

Comments by Paper - Consultation 3 - Infrastructure

Reference

Plan Comment

- 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
- 18 For 79 new homes only - I have no confidence that the infrastructure and services are in place or mentioned for 238 new homes
- 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
- 24 Has sufficient attention be paid to the need for extra school places, doctor's surgeries & care workers

Appreciate the work put in already, but feel there is still a lot of points to be cleared up
Urgent need for a by-pass road!!
- 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!
- 30 As long as schools, surgery and shops will be able to cope with all the new population
- 38 Priority:
1. Road around town
2. Surgery
3. Schools
4. More shops
As little building as possible

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.

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.?

53 There is no evidence of improving infrastructure ie Schools, Doctors, shops, parking in town.

In principle I would agree with Site A if the above were able to meet the demands of mnew residents. However, I do not agree with the other sites, as they will have a bigger impact on the current residents of Marlbrook, so therefore I object.

From that end of town, there is no easy access to the town and its facilities, so it would result in more traffic through town than there currently is. For example, you couldn't shop at the Co-op and walk back with more than a couple of bags!

55 CONDITIONAL SUPPORT - our support is dependant on satisfactory traffic management and infrastructure. At the moment we do not feel either of these is sufficient (see relevant sections)

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.

67 Will exisiting Watlington schools be able to accommodate the children from the new housing? And what about doctor/health centre provisions for increased number of people

86 Can the utility services cope with all the extra services needed for all these houses ?

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

- 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
- 110 It is imperative that infrastructure such as the by-pass, water, sewerage are delivered at least at the same time, if not ahead of development. Should John Howell get re-elected then his idea for a planning moratorium should be extended. With the by-pass proposal it must be made clear that it is required to reduce pollution but it will not solve the extra 2000 vehicle movements should Chalgrove airfield be developed. Pollution is already an issue in Watlington due to traffic this development and others in surrounding area must not make it worse. Affordable homes must be delivered. We found the document by the group against the by-pass misleading, alarmist and by the nature of no attribution sinister and working against democracy.
- 113 But very concerned at the prospect of 400 houses to fund a by-pass and the effect on schools/traffic and parking
- 128 Local infrastructure is KEY
More health, education, shopping and petrol will be required to support families coming to our 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?
- 132 There doesn't appear to be any consideration to the increase in traffic in the villages outside of Watlington - Cuxham in particular is a significant concern with the current levels of traffic and this will increase significantly - this is just not viable
- Watlington Primary School & Icknield College are near capacity - what is the plan to accommodate the increase in students?
- 133 As a whole, this plan seems sensible. It can only work, though., if plans for the massive expansion of Chalgrove include a dedicated new access road. Any increase in traffic on the B4009 would be socially and environmentally disastrous - the Watlington by pass would only marginally mitigate its impact

135 Support in general

If this plan for sites A,B & C are adopted, I suggest the houses over the by pass road away from the village should not be built. It seems unfair for new arrivals to have to cross what could become a very busy road by day and possibly by night also. It could be another source of polluted air, traffic noise and smells like Couching Street.

The number of houses is bound to cause problems of school places, healthcare and parking - the latter is already an unsolved problem

Thank you to those who made and will consider this report which seems relevant and comprehensive. Best wishes for a good outcome

158 238 new homes will need increased infrastructure to cope

- concerns centre on education & resources for children
- local schools strictly underfunded

175 CONDITIONAL SUPPORT - Support dependant on traffic and infrastructure issues (see relevant sections)

191 As long as services & road layout support the number of houses

290 Housing development will inevitably mean more traffic, and along with extensive planned development in Chalgrove, the infrastructure development needs to be a key priority as Watlington expands

313 May I suggest that the route of the B4009 is agreed/established asap and that this is developed iniktially as a wide grassy ride having suuitable natrive trees planted as an avenue (Beech?). The ride should be wide enough to ensure that the developing trees are not damaged during later road construction and housing development. Local groups and individuals to be encouraged to donate or sponsor the trees and be involved with the planting - local ???(buy) and involved with development.

When the road is ultimately prepared (inc. parallel) services conduit - minimising future road closures) and hedgerow/grass verges are put in place there will already be a developing avenue of trees, that local people will recall planting, enhancing the landscape

319 To number of houses and problems

The centre of the town is not the only place at risk of pollution. Watlington iks the hub of a network between Heley, Reading, Oxford and London and as such will have vehic;les 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

336 How about sewage? Larger treatment plants - Pipes

349 CONDITIONAL SUPPORT - Support dependant on traffic and infrastructure issues being resolved (see relevant sections)

376 Ensure we have a structure of alleys and walkways as we have in other parts of the town

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

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

410 Do the existing schools have sufficient capacity for extra pupils these developmentr will engender?

412 Will there be provision for additional schooling to meet the additional population?

413 New housing is completely dependant upon the new road & provision of green spaces & pedestrian & cycle ways to link the town together

417 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.

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

419 Over development of our town will spoil it for ever. We really have'nt the infrastructure to cope with it - I really feel it should be viewed more carefully

425 CONDITIONAL SUPPORT - Support dependant on traffic and infrastructure issues being resolved (see relevant sections)

427 Ensure there is sufficient infrastructure to support the increased housing

429 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?

