

MEETING WITH KNIGHT FRANK 27th October 2016

Present: Will Russell (Knight Frank, representing the owner of WAT10), Ian Hill, Terry Jackson, Tony Powell, Peter Richardson and Tom Bindoff (notes)

1. It was explained that this was an information sharing meeting and that the notes would be circulated for comment before being posted on the Neighbourhood Plan website.
2. The Neighbourhood Plan team (NDP) is working on the basis of providing approximately 200 houses.
3. The NDP consultations so far have indicated that residents of Watlington require both that the traffic congestion and air quality in the Town is improved but also that the scale and character of the Town is retained. Existing data indicates that 80% of vehicle movements are through traffic and although the number of movements through the Town has not increased significantly in recent years commercial vehicles have increased in size which cause problems in the three 'pinch points' in the Town .
4. If development at Chalgrove went ahead there could be up to 27% more traffic through Watlington . However, even without Chalgrove, traffic on the B4009 is expected to increase significantly with recent permissions at Chinnor and Benson and elsewhere.
5. The NDP team, in preparing the draft plan, are considering offering residents the option of either : - allocating the 200 houses on one or two large sites or perhaps one large site and a number of smaller sites
or: - allocating houses to sites with the aim to create an alternative route for the B4009 from Britwell Road to approximately the Pyrton crossroads on the Shirburn Road.
6. Will Russell's client has put forward four sites 10, 40, 41 and 42 for development but site 10 is the one of most interest to the NDP as it would be essential for the construction of an alternative route. The use of Willow Close is not favoured by the NDP team.
7. The "overage" provision on site 10, which expires in 2026, was recognised as a potential problem for the creation of an alternative route in the short term and is the reason that the site has not been promoted more proactively by its owner. However, Will Russell is investigating whether the overage terms can be altered, and that, together with potential contact with HCA, may bring forward a solution.
8. The NDP team stressed that for Watlington it was essential to be able to offer residents an overall scheme for any alternative route and one that was capable of implementation.
The NDP team particularly thanked Mr Russell for coming to Watlington to the meeting and for his willingness to make his client's position clear. It was agreed that both parties will keep in touch as the NDP moves forward.