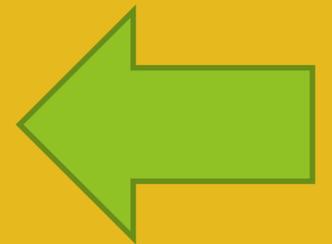


WNDP Consultation 3

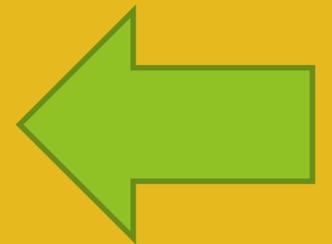
Add your
post it
comment



(April 18th 2017-for 6 weeks)

WNDP Consultation 3

Add your
post it
comment



(April 18th 2017-for 6 weeks)

Watercourses

WATLINGTON'S CHALK STREAMS

The main watercourse in Watlington is part of the Chalgrove Brook, one of the country's unique chalk streams. It is fed by springs from chalk-fed groundwater and has a characteristic clean gravel bed. The ponds and streams which feed into the Brook are an important feature of Watlington - some are permanently flowing watercourses and some are 'winterbournes' which flow seasonally and are sometimes dry, depending on the level of the water table.

Although the watercourses have been modified over time with culverts and natural meanders straightened, they provide a very important habitat for wildlife. The water quality in the local streams is good and supports plenty of invertebrates, amphibians, birds and a small population of brown trout.

The protection of these streams is a priority for the WNDP. Proposals for development on sites containing watercourses and ponds will be expected to demonstrate how they will be conserved and enhanced.

Affordable Housing

The three sites proposed for development should provide approximately 100 new homes for people on the SODC housing register. These will be Housing Association homes with 75% for rent and 25% for part-ownership. They will provide a range of new homes with 1, 2 and 3 bedrooms and there may also be a small number of 4 bedroom homes.

20% of the new housing association homes (20) will be allocated to local people who are on the SODC housing register. It may be possible to increase this allocation as the new homes become available. Our housing survey indicated that there are over 30 individuals and families in Watlington who are looking for a housing association home in the town.

In addition, the Parish Council will try to find more Rural Exception Sites for affordable homes. This will increase the range of homes available to local people.

Site Selection Process (1)

- In 2013 SODC produced a Strategic Housing Land Availability Assessment (SHLAA) for Watlington. These sites were either put forward by owners/agents or were identified by SODC as possible sites for development. They are NOT sites which are approved for development
- The 12 sites have all been included in the assessment of sites for the WNDP. Two additional sites were subsequently put forward to SODC making the total 14
- During the course of the WNDP further sites have been put forward by landowners and/or agents or have been identified locally as sites to be considered. This process increased the list of sites to be assessed to 42
- The availability of sites for development during the period of the WNDP was checked. Some sites, previously put forward, were withdrawn and contact with some site owners, in spite of our best efforts, was not achieved. The number of sites confirmed as available for development during the period of the plan was 22

Site Selection Process (2)

- Two of the sites are in the parish of Pyrton. They have been included in the sites assessment, but have not been taken further as they cannot be included in the WNDP
- The four small sites with a maximum capacity of 5 housing units each will be treated as 'windfall' sites and will be determined as part of the normal planning process. They have not been taken further as part of the WNDP
- The site at Watcombe Manor has not been taken further because it already has planning permission for 7 new homes. This number has been taken into account by SODC in calculating the number of new homes Watington is expected to provide (238)
- The number of available sites remaining is 15. These have been assessed against the site selection criteria and the sustainability objectives in order to arrive at the sites which are preferred for development

Consultation 3

The statutory documents for the consultation are:

- Watlington Neighbourhood Development Plan
- Sustainability Appraisal/Environmental Report
This includes, for reference, the Sustainability Appraisal Scoping Report

Additional documents for information are; Maps, Green Spaces Paper and Basic Conditions Statement.

Documents to be published during the course of the Consultation are:

- Watlington Design Guide
- Second group of Key Views
The first group was published with Consultation 2

All these documents are on the website:

www.watlingtonnp.org.uk

Comments on all the documents are welcome as well as responses to the questionnaire:

Email Rachel at: wndp@watlingtonnp.org.uk



Traffic Impact Study



Traffic Impact Study (1)

- ▶ Watlington is a unique town with a unique traffic problem ~80% of traffic at peak times is “cut-through” to and from the M40. Watlington is the gateway to South Oxfordshire. A range of traffic management options are therefore required.
- ▶ **The people of Watlington have consistently responded to consultation to the effect that:**
 - They would like the scale and character of the town to remain as it is, and
 - That something needs to be done to change the volume, congestion and disruption that the through traffic causes to daily life, particularly to those who live on and use the through-route corridor.
- ▶ A Traffic Impact study is necessary to support the forthcoming Neighbourhood Plan.
- ▶ A considerable amount of preparatory work has been carried out & a range of options have been reviewed.

Traffic Impact Study (2)

- ▶ **The success of the Neighbourhood plan will be measured by the two factors:**
 - That new houses can be accommodated so as to retain the scale and character of the town, and that
 - Traffic mitigation measures and controls are implemented so as to have a significant impact on the through traffic problem. These may be carried out by through traffic reduction and control measures, or using the housing provision to provide a relief /link road to divert a proportion of the through traffic, or a combination of both.
- ▶ **The traffic solution options have focused on the following issues**
 - Management of peak-time congestion
 - Reduction in HGV traffic
 - Linking traffic management with current and new housing requirements, i.e. using a link/relief, or by-pass road.
- ▶ **The traffic solution must also take into account the following issues**
 - Need to ensure that pedestrians & cyclists are at the core of the plan
 - Improvements in air-quality need to be factored in (focused on the town centre)
 - Enforcement of the HGV weight-limit must be stepped-up
 - Watlington should retain it's character for both residents and tourists

Traffic Impact Study (3)

The Traffic Impact Study is to achieve answers to the following four issues:

- 1. Traffic control measures to improve congestion in the Town Centre**
 - ▶ What traffic control measures can be implemented in the town centre, and what is the likely reduction in traffic volumes, and the effective control of through traffic HGV's? The solutions for evaluation include, but are not necessarily limited to:
 - Smart flow-control traffic lights
 - The use of chicanes on the out-skirts of the town
 - The use of pedestrian controlled lights
 - The use of a 20mph speed limit
 - ▶ **The assessment assumes the following will be implemented (no modelling required):**
 - The use of signs further out from the town warning HGV's of the weight limit
 - The possible use of ANPR cameras and their operation as an offence detection device

It is important that the answers are evaluated in terms of vehicle numbers, percentage reduction, precedent preferably within SODC. Reference should be made to the TPP report dated September 2014, in which data is available on existing traffic volumes.

