

Watlington Neighbourhood Plan

Meeting with West Waddy Monday 20th June 11am

Present:

West Waddy : John Ashton (JA) Hannah Smart (HS)

NP Forum : Rachel Gill (RG), Gill Bindoff (GB), Terry Jackson (TJ), Matt Reid (MR),

Norman Perry (NP), Tom Bindoff (notes)

1. MR outlined the timescale of the NP and gave details of the recent ' Roadshows . The target for the Plan is to hold the Referendum in March or April 2017 .

2. TJ explained the Site Selection Criteria .

3. GB gave the background to the NP Forum adopting a figure of 200 homes , rather than the initial target of 79 , as the basis of our NP which now runs to 2032 .

4. NP detailed What Watlington Wants .

5. JA asked about the NP's attitude to Starter Homes . It became clear during the discussion that there was uncertainty over the requirement for Starter Homes to be limited to brownfield sites . The housing needs survey had shown that there was a considerable requirement in Watlington for low cost housing so consideration would especially be given to self build , Starter Homes and Park Homes . JA felt that Starter Homes could be considered in addition to the 40% Affordable allocation .

6. JA also asked whether a Community Housing Trust had been considered. GB answered that one or two sites might qualify but at a later stage.

7. HS circulated a concept drawing for WAT 30 with houses placed around a central green area. She explained that they were very conscious of the sensitivity of the site in the landscape and this was reflected in the design with heavy planting around the boundaries , an average density of 25-30 houses per ha , which would be in keeping with the surrounding houses , and the possibility of placing bungalows on the boundaries . The estimated number of homes on the site is 60.

8. Access to the site may be available from Chiltern Gardens.

9. The proposal was for pedestrian access and possible vehicular access at the Stonor Green end of the footpath (subject to further consultant work) to the well used footpath alongside the Horse Ponds.

10. GB indicated that should development of WAT 30 take place the NP would be looking for some flood mitigation measures to be agreed with the Environment Agency and the local watercourse group as the Horse Ponds end of this site was responsible for much of the groundwater that flooded Watlington in 2013 .

11. NP raised the problem of additional houses on this site adding to the traffic problems at peak times at the junction of Spring Lane and Ingham Lane (the B480 from Henley) .

12. When discussing the mix of houses that Watlington residents required , GB pointed out that semi- detached houses and bungalows were particularly favoured . HS confirmed that West Waddy had designed many of these on other sites .

13 . JA mentioned that at this stage of any development proposals West Waddy would normally produce a vision document for the site . It was agreed by the NP team that such a document would be useful and to fit into the NP schedule it would be required by the end of July 2016 . It would also be helpful if any traffic mitigating measures to improve congestion at the Spring Lane / Ingham Lane junction could be suggested .

14. It was agreed that the meeting had provided a useful opportunity to share information on the progress of the NP and the thinking of West Waddy in relation to possible development of the site.

A sound recording of the meeting was made.