****

**WATLINGTON NEIGHBOURHOOD PLAN FORUM COORDINATION GROUP/ WATLINGTON PARISH COUNCIL:**

**Notes of the meeting with Providence Land on Friday 3rd August, 2018, at 10.00p.m. at the West Room.**

**Present:**

Providence Land team: Jeremy Emmerson, Robert Wickham, Alex Dalton

Watlington PC: Matt Reid, Ian Hill, Andrew McAuley, Tom Bindoff (note taker), Terry Jackson, Fergus Lapage

WNDP Forum CG: Gill Bindoff, Tony Powell, Keith Jackson, Peter Richardson.

**Welcome and introductions:**

The providence Land team were thanked for coming to give an update on progress towards planning proposals on the WNDP Sites B and C. As usual, the meeting was held without prejudice to any planning applications which may come forward on the sites.

1. **Update on Watlington NDP:**

* The Plan had very good support at the Referendum held on 28th June and now has full weight
* It is expected that SODC will formally adopt/ ‘make’ the Plan on 23rd August
* A revised Habitats Regulations Assessment has been produced in line with a recent European Court of Justice judgement commonly known as ‘People versus wind’.
* WPC is in the process of putting new structures in place to facilitate the delivery of the NDP. The NDP Forum will be replaced by an Advisory Board comprising members of the Forum Coordination Group and members of the parish council.
* A meeting will be held with planning officers at the SODC offices in September for an update and overview of planning applications along the route of the edge road.
* The amended application on Site A promoted by Archstone is expected to be submitted to SODC very shortly
* SODC has refused planning permission for development on the opposite side of Britwell Road known as WAT 1.

1. **Update on outline planning application on PYR 2:**

* Revised proposals have been submitted to SODC – these have been supported by WPC.
* OCC has made an objection but Providence Land will have a meeting with Jason Sherwood and Aron Wisdom in Oxford following the meeting at Watlington
* Watlington representatives raised the issue of the boundary between Beechwood Estates (the landowner of the playing field) and Providence Land in relation to the proposed extension of the playing field. This could present a barrier to expanding the playing field in the way proposed
* There is a strong preference, in Watlington, for the playing field to be extended along the boundary with the allotments so that there will be a logical link with possible future community sports use of land at Icknield Community College

1. **Progress towards delivery of the edge road:**

* Discussions between the developers are ongoing – Providence Land has led the process of reaching agreement on a Memorandum of Understanding regarding the delivery of the edge road. There are outstanding issues relating to the development of PYR 1 which remain to be resolved.
* Costs of providing the road are being reviewed – indications are that they may be less that the £12m indicated in the high level cost estimate produced by Blacknall Ltd in January 2018.
* OCC are now taking a more positive interest in the provision of the edge road and have suggested that the funding gap could be met from the funding for infrastructure offered by Government linked to the Oxfordshire Growth Deal.
* Homes England has yet to reach agreement with Martin Baker regarding the remaining period of the lease at Chalgrove airfield so funding for the edge road from HE is not secured at this stage. However, HE intends to submit a planning application on the site by the end of 2018. Funding for the edge road may yet come from this source
* Details have not been confirmed about how the edge road will progress from Pyrton Lane into Site C. There is enough space for the road but details of how best to provide for the cycleway have not been fnalised
* It was confirmed that the objective for Watlington is to secure the construction of the edge road in advance of new house building

1. **Development proposals for Sites B and C:**

* The legal agreement with the landowner of Site B is progressing and is in the hands of solicitors
* A master plan for the two sites is in preparation based on the provision of 120 new homes. This is in line with the WNDP and is regarded as a maximum number
* It was noted that Watlington would like to see good linkage with the existing development at Marlbrook
* It is expected that an outline planning application will be submitted to SODC before the end of the year
* Delivery of the edge road on sites B and C is expected to be self-funding
* A priority junction will need to be provided at Cuxham Road – this has not been designed/specified yet
* Providence Land was asked to provide a new bridleway through the two sites to facilitate a safe route for horse riders from Cuxham Road to the Oxfordshire Way
* Green areas for allotments and/or a community orchard would be welcomed
* The possibility of providing plots for self-build was raised. Providence Land has done this on other sites and will consider it