

Notes from meeting with JC Emmett 27/9/16

Attendees

Watlington NP:-

Ian Hill (PC), Gill Bindoff (NPCoG), Norman Perry (NPCoG), Tony Powell (NPCoG); Rachel Gill (NP Admin), Tom Bindoff (SC), Terry Jackson (SC), Peter Richardson (NP Admin)

JC Emmett:-

Mark Turner

1. Introductions

GB welcomed Mark Turner, stating that this would be an informal, without prejudice meeting and introduced the NP team. Mark gave some background and thanked the NP team for meeting with him.

2. Neighbourhood Plan Update

GB gave an update on progress since the last meeting in July. The aim was to produce a draft plan by the start of September. Unfortunately this is now likely to be November.

The main cause of the delay has been funding for traffic modelling, a Locality grant for £4.5k has now been received but all the quotes have been much higher than this. Also the scope of work funded by Locality is only impact assessment of sites and not modelling of traffic management strategies such as chicanes and traffic lights. The NP team have spent a lot of time liaising with OCC and SODC to examine opportunities for help with this modelling. Further funding from SODC has now been agreed.

The introduction of the possible development at Chalgrove has added complexity and delay. Further discussion with HCA is planned for next week.

TP gave an update on progress with site assessment. Availability was 23 sites with 4 small sites which would go through Parish Council planning and 2 sites in Pyrton which can be assessed but not allocated.

The NP are producing a design guide, based on SODC and Chilterns guides.

PR gave an update on the Chalgrove situation, saying that there have been around 7000 responses from local communities in opposition to the scheme. The NP team met with the HCA recently and plan to meet again next week as the NP need to understand what is planned, particularly in terms of infrastructure. The HCA are looking at traffic strategically so the NP are keen to establish what information can be gathered from them.

There was a general discussion on changes to legislation for NPs and current events in NPs including that NPs have no legal status if there is no adopted Local Plan.

3. WAT1 Site Update

Mark provided the group with an updated layout drawing for the proposed development.

He outlined how the updated scheme addressed 4 issues identified in previous discussions, specifically:

- **Density/ mix**

The current density is 23dph. There are some smaller units as well as one 4 bed and one 5 bed.

- **Traffic/access**

There was some discussion on improvements to Britwell Road to include a chicane and traffic calming. Mark also showed visual splays for access to Britwell Road.

- **Flooding**

The scheme includes new ditches and culverts to control floods on the site and in the surrounding area, i.e The Goggs. It also includes a large pond.

- **Visual Impact**

Mark showed areas of screening and landscaping which was especially important as the site has a boundary with the conservation area. There was then a general discussion on the scheme. The NP team made some suggestions on footpath access points and green spaces.