

## Comments by Paper - Consultation 3 - ThePlan itself

### Reference

### Plan Comment

- 1 Thanks to those who completed the very substantial piece of work!
- 3 How many houses currently in Watlington?  
Seems we will lose forever our "small town" feel  
We cannot stop 240 dwellings. But hope our Plan will stop any more. Otherwise roads will not be fit for purpose
- 4 Well done! A viable, sensible proposal for Watlington
- 5 I know that the people dealing with all this. On behalf of Watlington, will do a good job and get the best deal possible, and I would like to thank them for all their hard work
- 6 A very well thought out Plan which will be highly beneficial to our Watlington Community
- 7 Well thought out!
- 9 I support the Plan on this basis:  
You say that SODC said that " Watlington SHOULD provide 79 new homes.....recently increased,,,,, to 238"  
However, the word "should" is crucial. If it means "must". I support the Plan ; if it means "ought to" I oppose the Plan as it stands, for then we would be able to negotiate and amend - one hopes
- 10 In a nutshell I do not agree with 3 developments of housing within 6 miles of each other i.e. Watlington, Benson (already going ahead 500 houses) & Chalgrove airfield development of upward of 2.5 thousand houses. The infrastructure is not there to cope with all the extra cars, 4 x 4's and vans - at least 2 per household. This is a tiny Oxfordshire village loved by all its inhabitants & would be completely ruined by all 3 developments of housing
- 12 Thank you very much to all the team for making such a sensible Plan and for persevering with such a huge workload!  
It is much appreciated.
- 13 General observation is that we are increasing housing whilst decreasing amenities i.e Bank, Post Office, Newsagent etc
- 15 But the new bypass B4009 MUST be built BEFORE the houses or there will be mayhem [- if not I object  
  
Very well done. Congratulations to the the team and thank you for all your incredibly hard work
- 16 You need all our support as "a commitee", you do a grand job, your time is appreciated

## Reference

## Plan Comment

- 17 It was very difficult to work out how to complete this form. Connecting the draft Plan to the questionnaire (read through about 6 times)  
Thank you for all your hard work
- 19 We commend the consultation process and level of thought given to it and communication of the Plan.  
We are particularly encouraged by the plans for the new bypass road and 20 mph limit through the town (which we'd want to see implemented asap)
- 20 Watlington is a small town. Worry about coping with so many more inhabitants - cars/vans/trucks  
Not enough Doctors - not enough school places  
But overall the best Plan to date
- 23 This report seems very adequate, if adhered to
- 25 1. In the "Infrastructure Delivery Plan" there is no mention of Watlington  
2. Watlington Drainage Strategy had no page available  
3. Chiltern Surgery apparently has extra capacity available but concerned about:-  
School places  
Waste water management (& sewage) and all other aspects of suitable infrastructure to support extra housing
- 27 Very many thanks for all the research - please ensure Watlington is not over populated - the drains could not cope!
- 29 We support this Plan IF and ONLY IF there is going to be affordable that are not just part rent and part buy.  
This comment applies to all developments
- 31 I support this plan but obviously for it to work we need the field in Pyrton Parish to also be developed - SODC must ensure it completes the jigsaw (it is in Pyrton's interests or they could face a lot of traffic using the inadequate existing roads that virtually enter Pyrton itself. I would still like to see the plan include more foot and cycle paths in particular connecting Marlbrook to the schools - currently people have to do a massive loop, as well as the removal of on-street parking in Couching Street in particular and an additional car park area in the town centre.
- 32 We object to the entire plan on the basis that we do not feel it is appropriate for any additional development of Watlington
- 35 Thank you for all the hardwork which has gone into the Draft Plan
- 36 Whilst I embrace the plan of sites A,B and C and the route through those sites as a welcome at a radical and holistic solution (as opposed to previous infill schemes), I believe the Draft Plan remains incomplete. My main remarks are on the Page Policy 2 but the issues affect Policy 1 and Policy 2 equally

37 I feel that those involved with the Plan have done a good job and should be congratulated.

However, the sceptic in me thinks that by the time all is ready the Secretary of State will have made up his or her own mind - regardless of what any plan recommends

39 Looks good

40 Feel too many houses are planned; 10% of population of Watlington would be better

41 We must not lose sight of the fact that although is planned, we will probably have an increase of 300 + cars.

Schools need to be increased in size & staff. The current doctors surgery would be in dire straits without a very much increased footprint.

43 We would ve very wary of there being many more than the 238 houses already prescribed, as we feel they would fundamentally change the nature of the town.