Traffic Impact Study (4)

- ▶ **2. Impact on Traffic control measures if a relief/link road is built to improve congestion in the Town Centre**
 - The analysis for 1 (above) to be repeated but in this case to include a relief/link road
 - Additional housing in South Oxfordshire should also be taken into account guided by SODC

- ▶ **3. Identify the key issues that WNP should raise with developers /OCC etc. regarding the location, noise impact, landscaping etc. for a potential relief/link road**
 - WNP only require a list of key issues that need to be considered when designing a relief/link road
 - The issues should be clearly based on the needs of Watlington and not necessarily developers or planners

- ▶ **4. Improvement in pedestrian movement assistance measures in the Town Centre:**
 - There are narrow footpaths, difficult carriageway crossings, busy carriageways.
 - What measures can be incorporated so that pedestrian movement in and around the town centre, and pedestrian and cycle routes around the town, can be facilitated and improved.

Proposals for the use of the Community Infrastructure Levy

The following infrastructure projects have been identified during the preparation of the WNDP.

Watlington Parish Council will consider options for the use of CIL money when this funding becomes available.

- ▶ **Traffic management improvements**
- ▶ **Outcomes of assessment will prioritise the following :**
 - ▶ Contribution to the costs of a 20mph limit throughout the town
 - ▶ Contribution to the installation of traffic calming measures
 - ▶ Contribution to the use of ANPR cameras and other technology to reduce speeding and unauthorised access to the town by HGVs
 - ▶ Contribution to the costs of implementing one-way traffic systems
- ▶ **Improvement and creation of local footpaths as listed in the Green Spaces Paper**
- ▶ **Improvements to the public realm at the town centre**
- ▶ **Improvements to the management of water courses to reduce the risk of flooding**
- ▶ **Contributions to the cost of providing new and improved facilities for sports and recreation, including a swimming pool**
- ▶ **Improved provision for youth groups including a new, refurbished or extended building**
- ▶ **New and improved community facilities - including facilities at St Leonards Church**

Local Green Spaces

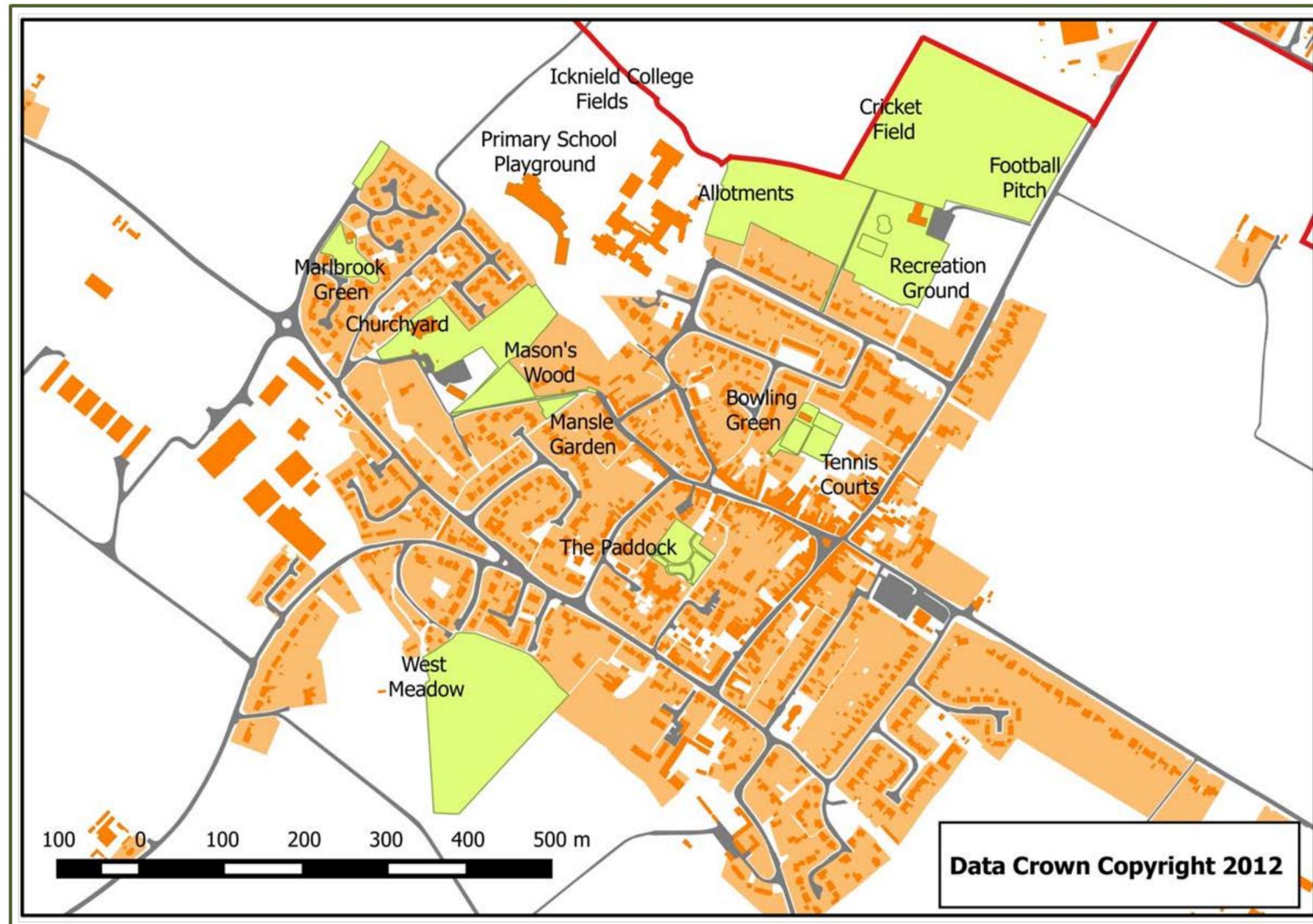
Why are we proposing to designate areas as Local Green Spaces?

The designation is a way to protect green areas and open spaces against development where they are of particular importance to local communities. The National Planning Policy Framework enables Neighbourhood Plans to identify, assess and designate these areas and we have identified 9 areas which provide important amenities for Watlington.

