****

**Notes of the meeting with Archstone on 30th January 2017.**

**Present:**

Jonathan Porter Archstone

Matthew Gough Archstone

David Joseph Bloor Homes

Jacqes Toerien Barton Wilmore

Joanne Russell Barton Wilmore

Ian Hill Watlington Parish Council (for an hour)

Jeremy Bell Watlington Parish Council (for half an hour)

Tom Bindoff Watlington Parish Council (note taker)

Terry Jackson Watlington parish Council

Tony Powell WNDP Forum

Peter Richardson WNDP Forum

Gill BIndoff WNDP Forum

1. The meeting was a follow up to the public presentation of proposals for development at land between Britwell Road and Cuxham Road on the site identified as WAT 11 with WAT 12. It was clearly understood by all sides that the meeting was held ‘without prejudice’ in relation to any decisions which may be taken subsequently by the Parish Council or the WNDP Forum in response to a formal planning application being registered with SODC. Jonathan Porter and his colleagues were thanked for coming to provide an update on Archstone’s emerging proposals for the site.
2. **Feedback from the public consultation on 15th December 2016:**
3. The consultation was well attended and feedback had been positive.
4. Over 50 comments cards and emails had been received.
5. Key positive observations related to the proposed use of high quality building materials and the contribution the site could make to an alternative route for traffic (avoiding the town centre).
6. Concerns identified related to the new junction to be created at the Britwell Road access to the development and to the proposed area for business/employment provision.
7. In response to the concerns, changes had been made to the layout of the entrance at Britwell Road and to the business development which had been reduced from 250sqm to 150sqm, comprising two units.
8. **Update on site layout**: JT presented an indicative layout.
9. Of the 9.9h of the site in total, proposed housing development covers 5.4h.
10. 4.5h will be public open space. This covers two key areas – the edge of the site on the Britwell side and the area of flood zone on the Cuxham side.
11. Building materials: a study has been made of local buildings noting window and door styles, mix of characteristic materials, roofs, quoins, dental courses etc. Materials will be mainly terracotta colour brick with some use of darker brick in the style of the glazed semi-headers characteristic of the vernacular buildings in Watlington. There could be some use of painted brickwork and stained weather boarding, but render is unlikely although it is fairly common in the town.
12. A question was raised about using boundary types which are typical in Watlington, including hedging and picket fencing. This will be looked at in the detailed proposals.
13. Chimneys are used to give a ‘traditional’ look, but are cosmetic and not functional.
14. Garden sizes conform to SODC guidelines.
15. Ridge heights will not be greater than 12m. The majority of buildings will be two storey but a small number of 2.5storey buildings may be used at key points in the development, especially at the access road junctions.

1. **Green Spaces:**
2. The public open space at the Britwell end of the site will include trees and other planting in order to soften the edge of the development. This area is intended to enable the development to settle well into the landscape. It is proposed to locate a ‘trim trail’ along this area.
3. There are no firmed up proposals for the larger open space at the Cuxham Road end but this area will contain ponds for sustainable drainage and will contribute to enhancing wildlife habitats on the site.
4. At this stage there are no proposals to allocate space for allotments
5. There will be provision for different types of play areas comprising a mix of Local Areas for Play (LAP) and Local Equipped Areas for Play (LEAP).
6. **New dwellings:**
7. Current proposals are for up to 200 dwellings which is an increase on previous proposals. This number represents a density of 20% over the whole site, but 39% on the 5.4h designated for development. SODC guidance is for a density of 25%.
8. There will be a range of dwelling sizes from one bedroom to four bedroom homes.
9. Concept designs for Bloor Homes were shown.
10. The mix of affordable homes is in line with SODC advice and comprises:

10 x 1 bed appartments

42 x 2 bed houses

13 x 3 bed houses (5 people)

6 x 3 bed houses (6 people)

2 x 4 bed houses (7 people)

These homes will be spread out in groups within the site and will be no more than 13 dwellings per group

The partner Housing Association will be confirmed as the planning process proceeds.

1. **Parking provision:**
2. This is in line with SODC guidelines
3. 40 additional spaces for visitors are proposed, spread throughout the site.
4. There is a possibility that a small parking area of 6 spaces could be provided for the use of residents of Britwell Road who live opposite the site.
5. **Roads, cycle paths and pedestrian access:**
6. The main route through the development is planned to be 6.75m wide. In the first instance it is planned to link with the spur road from Cuxham Road roundabout to the Watlington Industrial Estate.
7. A route is reserved within the site for a section of an integrated alternative route for through traffic in Watlington avoiding the town centre.
8. Smaller access roads throughout the site will be shared space for vehicles and other users with road surfacing materials which do not define specific areas for vehicles.
9. Dwellings alongside the main route through the development will be set back 10.5m from the carriageway.
10. A 3m wide cycleway will be constructed between the main route and the road frontage of the new dwellings.
11. **Timetable:**
12. A full planning application is likely to be made to SODC at the end of February.
13. An Environmental Impact Assessment Screening Report has already been submitted to SODC.
14. If planning permissions is granted:
15. Entry onto the site is likely to be six months from the granting of planning permission
16. Road construction and laying down services can take between 6 to 8 months
17. Temporary tanks can be installed for sewage in advance of Thames Water providing the upgrade to the sewage works at Cuxham.
18. The rate of build out would be between 50 – 65 per year.
19. **Comments:**

It was agreed that comments in relation to the objectives of the Watlington NDP will be sent to Archstone and Barton Wilmore by 10th February.