

Consultation 3

Consultation on the Draft Plan

Watlington
Neighbourhood
Development Plan



This is the third formal consultation on the Watlington Neighbourhood Development Plan (WNDP) and follows Consultation 1 in March 2014 and Consultation 2 in January/February 2015. The informal Roadshows in summer 2016 have also contributed evidence on what local residents want to see in the WNDP.

This is a summary of the key contents of the WNDP. The full document and the Environmental Report are available online at www.watlingtonnp.org.uk and as paper copies at Watlington Library and the Parish Office in Old School Place, off Gorwell. **The Consultation runs for six weeks from 18th April to 29th May 2017.** Responses will be collected door to door OR the questionnaire can be completed online. Paper copies can also be delivered to the Parish Office or placed in the box in the entrance lobby of The Watlington Club. Envelopes for the questionnaire are provided in this pack.

The WNDP has been prepared in order to guide the growth of the town from 2017 to 2033. The WNDP gives local people an opportunity to make decisions about where new housing development should go and what they want Watlington to be like in the next 16 years. The motto 'Our Community – Our Plan' is at the heart of the process and reflects the large number of people who have contributed with their ideas and opinions and have helped as volunteers.

What is in the Plan?

You told us that this is what you want the plan to do:

- Protect the scale, character and setting of Watlington
- Resolve and manage traffic issues
- Make good housing provision for new and existing residents including affordable housing
- Help the local economy to grow
- Conserve and enhance the natural environment
- Make sure that local infrastructure is in place to meet the needs of a growing population

How many new houses will there be?

In 2014 South Oxfordshire District Council (SODC) said that Watlington should provide 79 new homes. SODC has recently increased the number to 238. Therefore the WNDP provides for a minimum of 238 although the number is bound to grow further up to 2033. Pressure to build more homes is very strong and we are not allowed to impose a maximum number.

Where are they going to go?

We have chosen the three large sites to the north and west of the town because they represent the best match with the objectives you have asked us to achieve.

What can be done about the traffic?

A new route is planned by SODC for the B4009 from the Pyrton crossroads to Britwell Road. This will take most through traffic as well as a considerable amount of local traffic.

DEVELOPMENT SITES

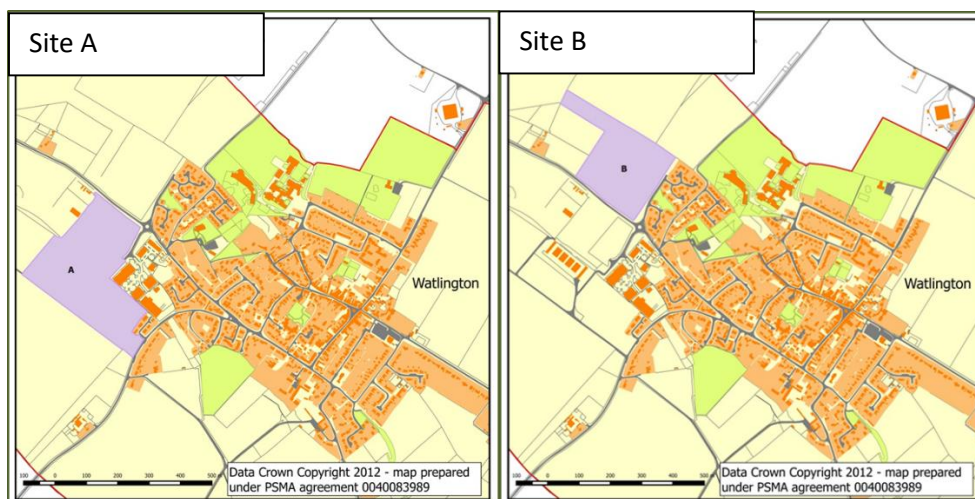
WATLINGTON HOUSING POLICY: Site A

Site A has an indicative capacity for:

- 140 dwellings, of which 40% (indicative 56) should be affordable homes
- A small number of workshops and/or offices for small businesses or start ups

The Planning proposals prepared for this site should demonstrate how the proposed development:

- Complies with the objectives and policies of the WNDP and the Sustainability Objectives
- Complies with the Watlington Design Guide
- Conserves and enhances the chalk streams
- Creates the best use of the Flood Zone area as a Local Green Space
- Provides sufficient space for informal recreation areas and sports areas
- Safeguards the route for a re-aligned B4009
- Provides connectivity with the town and countryside
- Contributes suitable traffic calming measures on Britwell Road and Cuxham Road



WATLINGTON HOUSING POLICY: Site B

The site has an indicative capacity for:

- Between 38-60 dwellings dependent on the route of a re-aligned B4009, of which 40% would be affordable homes

The Planning proposals prepared for this site should demonstrate how the proposed development:

