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**Attachment to the notes of the meeting with Archstone:**

**It was agreed that comments on the proposals for development at WAT 11 and 12 would be made. These comments are made in the context of the WNDP without prejudice to the expected planning application. The comments are intended to be constructive and reflect the aims of the WNDP Forum to achieve the highest quality development for Watlington.**

It is fair to say that the general feeling is that the indicative proposals do not obviously reflect the character of Watlington. The use of sympathetic building materials is important to reflect local identity but there are other important factors which enable new development to fit well into the existing built environment, including a focus on existing settlement patterns. It would have been good to see a layout which looked like an extension of this particular settlement in line with guidance in the South Oxfordshire Design Guide 2016. Key paragraphs in the Design Guide are: 1.4.5, 2.4.1, 2.4.2, 3.1.4, 3.2.5.

Detailed comments are:

1. The proposed built area of the site seems crowded. 200 new dwellings look to be too many and is a significant increase on the initial proposals.
2. Although there are green areas at each end of the site there do not appear to be enough green spaces within the built up area. This is a rural site which should have plenty of green areas both within and around it.
3. Attractive views within the site and looking out beyond it are important.
4. We welcome the provision of affordable homes but are not sure that the proposals add up to 40%
5. We are disappointed not to see proposals for any single storey dwellings as they were identified as a need in the housing survey we carried out last year.
6. The most popular house type identified in the housing survey was three bedroom semi-detached dwellings – there do not appear to be any of those in the proposal.
7. We appreciate your comments about the problems associated with self-build plots but, again, these were shown in the housing survey to be something people want.
8. We are pleased to see that a character study of local and vernacular buildings has been done and think that the context study images present a good range of building types and materials. We noted at the meeting that boundary treatments, including fences, walls and hedges, are important in achieving some consistency of style and help a new development to blend well into the existing settlement. One of the priorities of the Neighbourhood Development Plan is that the character of Watlington should be preserved and enhanced.
9. We hope the context study will contribute directly into detailed proposals for the site. The elevations we saw are not all a good fit with Watlington. Many are more urban in character, especially the 2.5 storey designs. Many of the buildings in Watlington are cottages and it would be good to see some designs which reflect this character in the overall design.
10. We do not think the house type SK-FOG with the integral garages are appropriate for Watlington.
11. Given that the workshop/office buildings were initially only 4 small units, it is disappointing to see that only 2 are included now. We hope that you will re-consider this.
12. Parking provision: one of our main design concerns is that the development will not be visually dominated by parked cars.
13. We appreciate that the homes with frontage onto the main route through the site (part of the new strategic route avoiding the town centre) are set 10.5m from the carriageway but think that this is a minimum.
14. Our proposals for the new route around Watlington is that it should match the width of the B4009 at either end of the re-alignment – i.e. 6.5m

05.02.17