

Comments by Paper - Consultation 3 - Environment

Reference

Plan Comment

- 52 * I think the proposals work well with what people have been saying
* I think its also important to incorporate a buffer between Willow Close and new development. A green corridor effect. This would keep a lot of people happy who live there and break up development
* Should we be looking at provision of schools etc.?
- 59 Air quality. While those in the centre of town suffer diesel fumes, those of us in the Cuxham Road area suffer from the stench of the pig farm, which at times, prevents us from using our gardens. We therefore support Plan A, which would hopefully place the "working" part of the farm more in the centre of its vast acreage. Instead of where it is now - right near houses!
- 65 I would like to thank those involved for all the consultation they have undertaken. I would have liked to learn more about the use of the Flood Zone as a local green space, what does this mean?
- 69 Providing sufficient housing in a good mix of types is essential. Also essential is to reduce lorries & through traffic from Watlington town centre. Agree with the report . However must not become hung up on air quality - it will improve with the removal of lorries and reduction in through traffic.
- 88 This is the best of the options (Site A) as it provides not just housing, but office space to allow local business to prosper rather than the town be used a dormitory.
The proposed road is an essential component, none of the sites should be allowed without it.
It would be adventageous to line the road with trees to improve aesthetics and perhaps reduce road noise
- 101 Yes - I agree with protecting scale and character of Watlington

Traffic management is very important. Enhancing natural environment

Larger/new schools needed of housing increases
- 104 We would support the proposals in the Plan ONLY if the by pass is built. Otherwise the number of houses will cause significantly worse traffic & environmental heath problems in the town centre regardless of any town centre traffic measures
- 138 I strongly support the allocation of three development sites subject to the B4009 being re-aligned through those sites, and for all development to be to the east of the re-routed road (ie the road provides an absolute boundary)

I question the desire to retain a 30 mph limoit on this road however - I'd prefer to get traffic & pollution through as quickly as possible

Reference

Plan Comment

- 149 * By pass would need more than 238 houses in order to be funded
* Plan doesn't take into account increased traffic that would come from Benson and Chalgrove
* Plan doesn't take account of negative impact on Pyrton and Shirburn
* Plan would have negative impact of surrounding landscape, listed and historic sites and AONB
* Plan would shift pollution from one site to another
- 151 Concern of best use of flood zone
Local houses suffered before - will these additions cause further and more flooding due to new builds being protected
- 157 Too much new housing in one area
Massive increase in traffic pressure - particularly in north & south
Potential flooding of the Marlbrook
- 204 Vital - for air quality and the visual environment - to insist on developers planting a large number of mixed species mature trees
- 212 * Alternative route must be built first before any development
* No developer traffic through Shirburn/Couching Street
* By pass first!!
* Residents to be asked first on what type of calming measures to be put in centre of town
* Air quality must improve on Shirburn/Couching Street
- 222 This is essential to ensure AIR QUALITY - v poor at present
- 226 A suggestion:-
Provide an integrated traffic light system located at circa the entrance to the Sports field and on the Howe Hill approach.
This would reduce idling pollution in the town centre and move it to outside areas away from habitation
Needs careful thought
- 245 Air quality in Watlington is extremely poor due to traffic using the village as a link to the M40.

The housing developments should only be approved if the traffic problems are resolved and the air quality improved.
- 282 Development of roads has been long needed. The existing 7.5t limit through the town centre has never been implemented and congestion has got worse and worse. So new road layout for B4009 is essential. Flood damage potential needs to be looked at especially with the loss of green areas

- 285 - and the road will generate more traffic around Watlington with negative environmental impacts
- if Chalgrove development goes ahead there is a potential increase in traffic
- currently cars try to avoid Watlington as it is a bottleneck - negative impact on Oxfordshire Way footpath
- no other solutions to traffic issues explored eg traffic lights
- contribution costs from developers could be much better spent on other community projects eg sports facilities, school expansion
- 287 The proposed re-aligned route of the B4009 should run through the western edge of the site and not through it
- 289 It is impossible to see how the building of 238 houses, all to the West of the town can fail to have a severe adverse impact on existing traffic pressures and air quality on the houses in the west. While something needs to be done to improve the air quality and volume of traffic in the centre of town, lumping all the houses in the West, irrespective of whether the road cuts through the new Pyrton Lane houses or not, means that the brunt of improving the centre of town will be borne by solely the residents in the west.
Earlier plans pointed to a variety of site options, which were to the north, south and east of town, as well as in the west. I can only assume that the residents who live in the north, south and east outnumber those in the West.
- 294 I agree B4009 needs to move out of the centre of Watlington
Air quality is very important
- 295 I am more interested in air quality & pollution. It is not safe to take small children down Couching Street.

