist that developers build the correct proportion of affordable homes as laid down in the South Oxfordshire Local Plan and that they stick to that number. They should also build to the density targets laid down by SODC and Central Government.

134.

New developments around Watlington should be small.

135.

We need a mixed variety of housing. The infrastructure must be able to support the increased population i.e. Doctor’s surgeries, schools, shops, roads, parking, drainage, bus services.

136.

Watlington needs a balance between traffic/housing needs/sustainable development for local economy. Meeting housing needs for low cost housing would be beneficial but needs to be weighed against the environmental impact on the traffic/local resources.

137.

We believe there should be affordable, accessibly housing for the community.

138.

Watlington needs housing for local residents also local restrictions should apply. Those who live in Watlington, who are employed, do not have the opportunity to live independently from family or friends because their needs are allocated as Band 4 and therefore residents within the "SODC area" always have priority if they are band 1, 2 or 3. Those local residents who have contributed towards Watlington Town, Parish, voluntary work and council tax do not have a hope to get an affordable housing association place to live due to low income to buy or private rent as the cost of renting is so expensive.

139.

My family have another baby on the way and need to move to a larger, 3 bed house. Sadly we are having to look outside of Watlington. These type of houses are so few and far between that they command a huge premium and are sold within days of being on the market. People don't move out of Watlington.

140.

Suggest affordable housing in town and other housing in small numbers in the places nearby such as Christmas Common and Home Hill.

141.

There are many small hamlets, settlements surrounding Watlington that are dependent on the town. The needs of such areas need to be taken into account when developing the plan.

142.

If Watlington is to have new houses then the infrastructure needs to be sorted, especially the traffic, congestion and car parking. Any growth should be small, to maintain the character of the town and the historic and natural environment. Don't let Watlington become another Bicester!

143.

No houses should be built in Watlington because ..... The present road network with the crazy parking producing alternate single way traffic would become gridlocked. The level of employment does not require more local residents. Extra residents must use the road network and drive to their job. More concrete means more flooding. Please spend allocated budget on re-housing permanent visitors in their homelands. Do something amazing. Be positive.

144.

Any new housing to be as VARIED and SCATTERED as possible. No ghettos of cheap housing.

145.

I have lived here for 30 years and still answering the same questions get you heads out of the sand and build affordable homes not homes that ordinary working class people cannot afford. Like all civil servants you are not interested on what normal folk want only what you think we need. I shall be pushing up daisies before any affordable houses are considered to be built. A fed up and disgruntled resident of Watlington.

146.

South Oxfordshire District Council said when we filled in our application – those who lived in Watlington for many years or been born here and have a business in the local area would be helped to get a place in Watlington. This has not been the case. So we as a young family have no choice but to live with parents as there are no shared ownership or affordable houses here.

147.

SUPPLY- the housing challenge for Watlington is one of balance. Supply of appropriate housing restricts movement into or around the village. The affects the local pricing and economics of buying or moving within the village. DEVELOPMENT- development choices need to be made with extreme care to avoid inappropriate quantity or type of housing being introduced. Over supply or inappropriate mix will devalue existing properties and not support movement in the village. TENURE- the temptation to add significant affordable housing should be carefully considered, inappropriate addition of housing association properties needs to be avoided at all costs to protect the nature of the community that is established. INFRASTRUCTURE- it is also clear from the last Neighbourhood Plan meeting (which was excellent by the way for informing and engaging residents) that the local infrastructure will need significant attention if it is to support the number of new houses proposed. Roads, sewer and water pipe/drainage infrastructure seemed critical even now, let alone for the future. CONFLICTS OF INTEREST- finally given some of the obvious parochial views about location of new housing that has currently affected the progress of the neighbourhood plan to date does there not remain an opportunity for more independent leadership of the plan development in order to avoid some of the clear conflicts of interest that exist?

148.

Please can we have a gym, a Waitrose and or M & S. Please can we have a bypass road to stop large trucks going through the main street? Street lighting please, on the main roads.

149.

Unless there is more affordable housing then young people will simply not be able to live here.

150.

Wherever any building takes place the most important consideration is the infrastructure, which is not good in Watlington, all housing should be well integrated in the town and not just an add-in on the edge, the traffic i.e. road system must be addressed and urgently.

151.