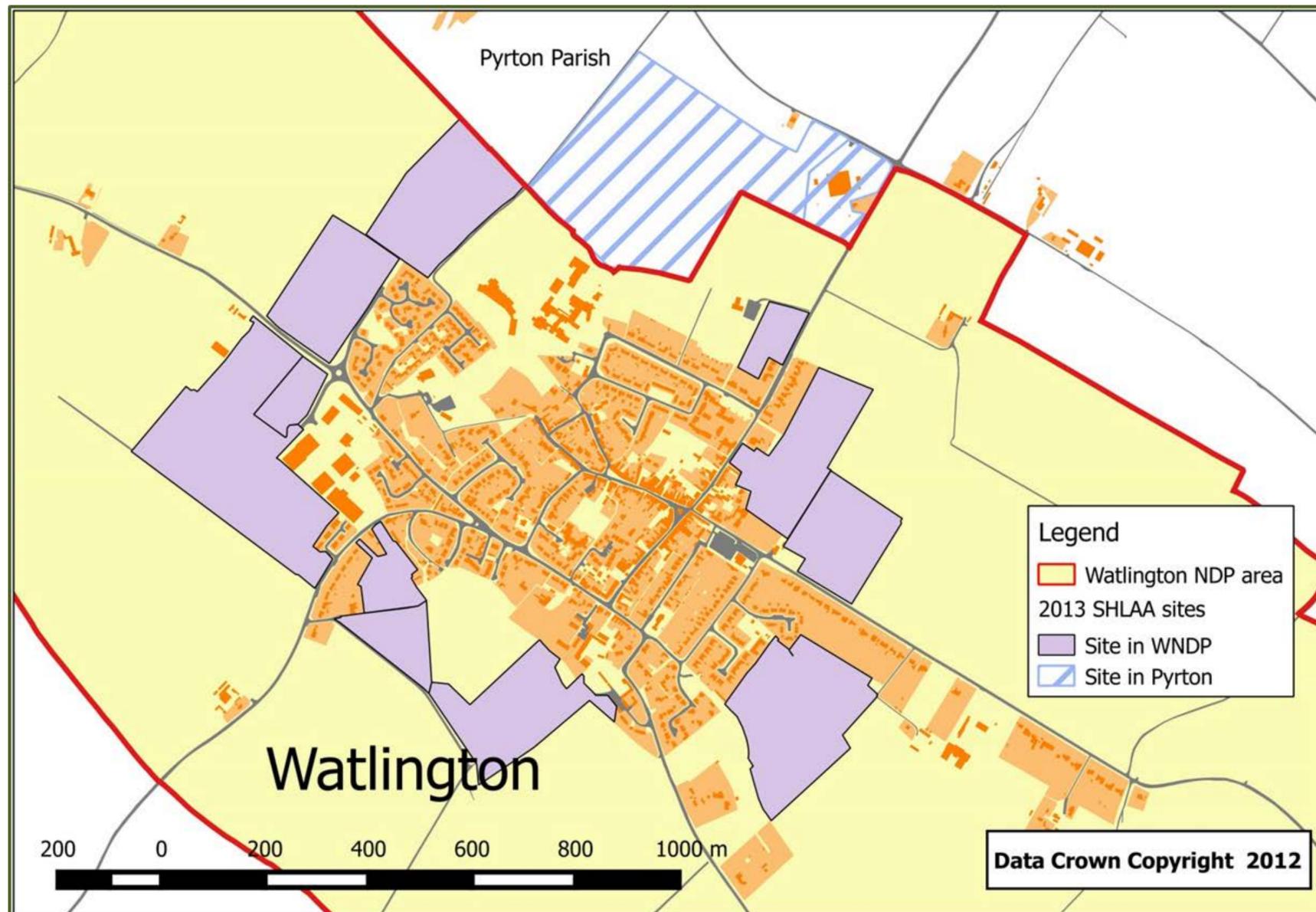
The designation does not mean that the land cannot be developed in the future. It just gives it a greater level of protection and means that, if development is permitted, an equivalent area of green space will need to be provided elsewhere.

- West Meadow
- The Paddock Community Garden
- Watlington Club Bowling Green and Tennis Court
- Allotments
- Recreation Ground and Playing Field
- Mansle Garden
- Mason's Wood
- Marlbrook Green 1
- Marlbrook Green 2

