

**Notes taken at the Meeting Thursday 16th March 2017 at Watlington Town Hall**

PRESENT: Jenny Hutchins , Duncan Morris (Victoria Land)  
                   Bogdan Nedelkoff (Architect)  
                   Giles Brockbank (Hunter Page Planning)  
                   Peter Richardson , Tony Powell , Gill Bindoff (Watlington Neighbourhood   
                   Development Plan)  
                   Tony Williamson , Tom Bindoff (Watlington Parish Council)  
  
1. Victoria Land explained that they have now taken an interest in the site previously  
  known as WAT7, but now described in the Pyrton Neighbourhood Plan as PYR1.  
  
2. The ownership of this site which excludes the exiting bungalow still rests with Steve   
   Alton.  
  
3.  The Victoria Land team have been unable to contact Pyrton Parish Council but   
    contact details will be passed on by the Watlington NP team.  
  
4.  The Watlington Neighbourhood Development Plan (WNDP) team described the current position of their  Plan and that the draft Plan will be published immediately after Easter . The team   
     outlined that the Watlington Parish Council had already agreed that the Plan would   
     reserve land to the north and west of the Town for an alternative route for the   
    B4009 and it is believed that SODC will be including the road in the Infrastructure   
    section of the emerging Local Plan due on 29th March 2017.  
  
5.  The WNDP team explained that as WAT7 is in Pyrton Parish  
    no development on the site could be included in the Watlington Plan although they   
    had been advised to assess both WAT7 and 8 on the same criteria as all the   
    Watlington sites and have done so. Clearly any residents from developments on   
    both Pyrton sites would rely on Watlington services.  
  
6.  At this stage there are no proposals as to the exact route of the road but it is  
    assumed that the alternative route for the B4009 will rejoin the current road in  
    the vicinity of the Pyrton crossroads thereby impacting WAT7.  
  
7.  The current buildings are leased to a cash and carry company who use them for   
     storage.  
  
8. The Victoria Land team explained that they had experience of developing sites for   
    care and retirement homes and that was their interest in this site . Sanctuary Care ,   
    who run the existing care home in Watlington are keen to expand and also to provide   
    more housing for their staff . Victoria Land have other contacts in the care field who    
    could also be interested in this site should Sanctuary Care not proceed.  
  
9.  An outline drawing of the site showed a 60 bed care home and 42 houses/ flats.  
    All the buildings are two storeys but the care home may use the roof space.   
  
10. These proposals were of considerable interest to the Watlington team since they   
      would keep employment on the site and potentially involve a considerable increase  
      in employment. It was stressed ,however, that despite being classified as   
      ' brownfield' ,the site is in a very sensitive position in the landscape as it adjoins   
      both Shirburn Park and the AONB. It is also prominent from the popular viewpoint  
      of Watlington Hill. Careful attention would be required in both the design and  
      landscaping of the site to mitigate the impact. It would also be essential for any   
      plans for this site to take account of the new road.