- 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
- 454 Connectivity is essential - particularly between new sites and the schools. It is currently a long walk for people next to school to get round to the entrance, this does not encourage people to walk and increases 'school run' traffic. Use of 'old' Pyrton lane for safe cycle and pedestrian access to Pyrton and schools.
- 465 Supported but only with concurrent infrastructure and support for the new houses. Everything is already bursting as is.
- 492 Watlington needs developments to be equally spread around the town to encourage integration rather than dumping them altogether,
Sustainable development would be far more successful in keeping with Watlington's diverse character. Preserve Watlington.
- 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
- 494 Are the new houses providing at least 2 car parking spaces that are not on the road? How will Doctors/Schools cope with the intake of people?
If the houses will be affordable - as they keep saying - why do have to have mobile homes? - where will they be situated?
How far away do the houses have to be from our properties? Is there a boundary they have to keep as no matter how we view it, our house will have gone from beautiful fields to being overlooked by 60 houses, as it is at least a metre lower than the field
- 504 What about school sizze? What about a larger doctor's surgery? There will be so many more people here
- 546 These ideas are sound, but seem a lttle idealistic and perhaps should take a lower priority than location, quality and variety of new housing, and infrastructure development (ie roads)
- 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

Reference

Plan Comment

572 6d - After 7.30 folk have to walk to catch buses to Oxford as not going through town centre. We have an M.Sccleris friend who has to walk - she can't so she has to catch a stupid o'clock Bus 1

573 Not clear how these are supported by this Plan, but these are not (in my view) priorities

574 Easier said than done; almost impossible to enforce, as national and local governments have a very poor record over conditions and the cost of contracts with private companies.What is there to change this record?

575 Better bus routes needed. Regular shuttle between Watlington and J6 required.
Express buses into Oxford needed.

576 Mobile telephone signals to be maintained at the highest levels

577 School and medical care provision on particular need to be prioritized as well as residential care provision

578 But worry about :
School - Surgery- Transport (Bus)
Some important amenities closing (Banks) or losing "room" (Post Office)

579 6e Footpaths are difficult for the elderly because:
a. some slope downwards towards the road
b. lumps and bumps on the path including tree roots
c. poor lighting

580 all good objectives

581 Broadband for outlying villages is also important - I sometimes have to drive into Watlington to get connectivity!!!

582 improving local sport & recreation facilities & improved footpaths & cycle ways is important to us

583 The town needs an area of recognised playing fields that are protected for sport and separate from dog walking areas. The plan should seek to ensure the separation by making provision for both in separate locations. Improve the environment for children to play safely- more footpaths away from traffic. There is minimal public transport : what can be done about this? nvest in 'targeted transport' such as 'on request' buses/rides that provide a service at useful times.

584 A Sunday bus service and a Reading Service would be useful.

586 All impportant especially 6c

Reference

Plan Comment

587 As usual all the above would be very acceptable but could we have better roads. The roads around Watlington area are holed & pock marked. I have fallen twice because of roads not maintained. The Council fill holes with inferior materials and only if they are 2 cm. Who is going to do this before any other improvements are made?

588 To have a much improved bus service

589 Safer pavements please with no bikes & skateboards

590 Open meetings for the community to have its say.

591 6b Watlington needs a building like the Church Hall - which has been allowed to disintegrate

There is currently no Hall which can provide the proper facilities for recreational classes and social events.

592 All good ideas!

593 Public transport is poor e.g. links to Oxford and Reading ** are extremely limited and do not support residents who wish to travel to work by public transport. This should be improved as a matter of urgency

** and the M40 bus stops

594 There seems to be a lot of issues with dog walkers in Watlington in regards to sharing with recreational areas. Could we look at dog walking areas for people unable to head to the countryside.

595 we are very concerned about sewage and flooding. We have been flooded five times with raw sewage on the last five years, due to overloading of the sewage system. We cannot cope with additional sewage volumes.

597 Further development of sporting facilities will need to be done to support 238 houses. Eg move cricket club to new green area to allow football & cricket to thrive & open up the recreation ground to more sports by clearing the cricket pitch to a new area.

598 The development plans for the site of the derelict Church Hall should be passed. Then the Church will have the money to make the improvements necessary to make it a 21st century user-friendly venue for concerts etc. This adding greatly to the facilities for meetings and entertainment in the town, plus we get rid of the old hall which is now an eyesore.