45 I support the plan in principle but have concerns that in its current form it is not realistic.

The re-aligned road is integral to the Plan - but nowhere does the plan say how it will be funded. 238 houses are not enough to fund the road

49 Good luck!

50 Too much development in one area - needs to be spread more

Seems like the "town planner" and friends in high places have got their way after all.  
"Lets put it all down the 'poor end'" said a resident of Hill Road!! Shocking.

51 Watlington is a lovely village and we should aim to preserve all that is good about it - we should not risk it

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.?

61 Appears to be well thought through. Key is to minimise traffic through town.  
Is there a way that residents can approve the look of the houses being built?

## Reference

## Plan Comment

- 63 A lot of thought & planning has gone into this report and I would like to thank all the people that have been involved. It is important to keep the character of Watlington, but as everyone is noticing the character over the last decade has become less pleasant. The pavements are unswept and becoming overgrown with weeds and the general appearance is of a neglected and uncared for community. It is hoped that extra housing will improve not damage the existing town.
- 64 I must congratulate all those who have worked so hard to generate this excellent plan which I feel is far reaching and well researched with good long term prospects for the future of Watlington. Well done.
- 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?
- 68 This development will help the town of Watlington to survive and the shops to flourish. It will be important for the new residents to have easy pedestrian access to the shops and for parking to be available in the town centre for people who need to do their shopping, doctors and dentist etc by car.
- 70 Great plan! Well done and thank you !
- 72 The aims are all so laudable it is difficult to see how people could object to them  
- given that building has to take place  
- and that the existing traffic system is untenable
- 73 Plan does not deal satisfactorily with either traffic or housing.
- 74 We overall support the Plan - we have no option but to build & this seems to be an acceptable solution. Traffic will rise particularly as we have no good public transport from this town. Every house nowadays has 2 cars therefore a by pass is essential
- 75 I do not understand how Watlington decisions can be made in isolation when their success is dependant on supportive policies, plans and decisions in Pyrton's neighbourhood Plan and the Plan being developed by SODC, [particularly relating to the proposed Chalgrove development.  
Can this dynamic please be fully explained before any development decisions are made and before the Watlington Neighbourhood Plan is approved.
- 78 Thoroughly support
- 80 I'm grateful for this opportunity to comment on the fantastic result achieved by the tireless work done by this group - on behalf of the long suffering residents of the centre of Watlington

- 81 Very comprehensive but those tiny maps could have been bigger with roads mentioned on the actual maps.  
A lot of work gone into this. Well done!
- 82 Lets get on with it - we need by pass & more housing
- 83 This is a pragmatic and realistic response to the local housing needs of Watlington and the surrounding area, while recognising Government policy on housing targets. Without a local plan in place Watlington is very vulnerable to being swamped by the avarice of property developers.
- 87 I am pleasantly surprised at the information supplied in the report. It helps enormously to provide understanding of what is in store for all of us. Thank You
- 89 I am a very aged OAP and I find it difficult to comment as I probably won't be around to see it all happen!
- 93 Always a difficult balance of where to site new areas for development but thank you to all those that have worked on this project and have managed to put forward some good proposals
- 94 Watlington MUST move forward  
Realign B4009 road is desperately needed  
Good affordable housing is required urgently for the young and older residents
- 95 The Parish Council and the Neighbourhood Development Group are to be greatly thanked for their commitment, professionalism and sheer hard work in moving this forward  
- Concern about the possibility of greatly increased traffic through Cuxham in particular and also Britwell  
- Concern about the Primary School being able to accommodate the additional pupil numbers
- 96 All of the new houses will effectively be to the West of the town. The noise and traffic pollution, therefore, will be moved from the centre to the west. The enjoyment of our property will be diminished. We already have Chalgrove traffic - to it will be added the cars, probably two per house, of 238 new homes. Pyrton may choose to take the area north of Pyrton Lane for more houses.  
Surely the brunt of having 238 new homes should be shared more fairly throughout the town. This is blatantly unfair. I feel I have commented sufficiently. The location of 238 houses in the west, which means at least 400 more cars is unfair on those who live in the west of Watlington as they will suffer the negative effects of such as clustering of houses. Having seen so many alternative sites at earlier stages of the discussion is extremely disappointing that the decision seems to have been made to sacrifice the west of the town to the need to find location that will protect everyone and the views and the character of the other parts of the town
- 97 Yes - a great, well thought out strategic plan, very suitable for the future (necessary) development of the town