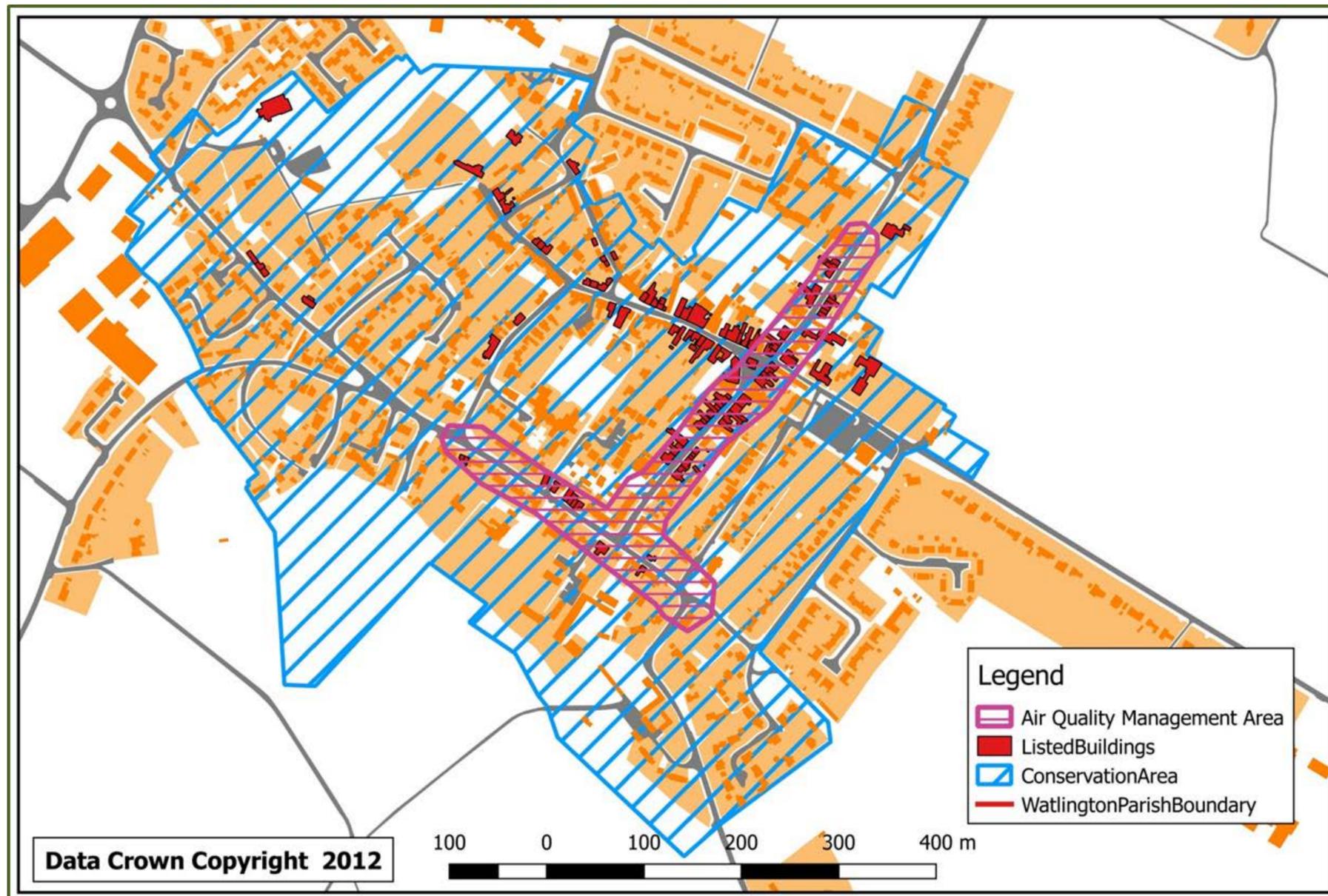
Local Green Spaces



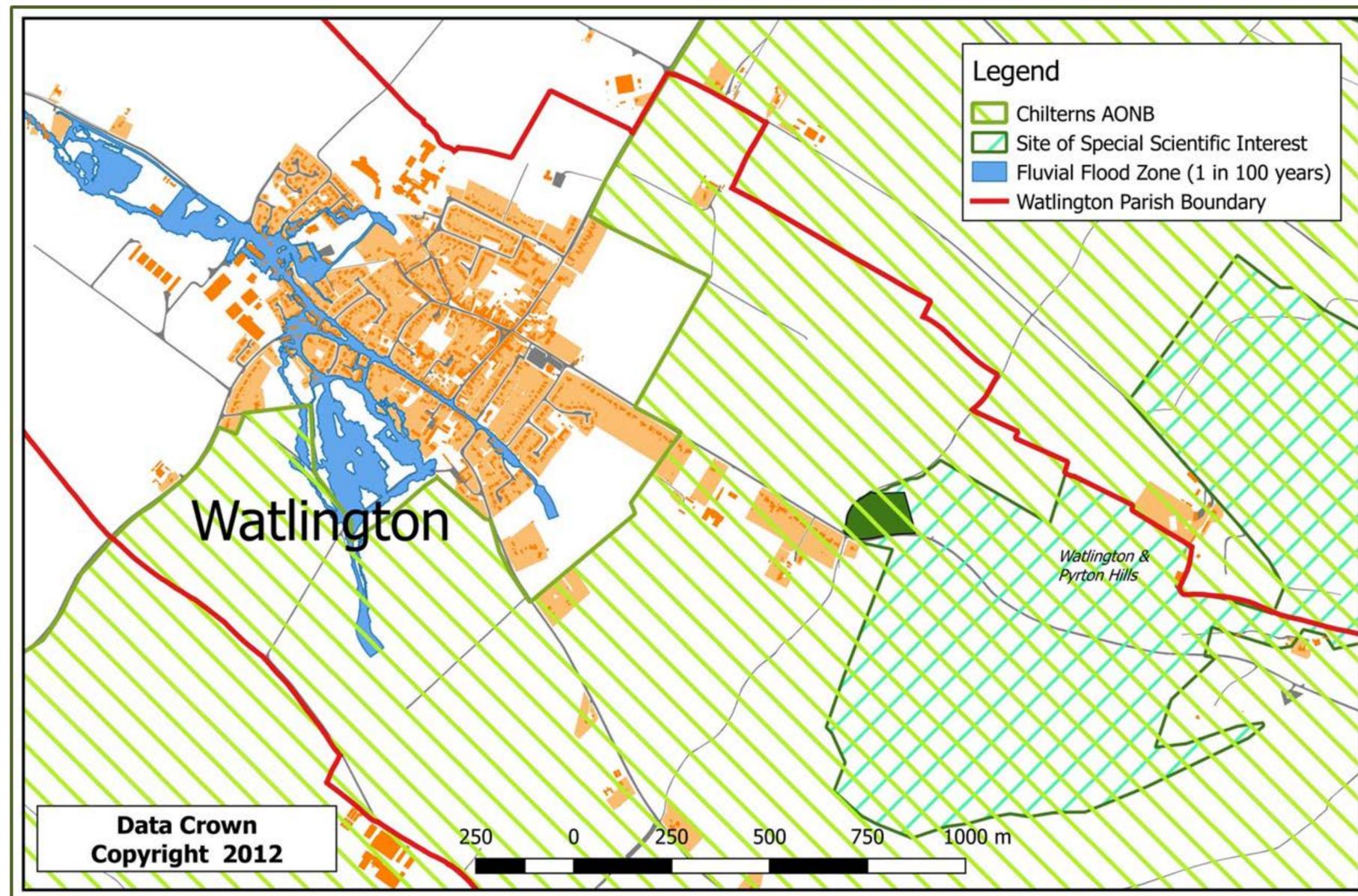
SODC Strategic Housing Land Availability Assessment Sites 2013



Areas with special designations - built environment



Areas with special designations - natural environment



Assessment of available sites against the site selection criteria

Workshop summary master sheet v5.0, 17th October 2016 (Update 2017)		Rear of Britwell Rd	SW of West Meadow	Rear, Watcombe Man	Chiltern Farm	E of Chiltern Gard's	Land W of Pynton Lanet	Land W of Willow Close	Land S of Cuxham Rd	Land adj. Windmill Close	Hill Rd, strip NW Surgery	Hill Road, SE of Surgery	Land adj. Industrial Estate	Watcombe Manor	S of Watcombe Manor	Rear/Hill Rd, D Alice Farm	Dame Alice Farm
		1	2a	2b	3	30	9	10	11	12	19	29	34	38	40	41	42
Sites		1	2a	2b	3	30	9	10	11	12	19	29	34	38	40	41	42
Q1	Site previously developed?																
Q2	Site within Built Form (BF)?																
Q2a	Site adjacent to BF?																
Q2b	% of site boundary adj. to BF (Est.)																
Q3	Site in Wat. Conservation area?																
Q3a	Impact on CA & heritage assets																
Q4	Contain Green Space/comm'ty facilities																
Q5	Is the site within flood zone 2 & 3?																
Q5a	If yes, % of site within these flood zones																
Q6	Site affected by groundwater flooding																
Q6a	Site adj. to pond, spring, w'course																
Q7	Is site in Chilterns AONB																
Q7a	Impact on AONB landscape designat'n																
Q7b	Impact on Wat. landscape setting/views																
Q9	Is site available for development																
Q10	What grade of agricultural land on site																
Q11	Neighbouring activity that may impact																
Q12	Existing PROW or informal paths																
Q12a	Would development put paths at risk																
Q13	Existing pedestrian access to town centre																
Q14	Is site connected to local cycling routes																
Q15	Is there existing highway access to site																
Q15a	If, is site adjacent to highway																
		Sites for consideration in Watlington NP (17)															

Assessment of available sites against Sustainability Objectives

Available development sites assessed against Sustainability Objectives		DESCRIPTION	Rear of Britwell Rd	SW of West Meadow	Rear, Watcombe Man	Chiltern Farm	E of Chiltern Gard's	Land W of Pyrtan Lanet	Land W of Willow Close	Land S of Cuxham Rd	Land adj. Windmill Close	Hill Rd, strip NW Surgery	Hill Road, SE of Surgery	Land adj. Industrial Estate	Watcombe Manor	S of Watcombe Manor	Rear/Hill Rd, D Alice Farm	Dame Alice Farm
Sites		1	2a	2b	3	30	9	10	11	12	19	29	34	38	40	41	42	
Available (A), Unavailable (C), Unknown (U)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
SHLAA (SHLAA, Appendix 15, July 2013)		Y	N	N	Y	Y	Y	Y	N	Y								
Kirkham (only SHLAA sites assessed)		Y	N	N	Y	Y	Y	Y	Y	Y								
Q1	Provide a good mix of housing																	
Q2	Create safe environment through good design																	
Q3	Support community initiatives, benefit residents																	
Q4	Good access to green spaces and countryside																	
Q5	Accessibility to local services, improve transport																	
Q6	Reduce negative impact of traffic on environment																	
Q7	Support action to improve air quality																	
Q8	To conserve and enhance biodiversity/geodiversity																	
Q9	Protect landscape setting especially AONB																	
Q10	Minimise light encroachment																	
Q11	Protect/enhance town's CA, heritage, environment																	
Q12	Reflect distinctiveness of Watlington through design																	
Q13	Ensure location/design is resilient and sustainable																	
Q14	Support energy from renewable sources																	
Q15	Enhance watercourses, springs and ponds																	
Q16	Reduce flooding risk through managing flows																	
Q17	Support reduction of waste through recycling etc																	
Q18	Reuse previously developed land and buildings																	
Q19	Protect/enhance local food production																	
Q20	Provide increased employment/appropriate businesses																	
Q21	Support home working and support networks																	
Q22	Support Watlington's growth, commercial & tourism																	