How much CIL will we get?
- 305 Anything to minimise traffic through Watlington will be a very good thing. So many children in children have to use inhaler for asthma and in my opinion the flow of traffic through the town is one of the causes
- 308 Watlington will greatly benefit from an edge street which will reduce the amount & size of vehicles passing through the town centre.
Local residents outside the will also benefit if their routes through Watlington are eased. However, it's critical that measures are put in place to manage additional traffic passing through surrounding villages - Britwell, Cuxham, Shirburn and Pyrton in particular
- 309 But very important that the pollution by the Town Hall is kept to a minimum & certainly improved greatly from now - it is not acceptable

- 311 The focus appears to be heavily weighted on the benefits for the centre of town. However if care is not taken the issue will be transferred to the edge of existing town but with the new housing they will just take on town centre pollution.
Alternative routes eg via Gt Milton needs to be promoted especially with Chalgrove development.
Any new road must be sheltered by tall hedges & trees to prevent noise & light pollution and better enforcement of weight restriction.
A path needs to be considered as would a cycle way.
What is happening re Pyrton Lane access?
- 314 Not wholly convinced that realigning the B4009 will reduce air pollution on Couching St. Fast cars and vans and lorries will use "the straight through Watlington" more often if less traffic through Watlington because other cars on the "bypass"
- 316 Will we definitely have 238 houses? How do we finance the road otherwise?
As residents of Love Lane & previously Shirburn Street, the amount of through traffic has increased over the last 20 years resulting in gridlock at the beginning and end of the school day in Love Lane & poor air quality in Shirburn St & Couching St
Emergency services cannot get down Love Lane due to parking & increased use by carers visiting Orchard Walk
- 319 To number of houses and problems
- The centre of the town is not the only place at risk of pollution. Watlington is the hub of a network between Heley, Reading, Oxford and London and as such will have vehicles coming from/to all these towns. Will these new roads be adopted by the County Council or left for householders to foot any bills which, in future, may occur
- 321 - Fully support the idea of a bypass Road which is desperately needed to preserve the environment, buildings and people's health in Watlington
- 326 As before, these criteria are not being followed.
The by-pass and development will cause massive increase in traffic and poorer air quality
Huge increase directly by my property which I find totally unacceptable and extremely dangerous for myself and neighbouring families and young children
- 328 * Additional housing likely to be required to fund by pass
* Air quality problem moved to new housing sites
* More measures should be put in place to discourage traffic using B4009 as short cut to M40
- 329 By chip shop Right of Way signs need to be put in a better position or make it one way?

Reference

Plan Comment

- 332 * No development on AONB land
* Conserve the countryside where developers build and make sure they clean up
- 333 As the Rec is owned by the Cricket Club etc., they have already reduced lots of scrub land and 80 sq. metres of nettles. Hope professionals will protect wildlife corridors etc.
- 334 Only a fool would disagree with this
- 335 3d and 3f should be obligations on those who benefit (profit) from the development, not merely "opportunities"
- 337 Strongly
- 340 Excellent objectives
- 342 Totally agree to designate and protect existing green spaces. These are very valuable and help retain the sense of the town's rural character and setting. Brooks and streams in the new plots could become a feature.
- 343 This doesn't seem to provide any more protection than existing SODC policies but is a bit more specific to Watlington.
- 344 Some new development in the AONB is important to maintain its vitality
- 345 3c Regarding flood risk - I do feel that farmers and landowners should clear overgrown ditches etc as they are just left in most cases. In days gone by, this was done. Some hedges get cut but ditches are left
- 346 Very Important
- 348 It is essential that existing green spaces in the town (eg Masle Gardens, Masons Wood, The Rec etc) are not compromised and the new developments mirror the unique character of the village with its pedestrian alleyways allowing the residents to avoid the busy roads when they walk through the town.
- 349 CONDITIONAL SUPPORT - Support dependant on traffic and infrastructure issues being resolved (see relevant sections)
- 350 Good policy
- 351 3b very important. 3c it would be good to re-wet an area of section a. It was once a natural reed bed before the land was drained in the 1970s. There are now few areas of wet grassland around Watlington. 3d very important we have an opportunity to enhance the biodiversity of the area
- 352 Why isn't the church hall area down as an existing green space ? With more housing surely we need to protect all of our green spaces especially the smaller ones which are in danger of being swallowed up
- 353 Natural Environment and historic setting of Watlington suffers from the blight of traffic