## Reference

## Plan Comment

- 98 The very large amount of land for development would completely alter the character of Watlington, changing the size of the community beyond recognition.  
All three parcels of land are required to enable the alternative route, so if only one or two sites are developed, there would be the increased traffic without the means of mitigating it.
- 99 Ideally it would be nice to maintain the size of the town but understand the need for more houses
- 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
- 102 I like the Plan which includes a ring road - but it seems to me that there will not be enough houses to pay for the road
- 103 Only that it has been very well presented on our behalf - thanks
- 106 I think this is an excellent regeneration programme, bringing a new lease of life into Watlington.  
My only worry is in the existing infrastructure - if it going to cope and be able to sustain the development plan  
  
I hope enough ground work has been done to ensure efficient delivery of our local services without them being overstretched by the Development Plan
- 107 I am in favour of Progression for Communities and local housing needs
- 108 We agree with the Plan, but are concerned about pedestrian access to Watlington centre as it may generate a large number of short car journeys. Efforts should be made to restrict traffic through the High Street and to restrict HGV movements through Couching Street
- 112 It seems an extremely sensible compromise between the demands and requirements required for the growth of Watlington
- 115 My concern is that our Plan will be combined with Pyrton's. The whole lot would be on "our" patch!
- 116 Congratulations & thanks to the Neighbourhood Plan team for all your extremely hard work on all our behalves

- 119 The Plan is inherently flawed, as it based on an assumption - or perhaps an imposition that Watlington needs to "grow", whereas in my view it does not. Organic growth is one thing but the growth outlined in this Plan is clearly designed to attract a larger population, rather than coping with local demand. The proposed infrastructure changes will be pitifully inadequate.
- The town needs a by-pass at its edge. The claim that the new route will limit further development is preposterous, given that it will pass through (not around) the proposed development in any case, therefore the limit on development will already have been breached! The thinking behind the new route also appears to be flawed - 1 The claim that "HGV's needing access to.... Lys Mill ...will be able to use the new road and avoid the town centre is ludicrous. 2. A 20 mph limit will be useless, as it will not be enforced any more than the 30 mph limit or the HGV ban are currently enforced. The fact is that cars and vans pass through Watlington as fast as the vehicle in front will allow them to 3. Unless the new route is a proper more attractive proposition to passing through the town (ie a proper by pass) all that will happen will be that the volume of traffic will "split" at the Pyrton crossroads and merge back together at Britwell Road/Cuxham Road. Drivers will take the route that they perceive as the quickest, therefore "through town" will become a "rat run" for people who see the new road as adding a few precious seconds to their journeys
- 120 Change is inevitable but as long as housing built & infrastructure in keeping with local area, rather than too many large estates.  
More scattered approach if possible not just N + west of town
- 121 (See RAWRR leaflet attached with comment added )- "The Plan needs to comment on this leaflet - is it real or scare tactics - transparency please!"
- 123 We support the Plan but we do want a by pass and need more parking
- 124 Let's get moving with it!  
Thankyou to all who have put all the hours into this Plan. WELL DONE
- 126 Sustainable locations, within easy walking distance from key services and locations, should be allocated first. Keep the character of Watlington as a village surrounded by countryside. The proposed plan is a response to development of Chalgrove Airfield.  
Watlington Parish Council and many residents are opposed to development of the airfoield and it is not for the Watlington NDP to take a contrary decision and plan for Chalgrove airfield. Until details of the airfield are known, and funding confirmed, this plan can't come forward, if ever.  
A plan that can be brought forward asap, should be identified using sites within and better related to the centre of Watlington.
- 129 We support the plan but think you are not giving enough emphasis to small sites outside of the town

- 130 Support with concerns - the number of houses  
The development in South Oxfordshire seems excessive. If you consider proposals for Chalgrove, current developments in Benson & Thame, there seems to be a large number of houses proposed. Is there the infrastructure in terms of schools, medical facilities etc in place to support this level of development?
- 136 Thank you to the WNDP team for all their work in producing a succinct and lucid consultation
- 137 Watlington is lucky to have had such a dedicated team to put together the plans & all the draft consultations
- 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 limit on this road however - I'd prefer to get traffic & pollution through as quickly as possible
- 139 Completion of the new route for the B4009 is key to improve traffic and access.  
I would like to see assurances from Pyrton parish and SODC on this.,  
In particular does the Pyrton Parish support or object in principle?>
- 141 Subject to improvements in drafting
- 144 We support the Plan. It is a balanced response to the current needs of the town and the context of the wider area indicated by the emerging SODC Local Plan.
- 145
1. Agree with broad objectives of plan especially preserving of the scale, character and setting of Watlington. The other objectives serve to support what I regard as its overriding objective.
  2. Support the idea of a new route for the B4009 as long as there is strict enforcement of the weight limit to protect adjacent housing.
  3. Unsure of selection of sites with its concentration on one side of the town. This alters the shape of the town and makes it look like a large boil on one side of the face
  4. In respect of the natural environment it is important to maintain all conservation areas, including that around the Church hall site
  5. More attention and detail is needed to ensure the infrastructure is fit for the needs of a growing population.
  6. Not much in plan about helping local economy to grow and nothing about ensuring the High Street does not just become a home for charity shops