Sites for consideration in Watlington NP

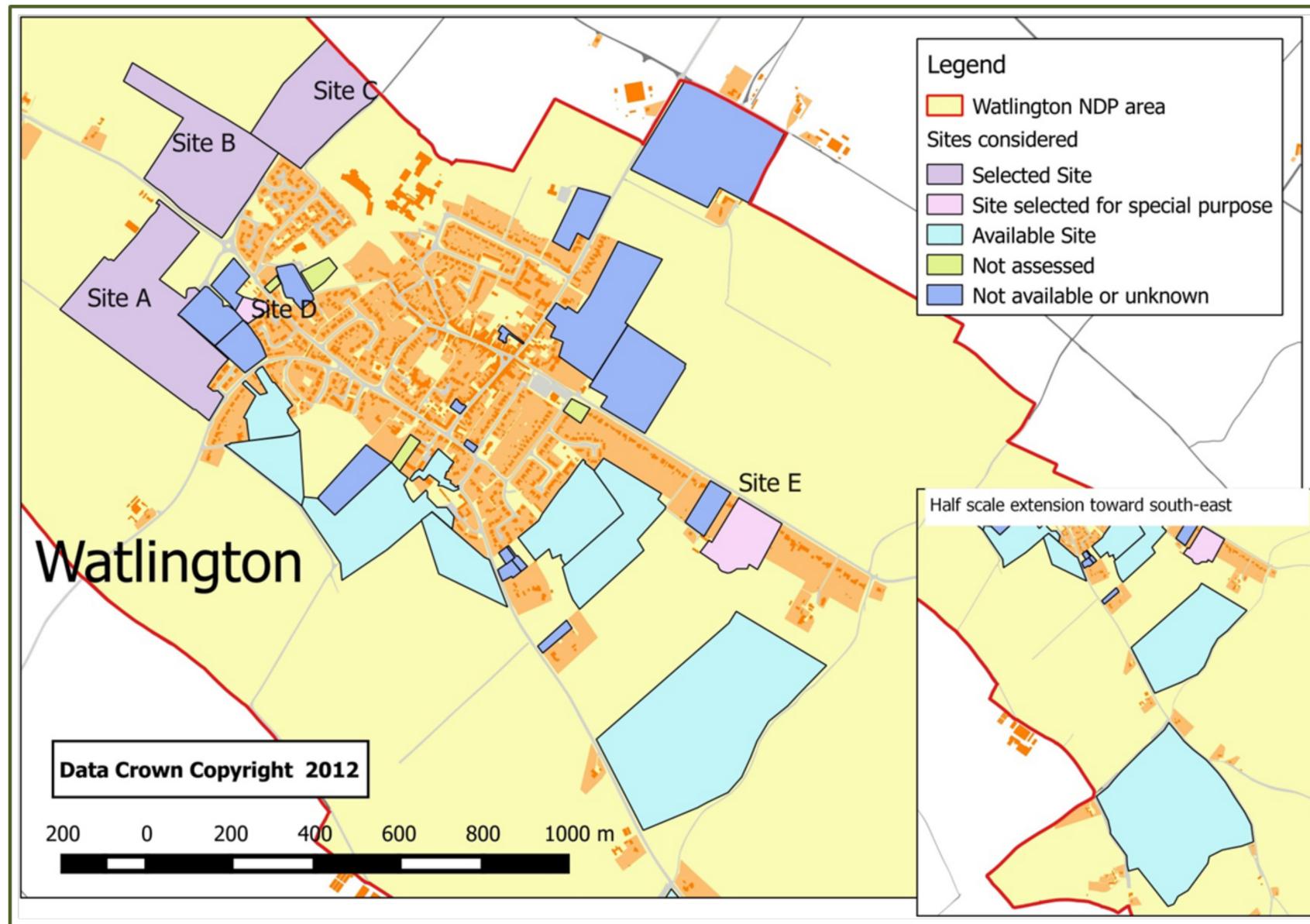
Neutral
 Positive
 Negative (to be mitigated)

Allocated Sites

The WNDP has allocated the three most suitable sites to provide a minimum of 238 new homes in line with the emerging SODC Local Plan.

- ▶ Provide sufficient new homes to meet the requirements of the SODC Local Plan and the housing needs identified by the WNDP
- ▶ Allow growth proportionate to the capacity, services and facilities of the town
- ▶ Meet the policies and objectives of the WNDP
- ▶ Provide development which contributes positively to the environmental, social and economic sustainability of the town
- ▶ Have minimum impact on the Chilterns AONB and on the town centre Conservation Area
- ▶ Generate a neutral or positive impact on areas designated as being within Flood Zones
- ▶ Safeguard land for a re-aligned B4009 which will benefit Watlington by reducing the volume of traffic in the town centre, leading to an improvement in air quality
- ▶ Future proof Watlington town centre and the WNDP against increased through traffic from current and new B4009 'corridor' housing growth and potential large-scale housing development at Chalgrove Airfield

