



## Consultation 2 Question V45

### These were the comments made in respect of the invitation to add any extra comments - recorded exactly as received on a variety of topics

A bypass has to be a consideration before building houses in an overpopulated area.

A good document which we fully support. We feel strongly that there cannot be further development in Watlington without traffic improvements, a by-pass and service improvements.

A key objective to live in Watlington and the surrounding area is that it is a rural environment. Sustainable development should allow modest increases in housing, but not if the rural environment is destroyed by too many houses or roads.

Add a North arrow and a scale to maps. Street lighting designed to minimise light pollution. Otherwise plan good and lot of work put into it but not sure if enough people especially families have been consulted

Addition of a 6th form at the Icknield College could cause problems for parking on Love Lane. Consider removing grass verges and introducing resident parking and a cycle lane. The road works have shown that traffic flows better with traffic lights.

Again many objectives vague and open to misinterpretation. Specific developments need to be identified in many cases rather than abstract ideals

Agree new homes are needed but not to cost of village. Historical town and Pyrton must not be damaged by new housing and road infrastructure in a bid to satisfy SODC housing quota. 79 houses in a pepperpot config. Would be more suitable

All developments to be kept small - no huge estates with infill first. If Industrial Estate moved, good sites Sites G H U only suitable for industrial. South might be better than West in terms of being nearer to town

All of the proposals seriously effect residents of Watlington one way or another. The definitive answer is to provide a proper by-pass or ring road.

Any relief road should be routed OUTSIDE of development to keep HGV's creating noise and pollution -m also will create community and traffic cohesion

Appreciate hard work in producing this document

Are the local farmers included in discussions?

By pass needed now

Concern over how development will affect the B481 from Watlington to Nettlebed - a busy road. Impact on other villages and roads must be considered. Encourage use of A404 High Wycombe to Marlow road on to M4 and Reading

Congratulations to all concerned with the care and planning which has gone into the plan to date - well done!

Consider water and power in respect of development - some parts of town are inadequate from drainage aspects

Could not visit library to view main consultation document or appalling internet connection prevented download

CYCLE PATHS LINKING WATLINGTON TO M40 AND CUXHAM

Develop to the minimum to keep town itself attractive

development in small pockets discourage through traffic. Relief road will encourage more through traffic. 20 mph or lower speed limit in town ~

Development should be through an infill strategy, meeting housing target without changing the nature of the town or increasing the overall footprint. A new road would not enhance this strategy.

Do not let Pyrton and Watlington merge.

## These were the comments made in respect of the invitation to add any extra comments - recorded exactly as received on a variety of topics

Doing nothing not an option

Excellent paper - well done all concerned

Expand west away from town taking traffic away from Watlington. Move industrial estate north. Keep development away from old town. Turn High Street into more of a village feel than it is now.

Expansion of schools for pupils - expansion of doctor's surgery with more doctors and nurses. More family things to do around Watlington. Lighting up rec at night for teenagers more shopping, more parking - no parking through town routes

Favour by pass from Howe Road across Hill Road to Shirburn Road More dog bins on walks around willow ponds

Favour western expansion mixed with pepperpot

Fight pressure to build too many houses avoid large developments - Watlington is in essence a village not a town like Thame

Focus on cycling - sustainable housing none over 4 beds - business no HGV's

Found form mostly too complicated

Free Wi-fi for the town and fast broadband throughout the Parish

Fundamentally Watlington functions well, removal of HGV's will have a significant impact on safety and air quality. Large scale housing development will have a detrimental effect on Watlington's character. Maximise use of brownfield sites

Generally a good effort - thanks to those who have given time

Had problems trying to access online and gave up

Have well designed houses on good plots, incorporate the latest technology, e.g. low energy, solar panels, heat pumps etc.

High time all improvements implemented without delay

I don't agree with building more houses, Watlington is a small town with character and countryside, all this will be lost. If we keep building we will have an area like Benson or Chalgrove with no character or charm.

I don't think we should have more houses than we need because we are a small community and it is safe. Open spaces where children play should not be disturbed ie by the Church hall

I don't want to see expansion of Watlington - what remains of our lovely rural setting deserves protection not destruction.

I have lived in Watlington for the last 10 years with my husband and 2 children in very small accommodation - hopefully I would be nominated for new accommodation

I think we need to look at Thame town centre for inspiration. This is a busy small town with a lot of shops but the traffic flows through although there are many crossing points.

Ideally any extra housing should be in small clusters, rather than larger estates Cheaper housing with assistance to but for LOCAL people especially first time buyers

If building on H,U,J and G allowed Pyrton will become part of Watlington, and will lose the sense of community.

If for some reason you cannot drive you are virtually trapped in Watlington. Public transport needs improving.

If this vision were to come about - what an even more fantastic place Watlington would be

If West option/bypass chosen the school playing fields will be showered with particulates.

