

## Comments by Paper - Consultation 3 - Shopping and Service Centre

Reference	Plan Comment
114	<p>New houses will be welcome. However a bypass (new route for the B4009) will surely reduce the visibility of the town to passing traffic. This is likely to reduce visitors as it has in many other towns of even larger size to the extent that businesses will suffer.</p> <p>The logical consequence is that retail shops will close and Watlington will become a dormitory town for High Wycombe and Oxford</p>
406	<p>4b re provision for older people &amp; those with physical disabilities. These people need extra parking in the town centre to access shops Is there going to be provision for a "corner shop" on the housing development?</p>
407	<p>4e Will there be provision for trading venues on the new estates so as to reduce the time &amp; effort in travel?</p>
417	<p>The new housing does take into account that our schools are full already. We have one food shop - namely the Co-op. Post Office has moved to Co-op, so for that a good service.</p> <p>We need infrastructure of schools, shops and new road around Watlington and a larger car park. People buying homes without car parking are using any place and causing problems</p>
422	<p>Affordable housing is essential if existing families are able to remain.</p> <p>But where are the jobs and the infrastructure plans to assist on keeping our young people in the local area??</p>
429	<p>Will the schools be enlarged to accommodate extra pupils? Likewise Dr's surgery. We've recently lost the PO, Bank and most probably the hardware store too. What Plan if any are there to reinstate any of these to cope with the increase in population?</p>
448	<p>The increased population can only help to sustain economic flow to the existing traders and help upgrade the leisure facilities</p>
498	<p>I do not have any private parking. I trust I will not have to pay a permit. This Easter break our Car Park is full up due to holidayers leaving their cars "parked up" . Are we going to lose the Watlington Social Club in all this change to promote concerns for tourism - (5F and 5a)</p>
499	<p>Not clear how these objectives are met by the proposal</p>
501	<p>All common sense</p>

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508	5d. signage should be clear, but not overbearing or obstructing buildings 5e. With substantial extra housing, existing car parking will be inadequate. People will still not use Recreation Ground & other alternatives - too far to walk consider other sites near town centre
511	We object to new small-scale workshops and accommodation for small or medium sized businesses on Britwell Road. (We do not think this will work there)
512	Much is needed to restore the vitality of the town centre. Too many shops lost and closing. Can pressure be put on landlords to reduce rents? Can the council find ways they can be subsidised? It is in everyone's interests to retain a vibrant and safe town centre. Look to pedestrainise the High Street.
513	Small start up businesses
514	Absolutely crucial - POLICY 5 headline above
515	Policy 5 Non-starter as 4. No shops for day-to-day living. Car Park, but where? What have we got for tourists to visit?
517	It would be great to see an uplift in small business especially the retail side. I would hate to see Watlington become a "ghost town".
518	Needs plenty of open meetings for businesses to have a say.
519	* Better advertising of walking trails around town (tourism) * Ensure correct price for rental of active primary frontages - we don't want to see empty shops or chain stores, we want decent independent shops
521	Should look at enhancement of existing Industrial Estate, better link to town
522	CONDITIONAL SUPPORT - Support dependant on traffic and infrastructure issues being resolved (see relevant sections)
525	Policies 5b and 5c are well intentioned but will be difficult to implement as they will depend upon demand.
526	Thought has been given to keeping the character of Watlington, hopefully attracting new business to the High Street
527	5f to promote tourism a good clean is required
528	Vital
530	5d - yes signs for Library, Toilets, Car Park etc. 5e - More car parking we have to stop people parking on pavements and double yellow lines
531	Cannot see how the proposal new route for the B4009 will improve the 'Public Realm' of the Town.

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533	one of the many things I love about Watlington is being able to walk up the High Street and shop for normal, everyday things and treats. I sincerely hope extra residents will further boost our local economy.
534	Thoroughly support
537	5b Really like the idea of start - ups and small workshops.
538	Small scale workshops are a vital way to keep work and people in and around the town so it remains vibrant & busy
539	We support this policy especially as we do not wish the town to become even more of a commuter 'dormitory'. The issue is that every other town and village has a competitive policy of attracting new employment. Apart from tourism related business we think that it may be unrealistic to attract significant employment opportunities; while home-based working and small start-ups may not have a great impact on the local economy.
542	Shops are suffering decline in the High Street. Obviously rents and rates are too high. Can pressure be put on owners of empty shops to release them at more modest prices to encourage new businesses.
543	Make the High Street pedestrian only to facilitate safety and a café culture. Pedestrianisation would also prevent the use of the High Street as a "rat run"
545	Re 5f. The "new" development over the past few years to the south/south east of Thame means that while the centre of Thame has charm, the south/south-east does not. The projected plan for Watlington would make most of the west avoided by tourists, as is the case with the south/south-east of Thame
546	These ideas are sound, but seem a little idealistic and perhaps should take a lower priority than location, quality and variety of new housing, and infrastructure development (ie roads)
548	All good But need to be cautious of drawing non local people into centre if it has adverse effect on infrastructure
551	What is meant by 5c? Is this the route towards universal permitting of resident and business vehicles ?
553	The new B4009 is at odds with this part of the Plan
554	Re 5b - these need to be on or near the realigned B4009 and restrictions placed on the size of the lorries servicing them so that we don't have any of the monster size lorries that H & H are currently using  Re 5e Car parking essential for many existing residents as many houses built well before motors so no private parking for these properties so rely on public car parks
556	Car Parking v important - as we don't want local business to lose customers

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557	This is likely one of most difficult policies - witness loss of local newsagent and P.O. in recent times. Everyone claims to want local shops but many seem reluctant to support them sufficiently so to ensure viable business.
560	- See previous comments to increase car parking in the "new" part of town - Promote tourism via inner centre displays about AONB, history, culture
563	5a Starting with the re-furbishments of the public toilets which are an eyesore  5e Vital if any of the other aims are to be met
564	We support the Policy which is complementary to the aspiration to reduce traffic and improve the air quality of the town. Combined with these goals to enhance Watlington as a service centre, the town centre should become stronger and more diverse as well as a more pleasant environment to visit.  We confirm that Site A can contribute towards these objectives by including some new accommodation for small businesses.
567	5a - Means what 5c - More meaningless jargon - use plain English
568	By pass could have negative impact on this as traffic will pass round and not stop to use shops and facilities
569	Most people who move here will work outside of Watlington and using us as a commuter belt - as what extra will Watlington have to offer?  There are no buses after 6pm  There are no entertainment facilities for the children/young families
571	Start up support would be great Too many shops just ????? Watlington's rent otherwise unaffordable Car parking a large issue even for residents!
628	We would like to see more emphasis on maintaining and expanding the range of retail outlets in Watlington
631	Lacks wider leisure solution around entertainment, eating, drinking etc