

Online Comments on "Housing" - Consultation 3

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Plan Comment

650 Fantastic to see the very hard work and the detail in the Plan - very well done! I would however link to see greater linkage to/clarity on various items is needed: The housing need: This may fall on deaf ears - but the WNDP needs push back on the housing requirement and its appropriateness for Watlington - are we clear there is a local need for the minimum requirements? Also what is the upper limit the plan accommodates? Development of the school - the plans for the Primary and Secondary school are unclear noting 'provide land for the future expansion of Watlington Primary School or Icknield Community College'. Understanding how will these be developed (capacity and road access) is central. In the absence of agreement with the LEA (?) of future development plans the impact of development is difficult to gauge. Future implications of, and alignment with/links to Pryton – although highlighted as outside of the plan I would still seek to 'agree' with Pryton PC how development of Pryton 1 and 2 might happen and argue with SODC that these are 'de facto' part of Watlington and should be considered in Watlington's allocation. This may open up opportunities perhaps for large Hill Road style houses around the Cricket Green and a new access to the School etc. Without bringing this into the development of plan it's difficult to see how the entity of 'Watlington' can be appropriately considered. Greater clarity on the quantum and priority for the CIL: The CIL can make a difference to place making if used well of course and there are lots of good ideas in the plan. But I would suggest not using the CIL for previously explored and unjustified developments – e.g. the swimming pool - that would probably be best delivered through an alternative vehicle. For example an expansion of Icknield School to include a pool, a swimming pool on its own and minor improvements to the sport facilities would be poor use of money and best achieved through a separate multi-agency (school or private funding lead) initiative (if sufficient momentum exists).

653 "Village" style housing with multi-height roof lines, in varied styles with vernacular materials, semi-timbered/Flint finish etc. Not boring red brick like Marlbrook Estate. CRUCIAL appropriate materials and scale to fit in the countryside. Could supply photos of existing in recent developments if useful.

656 100 houses was the preferred number for Watlington, not 400 which is ridiculous. The character of Watlington is the smallest town, keep it how people love it.

662 4e) The existing interconnecting paths are typical of old towns in that they are narrow and wriggle between the boundaries of adjacent properties. Modern developments tend to have wide sweeping paths, often laid out to look nice on a plan, but pedestrians will take the shortest route. Whilst it is appreciated that new paths will have to meet current safety considerations, this is another situation where care has to be taken to prevent a suburban appearance developing.

672 Additional homes needed

- 673 Affordable housing must be good quality housing ! And for local residence and their families given first priority. And not for private landlords to buy for rent. Not for the mass relocation of communities from elsewhere.
- 684 All housing development must contribute to the needs of Watlington and deliver a better environment for residents. New pedestrian and cycle ways will be key to the betterment of the connectivity between both new and existing housing and the town's amenities.
- 692 Although we broadly agree with most of the draft plan proposals, and in particular support the principle that any significant development should be located to the north and/or west of the town and should be supported by a new alternative road route around the town, we are very disappointed that the Church Hall site is not explicitly protected as a green space. Other areas explicitly identified as green spaces to be protected are not as well used or as threatened as this area. With further development of the town likely, all the existing significant and valuable green spaces should be strongly protected. If significant development is allowed to the west of the town, the church hall site will be invaluable as a green space. We also feel that the proposal that 40% of developments should be affordable homes may result in unintended consequences. There is clearly a need for more affordable housing in and around the town, but specifying that such a large proportion of major developments is allocated to cheaper housing may lower the overall quality of housing and/or discourage potential developers. We believe that a more flexible strategy would be appropriate. We believe that the realignment of the B4009 needs to be in place before any major development takes place, to avoid the very significant adverse impact on traffic arising from further development, but more importantly to ensure that the town does not ultimately find itself in the position of having large new developments in place but there being no funds to effect the realignment. In our view, it is absolutely essential that a solution to the traffic issues throughout the town is found and effected sooner than later. It would be a disaster to allow any significant further development without solving the existing, and worsening, problems.
- 703 As a long term renter in Walington affordable housing for pre existing residents is high on my agenda.
- 711 As long as: 1. Road infrastructure is built at the beginning 2. There are significant levels 40% and higher or affordable housing WE are not building on AONB or greenbelt.
- 716 Both my Wife and I agree with the development of sites A,B & C as proposed. Excellent work by the Committee. Let us hope SODC support the plan and includes the land in Pyrton for the revised B4009.
- 720 But only if have a cap on the total number of new houses
- 724 Can we ensure that affordable housing stays that way? i.e. not increase size of homes and move them out of 'affordable' bracket. Ensure adequate parking for each property to stop roadside parking (1 parking space per bedroom)
- 726 Clearly this an objective that would be supported on the condition that less than 100 homes are built