Important not to spoil Watlington with over expansion

In summary: Pepperpot will minimise the impact of new development. Sites G and H must not be developed. Direct HGV traffic to use the A329. Don't encourage HGV traffic. No relief road to the west of Watlington.

In summary: Supportive of additional housing, lets share our vibrant community. Social housing should be dispersed throughout any development to avoid 'ghetto'. A bypass is essential. Choose sites which enable a bypass. Avoid flood prone areas.

In summary: there are many suggestions - how are they to be acted on? Who, what where and how are missing. Need strategy, tactics and action before this is a plan. How ca it get its act together to address issues like traffic ?

It is well known that a ring road can kill off small town businesses. Proper research should be done to ensure this does not happen. If West by-pass is made there would be no benefit in moving the Ind Estate.

Long term [parking over 4 look at making a small daily or weekly charge

Make better use of car parks eg church hall and rec

Management of NP is only first stage in developing our town for the future in a way that preserves its history, heritage and culture. Plan must be openly discussed and debated with all measures in consultative way avoiding recent detrimental things

More facilities such as a swimming pool for all ages would be good. Stop hordes of weekend cyclists using roads at weekends which discourages people visiting Watlington - they only pass through and do not add anything to the community

More must be done to make access to hospitals easier. - Improve road safety through education.

Most of plan is sensible but it may need to be out to many residents that this is not a plan for 2020 but 2030 - so expectations may need to be dampened - Norman Perry

Much more emphasis on by pass to stop traffic through Couching Street and Brook Street and to improve quality of air and environment

New building should be spread on different sites around town.

New roads not near housing or create pollution near school. Avoid moving traffic problem elsewhere - plan must be for whole community not just Couching Street and Shirburn Road who knew when they bought that they were onm a busy road

No bypass through Marlebrook - too many houses would be built in surrounding area - relocate industrial estate to Shirburn side of town - build on industrial estate

No further questions answered but stated : could a truck stop be created at the old steel works to unload and suggesting a permanent facility to stop all trucks over 7.5 tons approaching town and re-direct them - not a unique idea!

No heavy traffic through town centre. 20mph speed limit enforced

Northern by pass would just move a problem and create a fast rat run that would create greater traffic and HGV throughput.. The bu&sinesses in the town centre would be avoided completely and go out of business

not completed as no time or internet access

One could not disagree with these broad and nebulous objectives - all sensible!

Other surveys have said no relief road - why is this ignored? NP must take a close look at all the reasons. Do not want Watlington to become another Thame

Pepperpot approach best for town as it avoids impact on any area and could be absorbed over a longer timeframe

Prominence of views from Watlington Hill not necessarily a bad thing - quality and design should be considered as changes will occur over time

Questions seem designed to lead respondents to conclude a by-pass would best meet the town's needs but without making clear what the serious implications would be.

Referendum many years back said no to relief road. Now pepperpot preferred. With more houses now 3/4 bedroom better for growing families. Weight and width restrictions vital especially at times of major construction work

Regardless of imposed weight limits for HGV's. The Police do not enforce the regulations at present. Why should we think they will in the future? By pass only solution

Relieve the people of Watlington from the revolting pig smell. Use area M and knock down those old pig units.

Self Build and hoping designs will be varied and high quality with good gardens and garages. No red brick - perhaps brick and flint. Style and design important for developers to understand

Several typographical errors

Should be made clear that proper relief road unlikely to be viable at housing level proposed - needs further info/detail on traffic management options

SIMPLE SOLUTION - PEPPERPOT UP TO 100 NEW HOUSES, THRO TRAFFIC PROBLEM SOLVED WITH 2 WAY TRAFFIC LIGHTS

Small housing sites are better than the large site Sites J & H should be used for Industrial Estates - thanks for letting us have our say

Strongly opposed to anything other than pepperpot development - consider traffic lights in town as in Wallingford - more frequent enforcement of weight limits on lorries plus signage improvement on M40

Summary: This questionnaire was exceedingly poor! - Bias towards a relief road. - No thought given to other solutions - Hard to answer Y/N questions. - No mention of new parking sites. -No mention of no of houses required to fund relief road .

SUPPORT SUSTAINABLE DEVELOPMENT BUT NOT AT ANY COST, SPECIFICALLY IF NEW ROADS MEAN THE BUILDING OF A SUBSTANTIAL NUMBER OF NEW HOUSES.

Sustainable development but not to the detriment of the surrounding areas which are SOSI. So much for our green and pleasant land.

Sustainable development is essential. Too many houses would change the nature of the town. New road building is more likely to encourage through traffic on longer journeys than benefit local traffic around the town.

Sustainable development which retains the essential character of Watlington. But does not necessitate large numbers of new build housing to fund new roads.

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Thanks to all the volunteers on the NP committee. Please protect our green spaces and landscape from housing development.

The best option is sites K,L and M, this is next to the most recently developed area in the town. A service /access/ring road from the Britwell road to Pyrton lane would create an alternative route for traffic from Benson towards the M40.

The consultation document reads as an unbalanced manifesto for a relief road. Lots of other options need proper consultation and evaluation.