- 146 Far too much development  
By-pass poorly routed encouraging far more traffic to the area, causing more pollution/poor air quality. Starving the town of passing trade. Loss of rural identity. No improvements for stretched infrastructure, ie health/education etc  
Opening door for much internal and external development creating further problems  
If bypass has to happen it should start further towards Benson on B4009 at least before 30nph zone nearer to White House Farm
- 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
- 150 New development should be more equitably distributed around Watlington

- 152 Too many houses - in the beginning only 75 houses were required - at what point did it become 200 houses? The town cannot cope with that number of houses each bringing 2/3 cars per household - at one of the meetings it was agreed in principle that a smaller collection of houses, pepper potted around, would help the neighbourhood adjust. The road that is being proposed is unfair to not only the new houses but the existing houses at that end of Watlington - the only people who have got what they wanted are those who live on Shirburn Street who were only ever fighting for the road - they never cared about the houses or where they went as long as they were nowhere near them, they just didn't want the cars coming past their houses anymore!! - the fact they bought their houses with a road already in place was their choice - our house was bought because of the quietness and beautiful views - we cannot accept the proposal as it stands.  
The plan states "affordable housing" who is to determine "Affordable"? How is the plan being allowed to be built around an industrial estate that has industrial warehouses full of things not suitable in a housing estate?  
The houses are too far away from the town therefore they will either drive as people already do! Or not use Watlington at all  
Plan C should have taken into account more room for the school ie green belt area for where the houses of Ash Close will be most affected. There are TPO orders on trees around Ash Close - how will houses be affected by the roots?  
Wildlife - as it stands the list of wildlife is endless. Birds - from owls, woodpeckers, jays, long tail tits, goldfinches and sparrows - also hedgehogs foxes, deer and bats - the food being in abundance on the area - due to its marsh land you get frogs/toads and possibly newts  
The questionnaire has been quite a feat to complete. We would imagine that a lot of people have been baffled by the questions and will just say yes or no. Unfortunately, one family (who have been here for a generation) has already moved out of Watlington and I can see others who will have no choice but to move. I feel it is a shame that we as a community are not standing up to the council and saying NO - we want Watlington to remain the beauty that it is.
- 153 Support the proposal if SODC are unequivocally committing to the B4009, at the same time as developing the sites
- 154 We support the development of sites A,B & C and look forward to the provision of an alternative route through the town
- 155 This seems to be a well thought out plan, that allows for growth of the town (to meet national targets re housing) whilst still maintaining the character of the town. New houses are inevitable and the proposals look sensible and well considered. I am happy to support this Plan.
- 156 Using smaller sites that will integrate with Watlington and can be developed in a reasonable timescale
- 164 Closely monitored execution of plan
- 174 The number of houses proposed will inevitably alter the character of the village - "small is beautiful"

- 175 CONDITIONAL SUPPORT - Support dependant on traffic and infrastructure issues (see relevant sections)
- 189 But not at the detriment of outlying villages e.g Christmas Common and Howe Hill
- 191 As long as services & road layout support the number of houses
- 209 The proposed development is not equally distributed around the town.  
Hill Road should take it's share too!
- 210 The houses are said to be built to face the fields for authenticity, but the road will have to take a big part of the view due to the amount of traffic that will be guided to use it - the fields that stand at present are a beauty and should be protected without a concrete jungle being built. The children that will be living here will not have the "village life" that so many crave for on this stressful day and age - Watlington is a sought after area offering a quiet sanctuary
- 214 This plan only delivers these benefits if the new B4009 is built. Otherwise planning permission on these sites should be opposed
- 253 I think the planned route for the B4009 is unrealistic as it relies on developing 3 sites. This would yield about 500 homes, so more than we need.  
  
Surely the original road and roundabout should be used to keep development sites to a minimum
- 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.
- 416 Small scale sites should be taken closely into consideration
- 419 Over development of our town will spoil it for ever. We really haven't the infrastructure to cope with it - I really feel it should be viewed more carefully
- 450 Watlington will end up becoming huge and will lose its charm and place as smallest town in England!
- 493 Housing requirement likely to be 400 to fund by pass - so many houses would increase town size by a third  
Put a great strain on existing services, medical facilities and schools  
Plan does not address this