744 Except for policy 4 point 4F - do not support the plan for small sites brought forward for park homes or other low cost homes

754 Generally we are in support of the WNDP Document. We would like to make the following observations. We find it difficult to believe that we need to provide 40% as Affordable Housing in every site. This percentage is too high. Our view is that there has been confusion locally as to what constitutes Affordable housing and that many people have been unaware that this is in fact Social Housing that will be available for people outside of Watlington. Overall if we have to have 240 houses minimum we think the sites specified are the best choices. However we think it is imperative there is an alternative route built quickly. We are also concerned at what development is planned for the infa-structure of Schools, Doctors, Car parking, shops etc. Although there is recognition for development of these services in the WNDP there are no specifics as to where or how the development of services can happen and our concern is that we will get the houses and extra people and no development of services or roads.

759 Housing should be well mixed in order to avoid stigmatisation

764 I agree that low cost homes are needed, but these should not be detrimental to the area, or of a low standard, i feel park homes although meeting a need do not fit in with the plan and more substantial buildings would be more appropriate.

766 I agree that there is a need for all types of housing to be built in the Watlington area, there is a desperate need for housing, with the youngsters having to move away as they cannot afford the area, and the life being sucked from the community by people who take no active part, and object to the new housing and roads spoiling their little piece of Oxfordshire. However as it stands there is not the infrastructure to support the proposals. The Coop has a monopoly on shopping in Watlington and is not big enough to cope with the extra houses (some would say it is not able to cope with the current population) nor able to expand. Further, the lack of buses to areas with other supermarkets and shops are infrequent and inadequate. Have the local schools been approached to see whether they are able to cope with any extra children that would come with the extra houses. There is a desperate need for a by-pass, traffic and the pollution levels are a current problem, which will only be amplified when the housing projects in Benson and Chalgrove come on line. My only other comment on the by-pass is that the residents of the Marlbrook estate knew about the prospect of the bypass passing near their dwellings when they purchased the houses, and the argument of it being too close to houses smacks of Nimbyism, by moving the road further out will only move the problem to the new proposed housing areas. Should the schools be expanded the current use of Love Lane and Chapel Street during dropping off and collection times will be intolerable and dangerous. Consideration should be made to moving the entrances to the proposed bypass. It is unlikely that the traffic will not increase, with children being ferried to school not walking. There has been no consideration of land to the rear of the Carriers and on the South side of the town. There has been interest on this site over the years. Is the lack of consideration due to the expensive houses on Hill Rd having views blighted? Lastly, i understand the Pyrton application is a totally different plan, but should it be granted this will have a huge impact on traffic, schools and shopping in the town as discussed earlier. The plan will border your plans A, B & C with no buffer zone. Should we not be considering how the plan will impact upon Watlington's rather than putting our head in the sand?

775 I am fully supportive, it is the best plan considering the options in Watlington to meet housing requirements and more importantly a new route for the B4009 to accommodate the marked increase in traffic which will surely result from the development of Watlington and the whole area including Benson and Chalgrove. I think it is extremely important to secure funding for the new road and construct it first, before any housing developments are built on the proposed sites.

777 I am not sure it is the best way to develop Watlington. There is a lengthy timescale to build new homes , yet it seems to be a rushed plan to block build in one area. i am concerned that the north of Watlington will become a ghetto estate and not feel integrated within the town. I have lived here for 20 years and up until now, development has been of the pepper pot type, little and often. and it seems to work, pockets of houses with their own character being built in clever ways, which can enhance the town and sen to fit. From, Hurdlers Green, Stonor Green, Old School Place, Quarrington, Lilacs Place, New Hurdlers Green extension on Britwel Rd , new houses on Shirburn Rd on edge of town, and the sheltered accommodation off Love lane. All prove that growing town can build and accommodate new accommodation well and seamlessly.