The current road system naturally constrains traffic through Watlington which is a good thing to preserve Watlington's character. New roads funded by high density housing would change Watlington for the worse. New development should be small scale.

The extent of the traffic problem not adequately appreciated, cannot simply divert through a housing estate. Cheapest option is enforcement cameras, and small scale developments, otherwise a proper by-pass like Chalgrove or Thame.

The plan should seek to positively impact the traffic flow through the town and protect the outstanding environment and the approaches to Watlington hill itself

The proposed number of new houses to finance traffic improvements is disproportionate. Watlington should just build 79 houses. On no account should fields between Pyrton and Watlington be developed - this is prime agricultural land.

The recent traffic lights have been effective in deterring and regulating traffic through Watlington. Large vehicles are a clear safety risk. Mention of liability issues to WPC and SODC in the event of an accident - action needed as urgent

The view from Watlington Hill should be your guide. Watlington looks compact self contained - neat island of mixed human habitation surrounded by greenery and trees. Keep that pattern . Use Thame as warning of destruction of spirit of market town!

The West road and development options are preferred as having least impact on views of town and traffic management much of road exists

There are too many significant questions which are Y/N. There is too much 'loose' emphasis on a relief road without regard for the negative impact of various routes, on existing & planned residential routes and pressure for additional inappropriate dev.

This is a poor set of options. Two are non starters, none have relevant sets of evidence based costs and benefits. No option is identified for dealing with traffic issues without a relief road. The 'pepperpot' option is treated derisively.

To make sure a relief road is built

Town needs to have housing for local people and affordable rents Too many people buy property in Watlington and rent it out at ridiculous prices. The town needs to do a lot more for residents who cannot afford to buy

Traffic is number one issue and anything by way of housing that impacts on that is not valid. New housing to the north and west is better than the east and sites prone to flooding (Hill Road bottom) avoided.

Very badly worded questionnaire which could lead to questions being answered incorrectly

Very comprehensive documents.

Very thorough plan - all points well covered

Very well put together plan - thank you

Very well researched document but maps a little small. Air pollution and traffic flow of great importance

Watlington definitely needs a by pass taking the traffic away from the main high street. Not only is it dangerous but the wear and tear on the properties and building and local environment are ridiculous!!

Watlington is no longer a place for Watlington people - those who have lived here for just a few years are not Watlington people. Town has forgotten those whose families have been here for generations. Town has lost values and goes where money is

Watlington must not become another Chalgrove or Chinnor. Further development can only be sustained through improved infrastructure

Watlington should develop in the manner which has made it so charming. Small development over time that does not radically change the nature of the town or swamp things which give it character.

Watlington should be careful what it wishes for - prospect or uirban sprawl against everything it stands for. Are local villages taking there share of houses - if not why not? HGV rules properly policed. We need to keep character of town

Watlington is not just the town, 400 people live outside the town and must be considered and views taken.

We don't want by pass and no large housing estate

We have to recognise that alternative traffic routes must be incremental - probably light traffic only new cut to Pyrton Lane

We need more weather proof paths for people ie joggers, dog walkers, prams & cyclists in the area surrounding Watlington. Cycling should be promoted more as a way of getting around

We should be brave and go big early with more houses than currently planned to future proof. In doing so we create better justification for other facilities and access roads.

We support sustainable development but not in the AONB

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We support sustainable development but not at any cost, specifically if new roads necessitate the building of a substantial number of new houses. The plan should aim to preserve AONB, Conservation areas, avoid coalescence protect rural environment

We support sustainable development but not at any cost, specifically if new roads necessitate the building of a substantial number of new houses. Will the housing development fund road and infrastructure requirements?

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We support sustainable development but not at any cost, specifically the building of a substantial number of new houses. Also consider better road verge maintenance , gully cleaning and hedge cutting, esp along Knightsbridge Lane.

We support sustainable development but not at any cost. If new roads are to be considered they may need to be financed by building more houses. The costs, extra residential traffic , schools impact etc must be weighed and declared.

We support sustainable development but not at any cost. It must be sensitively located and in keeping with the character of Watlington and its hinterland. New build must be high quality build - see AONB guidelines. Support infill rather than bolt on

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We support sustainable development but not at any cost. Relief roads supported by hundreds of new houses are not sustainable.

We understand some new houses but not at any cost - especially if new roads required

Well covered but at this stage all general - we need to be more specific

Whilst I realise that the NP area does not include the nearby hamlets of Pyrton and Cuxham, I do believe they should be brought into the scope of the Plan , as Watlington does serve as a services and traffic hub for them

Whilst I understand the need for more housing I do think you have to be careful not to totally destroy the heart of a village such as Watlington. I do not agree with large estates being built just because we are 3 miles from M40. By-pass needed.

Young family (2 working parents plus toddler) currently renting and would like to buy here as we love the life here and consider ourselves as part of Community. We need to be able to look at an affordable figure and not priced out