- Complies with the objectives and policies of the WNDP and the Sustainability Objectives
- Complies with the Watlington Design Guide
- Safeguards the route for a re-aligned B4009
- Allocates the land for a Local Green Space
- Provides space for an informal recreation area
- Creates connectivity with the existing Marlbrook development, town centre and the countryside

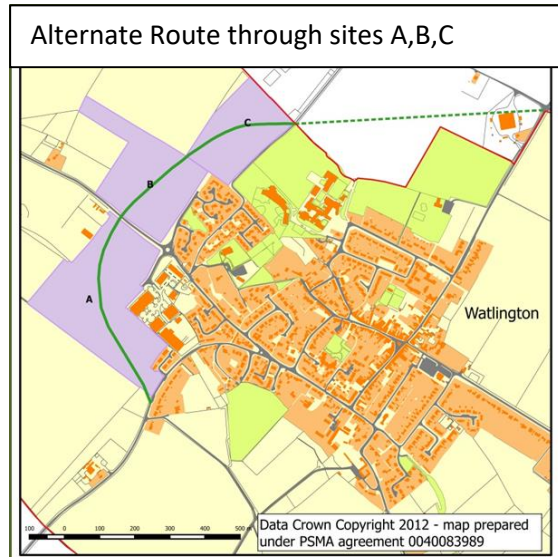
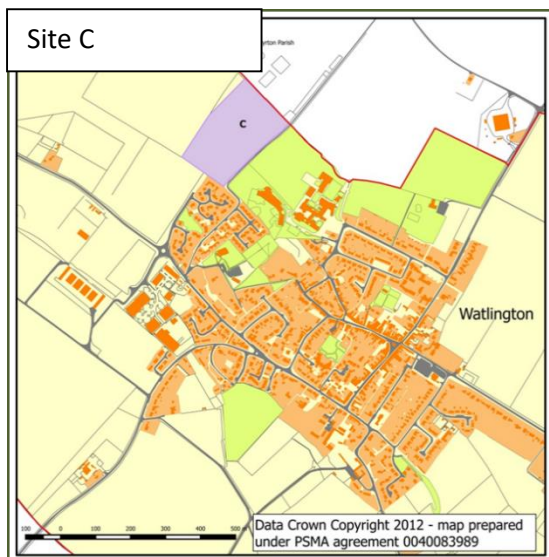
WATLINGTON HOUSING POLICY: Site C

The site has an indicative capacity for:

- 60 dwellings, of which 40% (indicative 24) should be affordable homes

The Planning proposals prepared for this site should demonstrate how the proposed development:

- Complies with the objectives and policies of the WNDP and the Sustainability Objectives
- Complies with the Watlington Design Guide
- Safeguards the route for a re-aligned B4009
- Provides a suitable buffer zone between housing development and the Pyrton Manor estate
- Allocates the land for a Local Green Space
- Provides space for an informal recreation area
- Creates connectivity with the existing Marlbrook development, town centre and the countryside



TRAFFIC ISSUES

What can be included in the WNDP?

The only thing we are able to do is to reserve land within the three development sites for a new route for the B4009 around the town.

- We cannot reserve land for the road from Pyrton Lane to the Pyrton crossroads because that land is in Pyrton parish which is preparing its own Neighbourhood Development Plan
- However, the whole route is included in the SODC consultation document on their new Local Plan 2033, so it is not just our local idea but is needed for the South Oxfordshire district as a whole as a key infrastructure improvement

What sort of road will the new B4009 be?

Oxfordshire County Council will make decisions about the road but we will try to ensure that:

- It is approximately 6.5 metres wide to match the B4009 on the Shirburn and Britwell Salome sides of the town
- It has the same rural character with grass verges, hedges and hedgerow trees
- It has a maximum 30mph limit.
- The existing 7.5t weight restriction limit for HGVs will apply to it as it is within the existing weight restriction zone
- Enforcement of the 7.5t limit is improved

Why doesn't the route use Willow Close and the spur to the Industrial Estate?

- Willow Close was built as part of the development at Marlbrook over 30 years ago
- At the time it was intended to be part of a bypass for Watlington and formed the western edge of the built up area of the town
- The three sites chosen for development in the WNDP provide a good opportunity to improve the route around the town
- The new route will provide a much better edge as the town expands to the north and west, and will limit further development
- Most of the new homes will be on the Watlington side of the new road
- Standards of design have changed in 30 years. New homes will be built further away from the road to reduce the impact of passing traffic

What can be done to improve the town centre?

- The parish council has already agreed, in principle, to a 20mph limit
- A traffic consultancy is working on ways to improve traffic flows through the town
- Traffic will be reduced when through traffic can use the new B4009 around the town
- HGV's needing access to the industrial estate, Lys Mill and the oil depot will be able to use the new road and avoid the town centre
- Air pollution will be reduced as traffic congestion is improved
- Pedestrians will feel safer as traffic is less dominant in the town

Timescale



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