780 I am uncertain how I feel here but people need houses and o don't want to be nimby

787 I do not believe this plan will do anything to protect and enhance the character of Watlington. How can adding such a large development possibly add anything to character of the town.

794 I feel the number of houses are excessive - an initial number of 79 seems to have increased to 238. This has been imposed without any consultation or local agreement. Numbers of 400 are now being banded about to pay for the infrastructure. Has the Parish Council actually got any say over numbers? The area of land appears to be excessive given the number of houses - I understand that there will be green spaces but there is no indication on the plan of where they will be or how much public space there will be. Outline timescales only are given and there is no commitment or guarantee that the infrastructure will be in place before, or even concurrently, with the building. The relief road is dependent on building on Pyrton land. Unless the two plans are agreed together with water-tight timescales, Watlington will have a significant increase in traffic which is totally contrary to the first, second and sixth bullet points of the paragraph sub-titled "What is in the Plan?". No mention is made about the potential development in Chalgrove. This will have enormous impact on traffic and infrastructure. What, if any, provision is to be made for this?

797 I generally support the plan but still feel that it is a little timid. The current plan is for up to 260 new homes, but I believe that the demand over the next 10 years be so high that we should be planning now for a minimum of 500 new homes. By being ahead of the SODC demands we can be in charge of the towns growth rather than have additional targets imposed at a later date. I also believe that it is in the interests of both Pyrton parish and Watlington to work together rather than as NIMBY parishes. The likely areas of development border both parishes and it makes sense to submit complimentary plans that the SODC will endorse rather than override.

798 I have no objection to more housing but it would be good to know what affordable housing really means and how much they will actually cost to buy

801 I hope the new developments will continue to pay homage to the local building style without becoming pastiche developments like so many. Small green spaces that can be used to play and avoid a crowded overbuilt feel must be incorporated where possible and planted with trees to avoid the parched areas of grass with little amenity of wildlife value.

803 I object to the level of housing 238 seems very high for this small town - totally excessive

807 I support development more evenly distributed around the town

814 I understand the need to build new homes and that this is government enforced. I support the building of new homes however I do not believe that enough thought or planning have been put into viable alternatives on brown field sites around the town.

818 I would like to see developers having to include water efficiency, water recycling and grey water use into their houses, to reduce the impact of any new housing on the waste water network

- 820 I would prefer the pepperpot plan of smaller sites spread around Watlington. This would have less impact on the character of the town.
- 822 If sites A,B,C are developed, there is no guarantee that the re-aligned B4009 will be built. The re-alignment must be made a condition of the development. Also it would be really nice if trees were planted in the developments and also find alternatives to using red brick. New estates of red brick houses without a tree in site look so depressing.
- 826 I'm happy to have affordable housing in Watlington, let's keep our young community here, but I really do hope that consideration will be given to the appearance and style of the new houses so they add to the charm of Watlington.
- 827 Important to ensure that new housing is built carefully and does not cause flooding
- 829 In general terms, the housing growth proposed is supported as this corresponds with the emerging settlement hierarchy that is being advocated by South Oxfordshire District Council. In relation to PYR1, it is appreciated that this will be delivered through the Pyrton Plan, but any development on the site in question will relate to Watlington given its proximity to the settlement. In this regard, it is considered that the site has the opportunity to accommodate additional housing numbers that are akin to Watlington's larger village status as identified by South Oxfordshire. Moreover, as a brownfield site, every effort should be made to ensure that the best use is made of the land in question in order to meet the objectives of the recently published Housing White Paper. This encourages the re-use of brownfield land to provide new homes. The Government highlight that this would help protect the countryside and support economic growth. It also seeks for developers to make efficient use of such land and build at higher densities. This advice is also set out in paragraph 111 of the NPPF. As matters stand, a potential allocation of around 15 - 18 houses on the site represents a density of around 8 dwellings per hectare which is an extremely low. Redeveloping the site in question as envisaged is not realistic and will not be a commercially viable option. If the potential allocation remains at this level the site is unlikely to come forward which will have a detrimental effect on potential delivery of the relief road. Given the above, it is considered that the Watlington and Pyrton Neighbourhood Plans should take a more realistic approach to the redevelopment of PYR1, and that the plans are consistent and reflect of National Planning Guidance and the objectives associated with the redevelopment of brownfield sites.
- 841 It is logical that sites A, B and C can be combined and developed at these locations over time.
- 842 It is not clear how the policy applies to the villages in the Watlington Parish e.g. Northend