Development Sites



Site A

WATLINGTON HOUSING POLICY: Site A

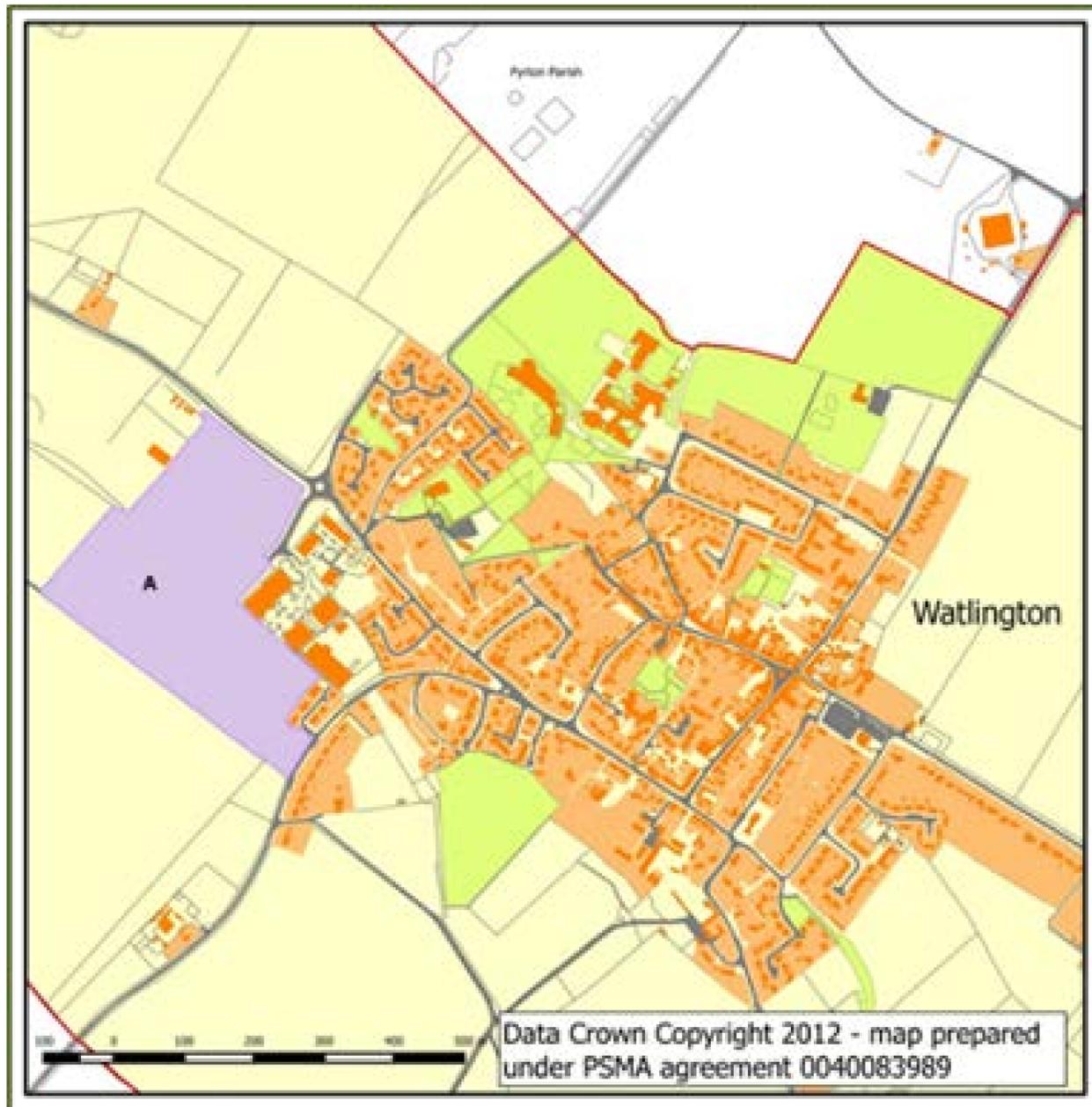
Site A has an indicative capacity for:

- 140 dwellings, of which 40% (indicative 56) should be affordable homes
- A small number of workshops and/or offices for small businesses or start ups

The Planning Proposals prepared for this site should demonstrate how the proposed development:

- Complies with the objectives and policies of the WNDP and the Sustainability Objectives
- Complies with the Watlington Design Guide
- Conserves and enhances the chalk stream
- Creates the best use of the Flood Zone area as a Local Green Space
- Provides sufficient space for informal recreation areas and sports areas
- Safeguards the route for a re-aligned B4009
- Provides connectivity with the town and countryside
- Contributes suitable traffic calming measures on Britwell Road and Cuxham Road

Site A



Site C

WATLINGTON HOUSING POLICY: Site C

The site has an indicative capacity for:

60 dwellings, of which 40% (indicative 24) should be affordable homes

The Planning Proposals prepared for this site should demonstrate how the proposed development:

Complies with the objectives and policies of the WNDP and the Sustainability Objectives

Complies with the Watlington Design Guide

Safeguards the route for a re-aligned B4009

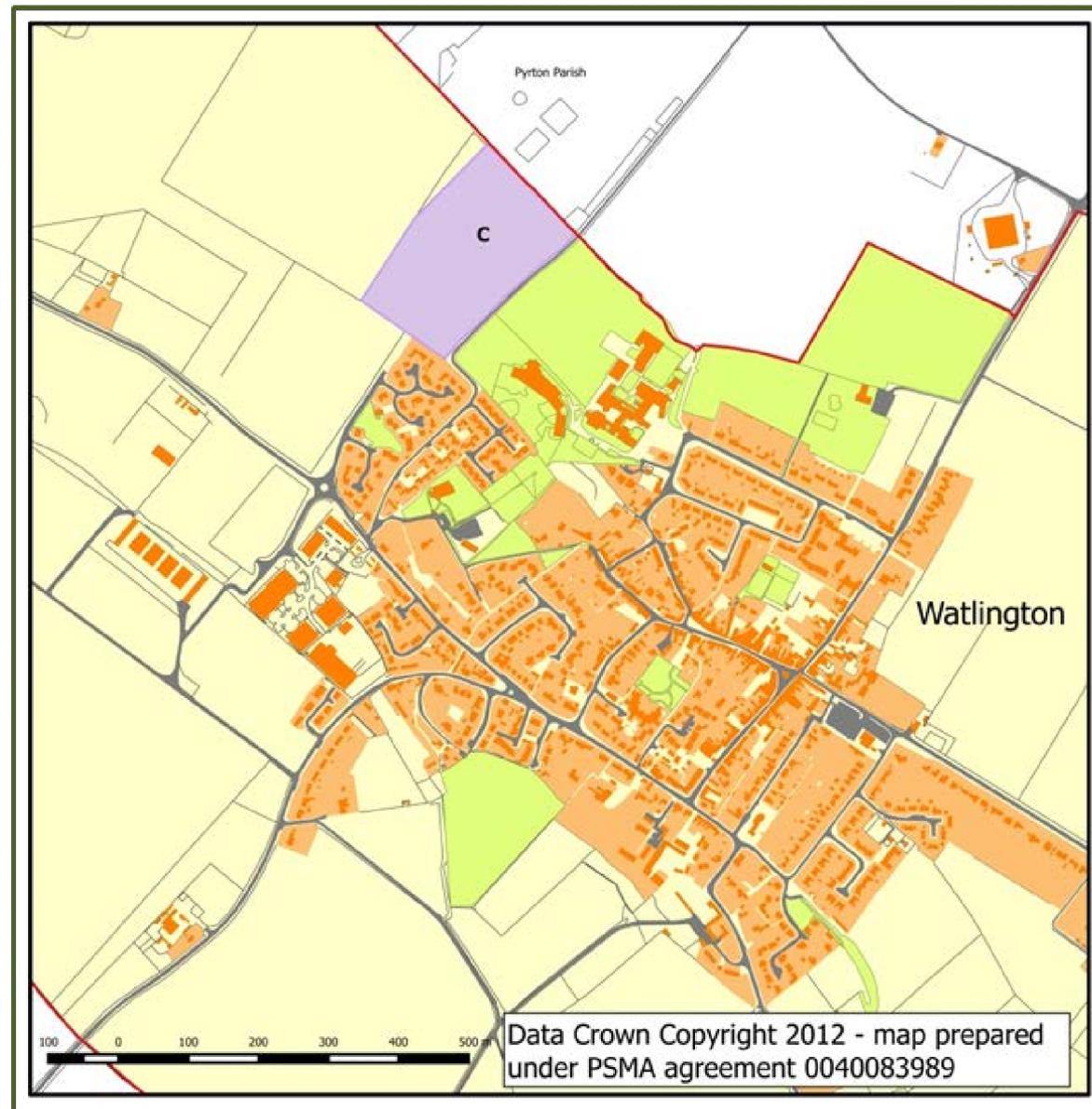
Provides a suitable buffer zone between housing development and the Pyrton Manor estate