I do not live in Watlington or South Oxon but commute. If there were more affordable rentable housing and social facilities I would consider moving. I run a business in and would welcome any more facilities for parking – for myself, let alone customers. Many customers tend to be passing through Watlington and just happen to stop. The more opportunities to park, the more likelihood to stop and the commercial benefit and activity to the Town Centre would be obvious.

152.

When will we hear about any progress with traffic related issues? Presumably the plan will also address the congestion problem, ideally by taking seriously the prospect of a bypass (at last). Also, a speed camera or two wouldn't go amiss either. How can Aston Rowant have a speed calming measure when no one is ever walking through it and Watlington, with a much busier centre, hasn't?

153.

I have a concern about the volume of traffic and speed the vehicles go in Britwell Road and Cuxham Road and pollution they cause. Perhaps a levy on any housing development towards a relief road and more maintenance of speed by police.

154.

The emphasis needs to be on social and affordable housing and take up as little space as possible because Watlington is already very crowded.

155.

Watlington is in an AONB and should remain so. Hopefully, it will not be deemed selfish to still keep open areas of countryside where living things other than humans can live and thrive. Towns should be encouraged to build upwards, not for ever outwards.

156.

There are lots of young families in Watlington that are living in homes that are too small as they can't afford anything bigger. There should be an estate built that is affordable (possibly shared ownership) and decent sized houses and gardens for families.

157.

Please move as quickly as possible from the discussion stage to the stage where houses are actually built. Please build a mix of houses that reflects the town – do not fall into the trap of thinking the town only needs a certain type or types. Please build on the motorway side of town. Please show some imagination and ensure the new houses will make future generations of the work done by this committee.

158.

Many thanks and good luck.

159.

Housing cannot be seen in isolation – there is no point in increasing the number of houses unless there is the infrastructure to support them. This includes – schools – health services – social care services – transport (the public transport from Watlington is virtually non-existent) – shops – recreational facilities.

160.

New houses should be spread throughout the parish using suitable small sites. To concentrate all new housing close to the town is insufficient to satisfy all needs.

161.

Before any consideration is given to new housing the infrastructure needs fixing/ upgrading to cope with demands of traffic and utilities. The B4009 through Watlington cannot cope with existing traffic. Also, the High Street clean water drainage is always blocked and as a consequence floods causing pedestrians to get sprayed with water and homes to get damp.

162.

More houses like Lilac Place would be very acceptable, not £1million pound homes.

163.

Any development in Watlington should take account of: 1) accessibility of local shops including parking to encourage a “shop local” mentality; 2) effect of additional traffic through the village- the pollutants, quality of living and noise created (a ring road should be considered); 3) supporting growth of local infrastructure in terms of community to ensure a cohesive social future with availability of local amenities for all.

164.

We are looking to purchase our first house. We are desperate to stay in Watlington, however face the very real prospect of being priced out of town. Watlington is a fantastic place to live, but it is in danger of becoming an enclave for the privileged. We have found the strength of community to be incredible, however know of numerous other young families being forced to move due to the shortage of housing stock at affordable rates. The town would suffer immeasurably, and it would be a sad indictment on local planners, were something not done to address this.

165.

Rather than building one large estate of new build housing I would prefer to see smaller housing developments in several areas scattered around Watlington. I believe this would be more acceptable than changing the face of Watlington by building large estates and new roads. I do worry if hundreds of new houses are built that schools, doctors and local amenities would struggle to cope.

166.

I found this survey very strange. Having worked in market research for many years you are directing questions for the outcome answers to fit decisions you have clearly already made. My review of this survey is that it has nothing to do with housing requirements – how do I

know what is needed? Surely there are professionals or council officials that can help. You have also failed to recognise the impact of market forces re: rent prices and purchase prices. Isn't social/ affordable housing allocated as a direct result of the number of new build properties? This process has left me feeling rather concerned re your motives and I have lived in the Parish for nearly 30 years.

167.

Sons moved away mainly for employment reasons. We realise the need for new affordable houses but feel the ..... , we believe the statutory number required for Watlington would be insufficient to finance a bypass. This would therefore only appear to be affordable if subsidised by a larger development which would spoil the character of the town. Traffic calming on B4009 by the rec would go a long way to solving congestion and HGV problems. Unfortunately housing is inextricably linked here to traffic! Good luck!

168.

Watlington needs houses for young Watlington people. Ensure that occupants sell property back to Housing Association

169.