- 848 It would be better to build the new homes on sites Wat 7 and Wat 8 even though these sites are in Pyrton Parish, especially as this would allow redevelopment of the only brownfield site offered for consideration. It would be more cost effective and environmentally friendly to use as much of the existing road network as possible for the new route rather than constructing an entirely new road. The idea of siting the new homes and the new road together feels fundamentally flawed as the the noise and air pollution from the new road is likely to be detrimental for the occupants, especially as traffic volumes grow in the decades to come.
- 851 It's impossible to say whether I support or object to your proposal as there isn't one. How exactly will development 'be expected to demonstrate how it contributes to...6a.-f.? To whom will this be demonstrated? Who is to approve, of what, and for whose benefit? Developers will do whatever they want once they get the green light - who will stop them? So, my question is: 6a-f. Whose responsibility?
- 855 Less is more. Smaller rather than larger properties for young families and the elderly. Provision for cars a must as there are more and more in use nowadays
- 858 More bus routes will mean fewer car journeys, this should be priority with SODC and Oxfordshire CC.
- 861 More of the 238 proposed houses should be affordable, we have enough 4, 5 and 6 bedroom houses, the younger buyers need to be able to afford somewhere in Watlington. No point in trying to develop for the future, if there are no younger people living in and taking an interest in the town.
- 866 My only concern is that houses should not be built too close to the realigned B4009. Also, those houses must have a front garden to ensure that the property is a sensible distance from the road
- 869 Need to make sure that the developments don't end up looking and feeling like a 1980 inner city housing estate, with them all looking the same. Greater spaces in-between them etc.... Housing needs to include a caveat that some of them are made available to people from Watlington with families. We have a 17 and 15 year olds and feel they need to have some kind of ability to get on to the housing ladder and not for all the housing for general public outside of the community.
- 871 New housing should be creative, inventive and adventurous. Please don't build groups of identical units.
- 886 Objection is on the basis that the maximum number of houses acceptable is not recognised in the plan. A maximum of 238 houses should be proposed
- 889 One of the unusual and hugely beneficial features of watlington is the network of small pedestrian footpaths that thread through the town. Any new development must link itno existing routes and provide similar paths to allow people to get around them without walking along the roads. The Marlbrook estate missed out badly on providing a pedestrian route across Pyrton lane to link up either St Leonards Close or the lane past the church (or even both). Can we make sure that this is not repeated.

891 Overall I support the new housing development proposals and in particular I think you have chosen the best sites for it. As above, I think improving pedestrian access from the new housing developments to the schools sites, and improving pavements in the current town, would help make the new housing development work best. Also as above, I would like more reassurance as to the flood risk in the proposed new housing developments as the wording in you WNDP isn't clear on what the exact risk is, and how effective any proposed strategies would be to minimise it. I agree that affordable housing is key and the ideas for new homes for care workers near the GP surgery also seem good. I agree with somewhere in the report you mentioned that the housing developments would need to have green spaces within them eg along chalk streams.

892 Overall I support the WNDP. There are some issues I believe could be improved on, or more information given, but broadly the WNDP has obviously had a lot of hard work and thought go into it and it addresses the major issues that I care about. . I completely agree that pollution from traffic through the town centre is a major problem currently, and as a mum with a toddler and baby it is intimidating walking on narrow pavements with lots of traffic including HGVs through the town. I support the proposed rerouting of the B4009, with some caveats which I will outline below. I agree with the plan for increased affordable housing and also increased services eg swimming pool and expansion of schools and GPs.

896 Perhaps be more explicit that the mix of housing includes an appropriate number of large family houses too?

899 Please can we make every effort to ensure that the new houses that are built are in keeping with the area and have some 'character'.