Allocates the land for a Local Green Space

Provides space for an informal recreation area

Creates connectivity with the existing Marlbrook development, town centre and the countryside

Site C



Site B

WATLINGTON HOUSING POLICY: Site B

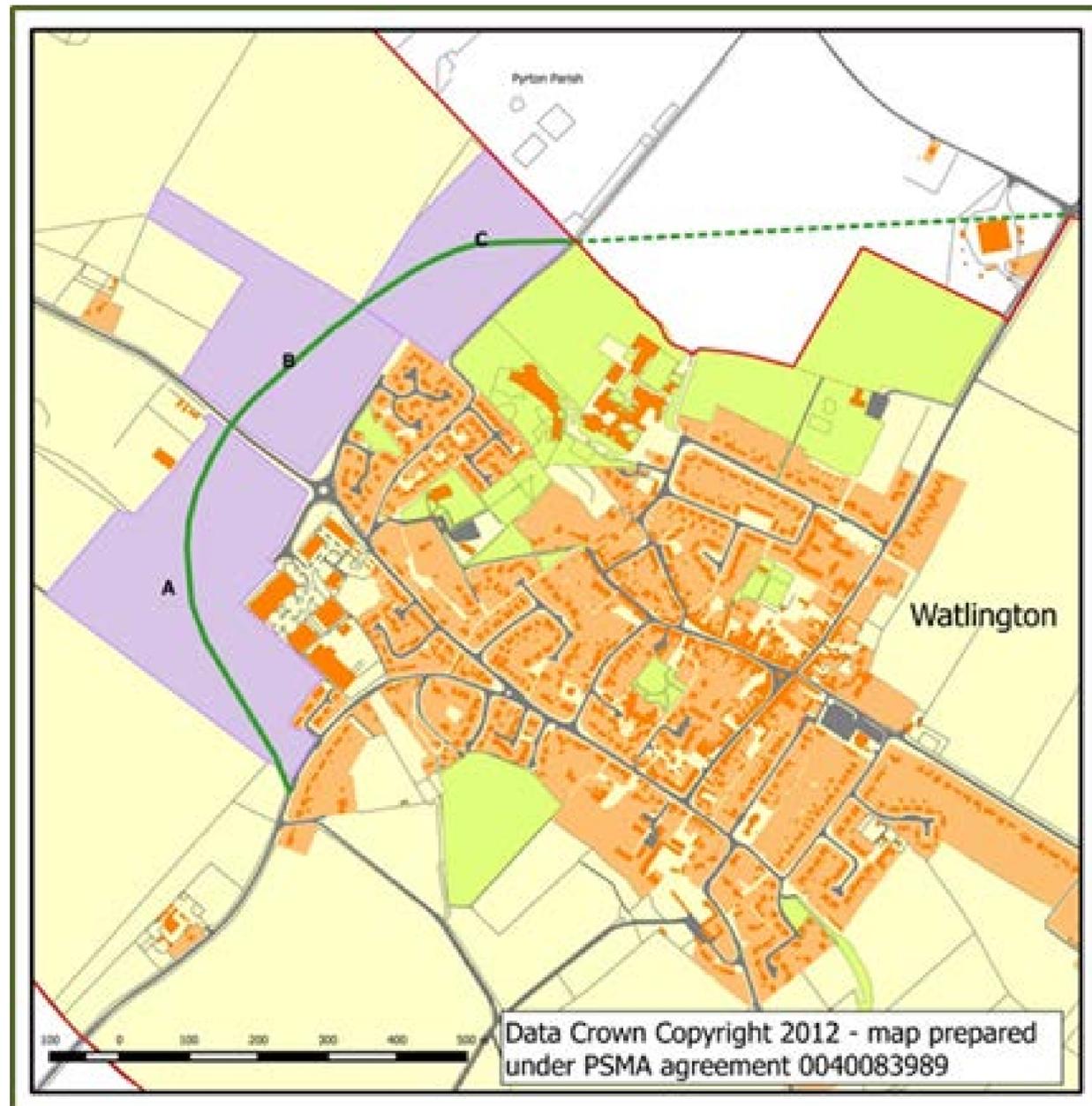
The site has an indicative capacity for:

- Between 38-60 dwellings dependent on the route of a re-aligned B4009, of which 40% would be affordable homes