I think Watlington needs a range of housing to maintain a balanced community, but more affordable housing for younger families starting out would be good. New housing should be well designed to reflect local character of protect/maintain the quality of Watlington. The recently built affordable housing on the 4009 south of town is appalling.

170.

We love living in Watlington and I have lived here all my life. Setting up home in Watlington was not easy but now we have a family of our own and although we love the house we live in and the street we just don't have enough space/ bedrooms. Watlington needs more affordable housing for us and other families to stay here and bring our children up. It's a great area (and I feel we need to keep more local people here to build on the already great community).

171.

We live at Sycamore Close and feel that a trunk road/bypass would kill our estate, leaving the children nowhere safe to play, and we feel that it would be the wrong side of Watlington as well pushing cars, trucks, vans through Cuxham, Pyrton where roads are not wide enough. If houses are to be built the old steel works or other side of Shirburn Road therefore traffic would not need to come through Watlington as much. Also, maybe move industrial estate to steel works and houses on existing site.

172.

Whatever type of housing is built needs adequate parking as there is at present a problem for car owners in Watlington and more housing could only worsen the situation.

173.

Watlington needs a mixture of new housing. No large estates. Some private sector some affordable social housing. Design should be in keeping with current town and local building

materials. Some self-build for self-use only. More bungalows for older people. More housing for local workers.

174.

We only work in Watlington so a lot of the questions do not apply to us. However, I do think more housing and parking should be made available. Well done and keep going.

175.

I think all communities have to accept that there are housing needs, and during the last 20 years Watlington has had various additions. The most successful development has, in my opinion been Lilacs Place. The thoughtful consideration given to the planning of this development has promoted a wonderful, safe environment for both owners and tenants. I believe that we should use this as an example when planning for the future. Large estates would be a disaster for Watlington. The parking area in particular in Lilacs Place is so much safer than other areas such as Marlbrook and Chestnut Place. We have to plan for the future, but we must think about the design and size of what is built.

176.

More affordable housing needed to stop the young people of Watlington from moving away both to rent and buy.

177.

There is a lack of affordable family homes in Watlington.

178.

I think there is not enough public transport for older people as there comes a time when they don't or can't drive so isolated from going anywhere. Also, more homes need to be at a price that younger people can buy.

179.

Our grown up children can't afford to buy anything in Watlington so have had to move elsewhere. Ideally, they would like to buy but because of a huge lack of affordable housing in Watlington this will not be an option.

180.

When deciding what and where to build as part of the Neighbourhood Plan, consideration to sites outside Watlington itself should be given. Building on already developed sites is not always welcomed and can be seen as over intensive. Alternatively sympathetic small developments of local villages/hamlets will ensure they remain viable. We moved to the area relatively recently and were looking for location that allowed us to live in a rural area but with amenities such as doctors and a variety of shops. This type of home was very difficult to find and highlighted to us the lack of housing with a rural aspect. Having now lived here for a while it is noticeable that there is a lack of smaller homes with good sized gardens in the area, particularly with decent frontage to allow the parking of at least two cars off the road. Ensuring homes have sufficient off street parking will help traffic flow and in Watlington itself help manage pollution levels by keeping the traffic moving.

181.

More housing means more traffic and Watlington is not coping very well with the current volume of traffic.

182.

There is a need for affordable housing for young adults and families. In view of the increasing longevity of the elderly there is a need for more bungalows and more warden assisted dwellings.

183.

If Watlington is to retain its small town, special ambiance, all future development should be kept small scale and distributed as evenly as possible within the Parish boundaries – all developments should respect and blend with the existing generic scale and materials of the town.

184.

Watlington has good schools but any housing development needs to be linked to school place provision and water management, especially drainage and sewerage.

185.

We need to ensure the road infrastructure can cope with any increase in housing. The same applies to utilities, particularly lines for broadband.

186.

Extra car-parking provision for the town centre should be a priority when considering extra household provision. We live at the Parish extremity and find the car park by Watcombe Road full at most shopping times. For out-lying residents car use is essential as there is no public transport.

187.

1) A mix of housing supports a healthy and diverse community. 2) Infrastructure development must go hand in hand with any housing development – particularly roads and parking. 3) Development schemes should be co-ordinated with adjoining parishes. 4) Ban on in-fill development in villages should be lifted to allow for limited well planned in-fill development. 5) Watlington needs a bypass.