901 Please make these houses a reasonable price so people that already live in watlington can afford bigger houses!

902 Plus small sites

912 Reasonable alternatives of the proposed plan, which allocates 260 houses, have not been evaluated or consulted on. It is impossible to know if the proposed plan is sustainable development. There are other sites available with capacity for houses that are reasonable alternatives to the proposed plan. Alternatives to the decided plan were popular, according to consultation responses. The Local Planning Authority is still considering and testing various options to understand the overall package of infrastructure requirements that will be needed to deliver the growth proposed in the local plan. Strategic Transport Schemes in the emerging local plan are not agreed and adopted proposals. The evidence is still being collected. It is premature to present a plan that relies on untested emerging local policy and presents no reasonable alternatives taking account of current policy to the public.

930 Special attention needs to be paid to those renting in Watlington who wish to buy in the new development.

936 support all points except point 4F - do not support the plan for small sites brought forward for park homes or other low cost homes

- 940 Support housing policy but do not think there should be any commercial development within the housing. This should be confined to current commercial areas or at least be totally separate. This wil avoid commercial traffic and pedestrian safety issues and avoid unsuited you buildings near people's homes.
- 958 The fewer houses we can get away with the better but at least this larger number should ensure a good number of 'affordable homes'.
- 959 The housing areas chosen appear to be the best options
- 962 The introduction of suburban architectural features in a rural area has been to the detriment of Watlington. No more please. You can have expansion without suburbanisation.
- 963 The NDP looks sound but it is hard to see how SODC will meet the housing demand unless they pay great attention to the value of small sites through both availability and deliverability. Strategic large sites can take years to come forward and we never want the ramifications of the lack of a five year land supply ever again.
- 964 The new houses are on the extreme and far away from the town centre. There does not seem to be easy walking access from the new estates to the town centre or schools.
- 965 The new housing and associated bypass will severely degrade the semi-rural character of the Pyrton Lane area. Nonetheless, if the housing proceeds, this policy is reasonable. .
- 967 The ordinary people of Watlington and their families need housing, and I full support the SODC local plan numbers to 2033, but there is no evidence at all that the local need is above 300 houses by 2033.

974 The plan is not sustainable development and does not meet the Basic Conditions. The biggest losers are the old and local families wanting to stay in Watlington, but house prices make it unaffordable. The plan has the single purpose of delivering a bypass to take lorries and through traffic out of the centre of Watlington. No alternatives for how Watlington might grow in the future are presented for public consultation. Consequently, the plan does not meet the Basic Conditions. The plan fails to deliver on the single option it considers. There is no agreed route for a bypass. The route shown uses land in Pyrton parish for access to the M40 avoiding the centre of Watlington. This land is within the draft Pyrton Neighbourhood Plan and is not safeguarded in draft local policies for Strategic Transport Schemes. The use of this site should be decided by Pyrton residents. Aside from this site, there is no agreement on a route with various landowners that is deliverable, and no funding secured. Approximately 37 hectares of greenfield land is shown for development, including sites beyond the boundary of the plan. At 25 houses per hectare this is capacity for 932 houses. The plan proposes 260 houses which is not sustainable development and does not meet the Basic Conditions. The plan squanders a pig farm, valuable agricultural fields and highly environmentally sensitive land for extremely low density housing that does not meet the identified housing needs of either old people or local families who need housing that is well connected and within walking distance of the built up area, and truly affordable housing respectively. Housing at less than three times the density of local and national policy is a new, untested policy. Houses will be necessarily priced at a huge premium even for Watlington. Nevertheless, a contribution of £128,205 would be needed per full market price house at the proposed densities to fund the bypass. Even on houses priced over half a million, a payment of almost £130,000 per property would be a condition likely to stop development coming forward. The plan cannot be delivered and fails the Basic Conditions.

980 The proposed locations tied in with the new bypass make a lot of sense. However, it's hard to see how any new housing is affordable for first time buyers. Even with 20% discount on a £300,000 starter home - this would be well beyond most people's reach. We moved here 20 years ago and paid £120,000 for our 4 bed semi - there is no way we could afford to move to Watlington now.