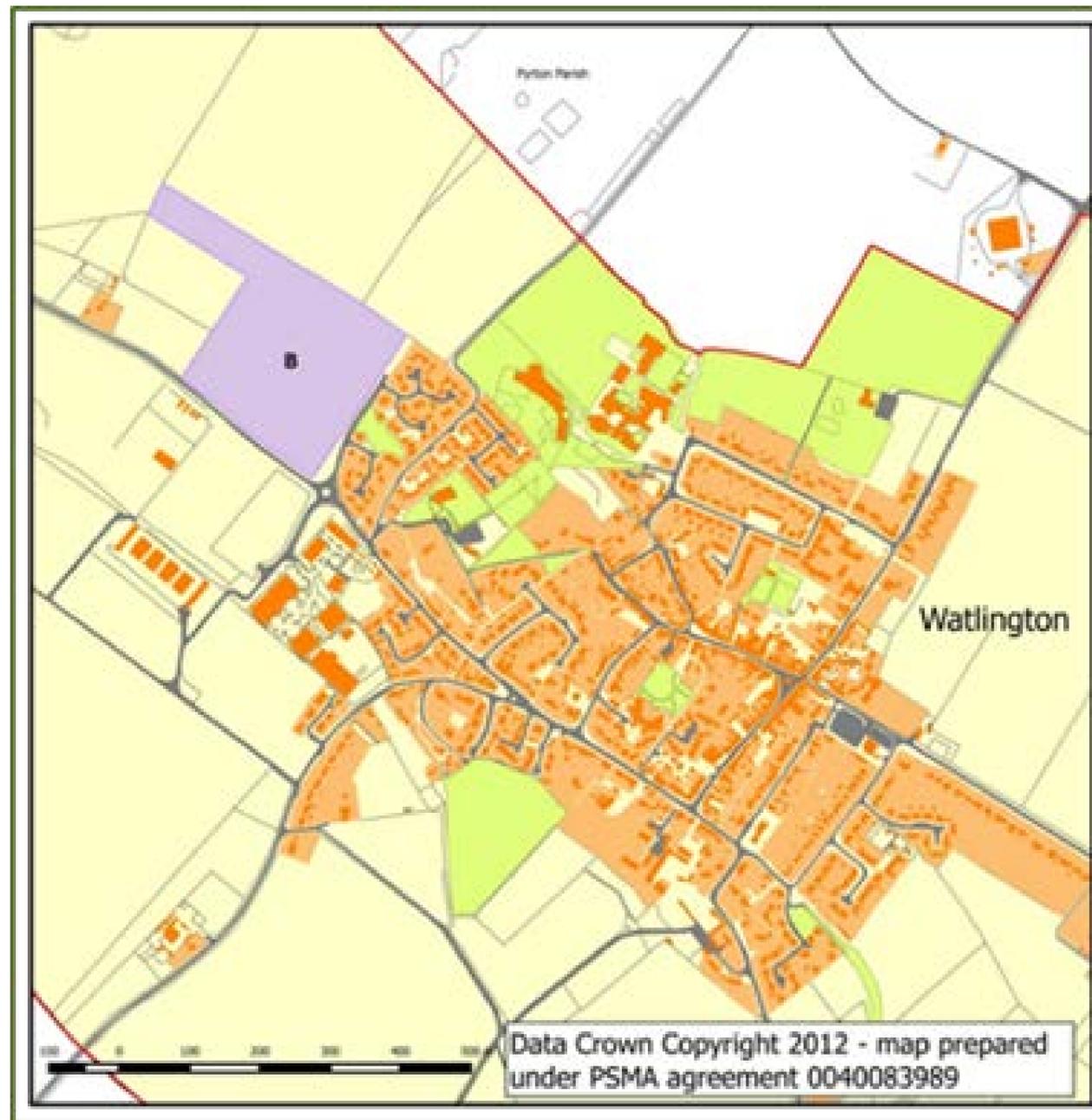
The Planning Proposals prepared for this site should demonstrate how the proposed development:

- Complies with the objectives and policies of the WNDP and the Sustainability Objectives
- Complies with the Watlington Design Guide
- Safeguards the route for a re-aligned B4009
- Allocates the land for a Local Green Space
- Provides space for an informal recreation area
- Creates connectivity with the existing Marlbrook development, town centre and the countryside

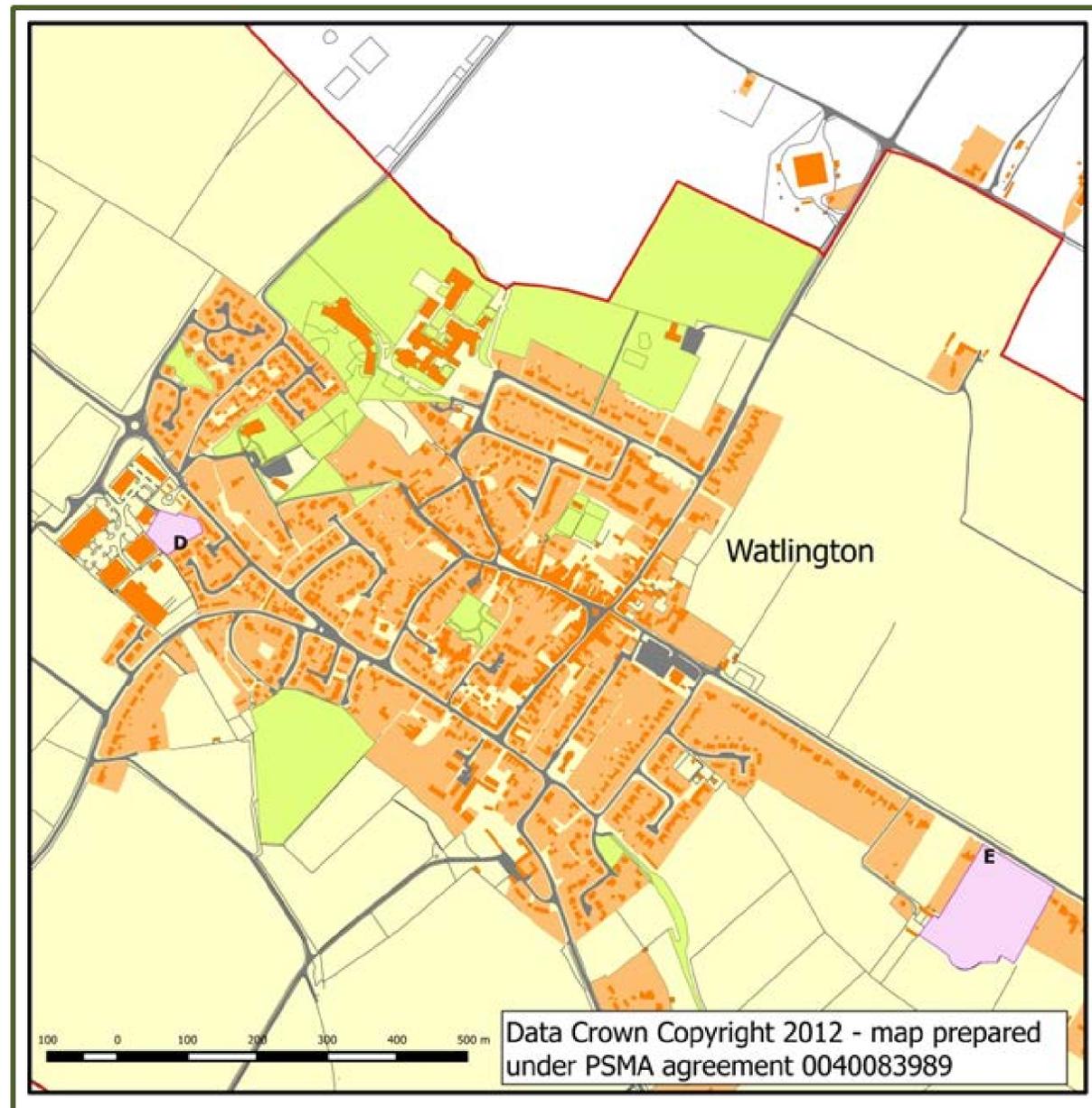
Alternate B4009 route



Site B



Sites D & E



Sites D & E

WATLINGTON HOUSING POLICY: Sites D & E

The site has an indicative capacity for:

- Between 38-60 dwellings dependent on the route of a re-aligned B4009, of which 40% would be affordable homes

The Planning Proposals prepared for this site should demonstrate how the proposed development:

- Complies with the objectives and policies of the WNDP and the Sustainability Objectives
- Complies with the Watlington Design Guide
- Safeguards the route for a re-aligned B4009
- Allocates the land for a Local Green Space
- Provides space for an informal recreation area
- Creates connectivity with the existing Marlbrook development, town centre and the countryside