Reference

Plan Comment

- 354 I don't think the development of the town should be held back because it's "going to spoil the view from the hill"
- 355 Any new housing should have a requirement for green space in the Plans
- 356 Thoroughly support
- 357 We are so lucky to live in such beautiful surroundings
I know many people in High Wycombe and London who travel here to enjoy the Ridgeway & Chilterns at their best
- 358 Please get local conservation/wildlife trusts involved as well as a professional ecologist
There are numerous artists, authors etc who can help with information boards
How about community planting areas as in Todmorden Lanes which Prince Charles endorses. Residents pick herbs for example and plant something later, Children get involved too
Lots of options during the build for holes on fences for hedges, bat boxes/roof slits etc
- 359 Local green spaces such as park & play areas are important
- 360 It is very important to retain the hedgerows and scrub land
- 361 Watlington and South Oxfordshire are very attractive places to work and live. There is a very delicate balance between protecting the environment and achieving a thriving and prosperous town. This needs to be fought for as developers have no regard for this, but wish to maximise their profits. The demand for houses in Watlington is far higher than, for example, Didcot and so is the profit.
- 363 As long as the above is implemented. I worry that it's just the start of development in Green Belt areas
- 365 Flooding is important. Must not affect water table along Brook Steet and The Goggs etc
- 366 3c - Having lived here for 80 years. Not sure where the flooding issue has arisen
- 367 The existing hedgrows and trees along Willow Close should stay. It is important as a barrier and for birds and wildlife
- 368 1. Reducing the risk of flooding is essential
2. Lumping all the houses to the west, where there are already houses, as it would place them out of sight when the town is viewed from the top of the hill is less essential, with respect. Preserving a view is the ideal, but the ideal should not be sacrosanct if its prioritising destroys the ambience in the west of the town, which will happen if there isn't a fair distribution of houses
- 369 Agreed that minimising environmental impact is critically important.
I would question how much of a visible impact new housing development would have from Watlington hill - perhaps its too far to really be perceptible?

Reference

Plan Comment

- 370 All good
- 372 Sounds good but these standards must be kept up
- 373 With exception to 3e regarding the Paddock which I don't think should be designated as a green space
- 374 Regarding 3c - these reflect the situation today but not additional impact of climate change. There plan is assuming static climate future and building in risk during the life of any development. Not sensible!
- 375 Strongly agree.
And developers should be encouraged to build to the highest sustainable qualities possible
- 377 I am not sure that the "natural management" of water flow is sufficient to negate flood risk. Can this phrase be re-worded to indicate active management of natural environment - clearing dirches, pollarding willows as these activities may surely be required.
- 378 3e - this should include the Green Space on which the Church hall is sited
- 379 KEEP THE ALLOTMENTS!!!

70 approx. residents using them - healthy, community useful to all residents
- 380 See earlier comment on views from Watlington Hill - this does seem to be a somewhat spurious criterion, as all development will be seen from the hill and there is a lot of development that can already be seen. The point is that what development can be seen in the future needs to be well designed
- 381 Who monitors that this in place?
- 382 All of the aims are important
- 383 The bypass should be designed as a green corridor for the benefit of wildlife and local residents - with a footpath/cyclepath separated from the road along its entire length
- 384 At present some of the town roads are flooded at times of heavy rainfall possibly due to lack of road sweeping and clogging of drains. Will more cash be provided to address this problem, which is seen oin Brook Street, the corner of Gorwell and the approach to St. Leonard's church?
- 385 Of spring/water courses are revealed during development they should be left to run naturally and not be culverted
- 386 Whilst "Marlbrook Green 3" is not identified on Map 6 of the supplement, I presume it to relate to the strip of land at the end of the road. I do not believe this parcel of land should be included when others (eg land behind Stonor Green) is not. This feels likke Marlbrook residents stopping that road being further developed - NIMBYism!!

- 387 In support as long as these "Green Spaces" do not interfere with the building of a by pass which is more of a priority
- 388 (3a refers to "Tantology" 3b suggests should say "in line with consultation"
- Public access land - encompass don't identify
- 389 Again, make sure this comes to fruition to avoid Watlington becoming just another urban sprawl
- 390 We support the Policy to conserve and enhance the natural and historic environment of Watlington. In particular, protecting the landscape sensitivity of the AONB and seeking opportunities to enhance the habitats associated with chalk streams.
- 391 Again, I feel these criteria are not being met.
- 392 1. Enforcement by local and national environment protection policies are vital
- Developers must not be allowed to infringe rules about the felling and degradation of surrounding areas. This has already happened in a Christmas Common local development
- 393 3a _ NIMBY!
3f - Planning jargon
- 395 Flooding is concern
- 396 How can we believe this to be real as the council have already confirmed the marshland? How can the 200 houses accommodate any positives with the environment, sewage - Cuxham blocks regularly so how is it going to manage with another 200 houses?
- With the new houses being built, especially plot C, which is higher than all of the original houses - where is the water going to go?
- Will the new houses have gas? As a lot of Watlington doesn't have gas
- 397 Flood risk on Brook St already high and not prioritising will ????? - brook and underground channels not dredged or maintained
- 398 Conservation of green space around the northern & western edges of recreational ground is important. Only improving leisure facilities in this area should be considered
- 413 New housing is completely dependant upon the new road & provision of green spaces & pedestrian & cycle ways to link the town together

- 421 * Connectivity to town centre is very important
* Is there any provision for environmentally friendly renewable technology in the new developments? Solar panels? Grey water harvesting?
* Ensure sufficient provision for gardens & gardens are wildlife friendly ie, hedges (for hedgehogs) rather than fences
- 449 4e - see transport comments in Policy 2
Vared designs please - not in rows and crammed together.
Bus services to Lewknor/Benson (and therefore Oxford/Reading/London) would be very beneficial
* To include play areas for children within the new estates