599 There is no mention here of schools. The retention of them & reinforcing the scale & function of Icknield Community College are essential. To retaining and encouraging a coherent community. The implications of the Chalgrove Development (which is very likely to receive consent) need to be addressed. Those issues are a serious omission from the NP and should be addressed

600 Mobile phone signal

- 601 Can we try and get 4G as well, please?
- 602 If Watlington could become a pedestrian only zone with parking outside the High Street and vehicle access only to residents, it would be safer for all and promote the town infrastructure well.
- 603 Dr's surgeries and schools will need to be extended to cope with the extra population, and a large community building (with parking facilities) are needed and need to be kept in a better condition than the present facility - The Sports Pavilion - which is in a dreadful condition
- 604 6b - I think we have enough community buildings and facilities
- 605 So long as 6e does not include dedicated cycle paths which I do not think are necessary & can cause more problems than they alleviate
- 606 6f - if possible link cycleway to Lewknor
- 607 Improved pathway to M40 bus link, ensure it is safe all the way.
- 608 6e - 20mph or less speed limit throughout the whole of Watlington
- 609 With a target of 260 new homes and a well designed new road all items in 6 above need to be improved exponentially
- 610 Thoroughly support
- 611 Being a keen cyclist - I've often thought that the dismantled rail track - Station Road to Lewknor could be adopted for pedestrian and cycle use - an organisation "Sustrans" specialise in these projects.
- 612 A small swimming pool would be beneficial. These are provided by developers in other areas - run by 1 full time staff member & volunteers
- 613 Support, but these requirements should not make it too onerous for developers
- 614 With more housing - especially much needed affordable housing, transport policy becomes even more important. With little or no local employment new residents will have to commute to Reading or Oxford. For young first time buyers this will put additional cost burdens on them, especially as affordable home in Watlington are a misnomer for most. The Oxford Times suggests affordability in the region is around £150,000 for a first time house (Watlington is £250,000 at present). I am still sceptical on how a young couple will be able to afford a £250,000 house plus run 2 cars to commute to different locations. An adequate bus service remains essential if this is to work, and older people are not to be left isolated and stranded in the town.

Reference

Plan Comment

- 615 The current cycle access to get out of town is difficult if you have small children. More cycle routes are needed. A small gym would be popular.
- 616 What about Dr Surgery & schools
- 617 No cycleways in Britwell Road. No extra traffic calming in Britwell Road as this increases pollution from standing vehicles. Has consideration been given to capacity of schools and medical services with all these proposed extra residents.
- 618 Will the local Drs surgery be able to cope with an extra 230 dwellings, not to mention the proposed development of Chalgrove of 3000 homes. Can the schools cope with a large influx of children
- 619 Infrastructure to be in place before housing is built to avoid developers cutting corners or failing to keep promises. An example was the Solar Panel people walking away from their responsibilities.
- 620 6d - more public transport would reduce the need for cars
6e - improving cycle safety is paramount - connect with current Government strategy of getting active
6a eg a swimming pool for use by local residents and school, cycle path along Shirburn Road/B4009
- 621 Local sport and recreation areas a must if increased housing
Cycle and pedestrian provisions would be extremely welcome
Good/improved Broadband & reception would be a bonus.
- 622 I would suggest that in view of the increase in our population, we should consider rebuilding the existing Church hall
The Church hall served the community well in the past for many various functions.
- 623 All of the above would be welcome, and could be met with housing distributed fairly throughout the town
- 624 Also great ideas, and I think higher priority than those in Policy 5
- 625 Who will fund this?
- 626 Cycle paths would be a great asset.
Improving local recreation sites are very important
- 627 Swimming pool would be great
- 629 Fundamental facilities to be improved and developed are the local schools and our local surgery (clinic) to sustain the Development Plan
- 630 Yes well said. I wait to see any signs that it is implemented. 6e dig up the grass verge down Love Lane and have a cycle path and parking, particularly between Shirburn Road and Pauls Way.

Reference

Plan Comment

- 632 6c - all new development must include superfast and broadband provision
- 633 6b - include a new venue for young people, dedicated building
- 634 And cell phone coverage?!
- Ref 6e: my comments in Section 4 refer
- 635 The town is in dire need of a community centre with catering needs.
The Watlington Club has a good sized hall but no catering & the Pavilion is small & not used by many people as it is not central
- 636 Sewage & water system will need to be updated
- 637 Ensure that all footpaths are adopted by the council asap post completion p- ensuring the network of footpaths of the local area is maintained - this is often overlooked with resulting loss of public footpaths.
- 638 All new development must have pedestrian access to the services, schools etc in the centre of town
- 639 New & improved cycleways and paths to connect parts of town
- 640 Public transport?
Links by bus to High Wycombe currently unavailable as to Thame. How are all these new residents going to travel if not by car on the new B4009?
- 641 1 Footpaths and cycleways need to accommodate mobility scooters
2 Need a safe cycle and footpath route to J6
3 Where is the provision for increased water supply and sewage treatment capacity?
- 642 As mentioned previously, footpaths and cycleways to connect to current routes
Would like to see the facility for a Gym or warehouse/space that could be used for this use
I would to see a facility for 25m swimming pool
- 643 This is worth supporting but it is hoped that such facilities are planned in co-operation with the local community so that they are relevant to what is needed and wanted
- 644 Ensure educational facilities and childcare are expanded to cope with the rise in population and younger demographic
- Ensure power, gas, water and sewage system are expanded to accommodate new development
- 645 All of the above with EMPHASIS on improving the pavements in the town which are unsafe

Reference

Plan Comment

646 We support the sensible objective to ensure that development also helps to bring forward appropriate enhancements to physical and social infrastructure for the town

648 STRONGLY SUPPORT

649 Education - a huge concern