- 990 The South Oxfordshire District Council Preferred Options Second Consultation allocates 238 housing units to Watlington. Policy 4 here suggests the number will be “a minimum of 238 in line with the South Oxfordshire District Council Preferred Options Second Consultation” but this clearly in contradiction with the Watlington Neighbourhood Plan Steering Committee Report to Watlington Parish Council of the 14th February 2017 and the discussions and decision of the meetings of the Full Parish Council held on the 14th February and 14th March 2017. In particular the decisions resolved unanimously were as follows: 1 Provision for an alternative route round the north and west of the town in the form of a re-aligned B4009. 2 A target of 400 new homes in the Watlington settlement area. SODC now seems to suggest that 400 are needed to fund the road, augmented by some public funding. 3 Proposals for traffic management to reduce the impact of traffic through the centre of Watlington and to improve air quality. This would indicate that Policy 4 has been prepared on inaccurate statistics. This is essentially dictated by the Homes & Communities Agency proposals for Chalgrove Airfield and the need to finance the proposed bypass. The Watlington Neighbourhood Development Plan should review the anticipated housing numbers and reduce this allocation in order that it can be serviced by the existing infrastructure facilities and road network. 400 new residential units in Watlington will represent an increase of one third on the number of existing households. This is unsustainable within the level of the existing infrastructure and facilities such as GP’s surgery and Watlington Hospital will be placed under unmanageable pressure.
- 997 The well-mixed range of housing is important. There is a shrinking pool of small homes in town as the few that we have get enlarged - we need to protect what we have as well as build more. Deisng Guide is interesting. How do we prevent developers from slapping down their bulk standard blocks of identikit boxes?
- 1005 There need to be new houses, but no too many. I think 100 is the maximum that should be allowed.
- 1021 This policy only applies to larger developments - what are the policies on infill? 4f which seems to encourage park homes goes directly against 4c which calls for high standards of design. Also the character of the AONB should be respected.
- 1035 Very important that a well-balanced mix of housing, including low cost starter housing schemes for youngsters trying to get on to the property ladder rather than them having to move away from the area..
- 1041 Watlington is a quiet town that must maintain its character. I was attracted to the town because it is rural and up until the social housing is built it will remain that way.
- 1045 We agree that Lilacs place is the type of development which works well. Provision for developments like Orchard Walk should be encouraged. This also provides local employment and service opportunities.
- 1050 We clearly need additional housing, and it has been decreed that Watlington must be expanded. This plan appear to provide a good balance between conflicting needs.

- 1053 We firmly support traffic restrictions in the town centre and on Britwell Road. Also the widening of pavements as a safety necessity. We believe it is imperative to enhance the character of Watlington in the design of the new housing sites, but also that Watlington must be developed to provide necessary additional services to support the growth in people. The Town Centre should allow development of shops - the Co op is too small, too busy and poorly stocked to serve the current number of inhabitants.
- 1055 We generally support the views of the WNDP however we believe that the level of Affordable/social housing does not reflect the need identified by local people. There is a need for smaller low cost homes and larger family homes. We agree strongly with the Eco features of new homes.
- 1056 We have 2 concerns: 1. The token use of "appropriate materials" on a property whose layout and design is not characteristic of the area can easily undermine the existing character of the town. For example, the new houses on Hill Road, especially as there are now 4 of the same basic design, despite their use of appropriate materials look suburban rather than being properties from a country town. 2. One of delights of living in a rural area is the beauty of the night sky. The lighting on the properties noted in 1 above have lighting that carelessly contributes to night light pollution. Developers should be strongly discouraged from installing exterior lights that not only cause light pollution but detract from the the current "softly lit" townscape.
- 1057 We have and enjoy a unique town and any development must enhance and not detract from this. The design of the intended housing is important. All houses should be attractive and varied to blend with the character of the town and the Chilterns
- 1062 We need new homes in Watlington that are good sized family homes but aren't period houses that cost half a million pounds.
- 1066 We support the draft design guidelines - but there must be a process in place to ensure they are not compromised and a low cost / low aesthetic / low sustainability development is built. Build for the long term.
- 1077 While we agree that we need more housing where there is a deficit in the plan and more details are required are: 1) the need for a better road solution; 2) there is no limit to the number of houses; & 3) the need for added infrastructure such as schools, doctors etc. Finally we would like to see a commitment on the affordable housing which gives locals priority rather than people from outside Oxfordshire
- 1097 you have to look to the future there must be new housing to many living longer life,s
- 1099 Young people need houses. Houses 200 max. A percentage of affordable homes are needed.