

Watlington
Neighbourhood
Development Plan



Draft Neighbourhood
Development Plan

Our Community

Our Plan

Watlington Parish Council

18 April 2017



Executive Summary

The Watlington Neighbourhood Development Plan (WNDP) has been prepared in order to guide the growth of the town from 2017 to 2033. The aim of the plan is to ensure that the local community continues to thrive as the population increases and that Watlington remains a place where people want to live and work. The town and surrounding settlements are mutually dependent and the sustainability of this relationship is at the heart of the plan. The process of developing the plan has been evidence based, rigorous and objective. It has been genuinely community led with over 50 people actively involved and many more contributing to consultations, meetings, discussions, surveys and workshops.

Policies in the WNDP are based on the following key objectives:

- To provide a minimum number of 238 new homes to meet the housing needs identified by the WNDP and the requirements of the emerging South Oxfordshire Local Plan 2033.
- To provide a sufficient number of new homes for Watlington which are in proportion to the capacity, services and facilities of the town.
- To provide development which contributes positively to the environmental, social and economic sustainability of the WNDP area.
- To protect and enhance the surrounding landscape and the Chilterns Area of Outstanding Natural Beauty (AONB).
- To protect and enhance the historic centre of the town.
- To protect and enhance Watlington's chalk streams, ponds and springs and minimise the risk of flooding.
- To safeguard land for a re-aligned B4009 to the north and west of the town in order to reduce the flow of traffic through the town centre and to improve air quality.

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Maps

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Appendix A : Sources of Evidence

1. DEVELOPMENT STRATEGY

The Watlington Neighbourhood Development Plan (WNDP) is intended to guide the growth of Watlington from 2017 to 2033. These dates align with the emerging South Oxfordshire Local Plan (SOLP).

This Plan identifies and allocates (in Chapter 8 of this report) development sites which can provide a minimum of 238 new homes to the settlement of Watlington. These developments will expand Watlington's housing stock by approximately 20%, which will meet the requirements of the SOLP and foreseeable housing needs identified by the WNDP.

These developments will support WNDP objectives and policies for sustainable development, while being reasonable and proportionate to the capacity, services and facilities of a 'larger village'. They recognise the constraints to development in Watlington which comprise the Chilterns Area of Outstanding Natural Beauty, the town centre Conservation Area and Air Quality Management Area and zones which are within Flood Zones 2 and 3. (see Fig 1)

The overriding aim of the WNDP is to manage development in a way which retains the distinctive character of Watlington as a small, historic town, and seeks to protect and enhance its setting at the foot of the Chilterns AONB. Watlington Parish Council will monitor the WNDP in partnership with South Oxfordshire District Council (SODC) to ensure that housing development is delivered as planned and that the policies remain relevant. The progress of the plan will be reviewed at least annually.

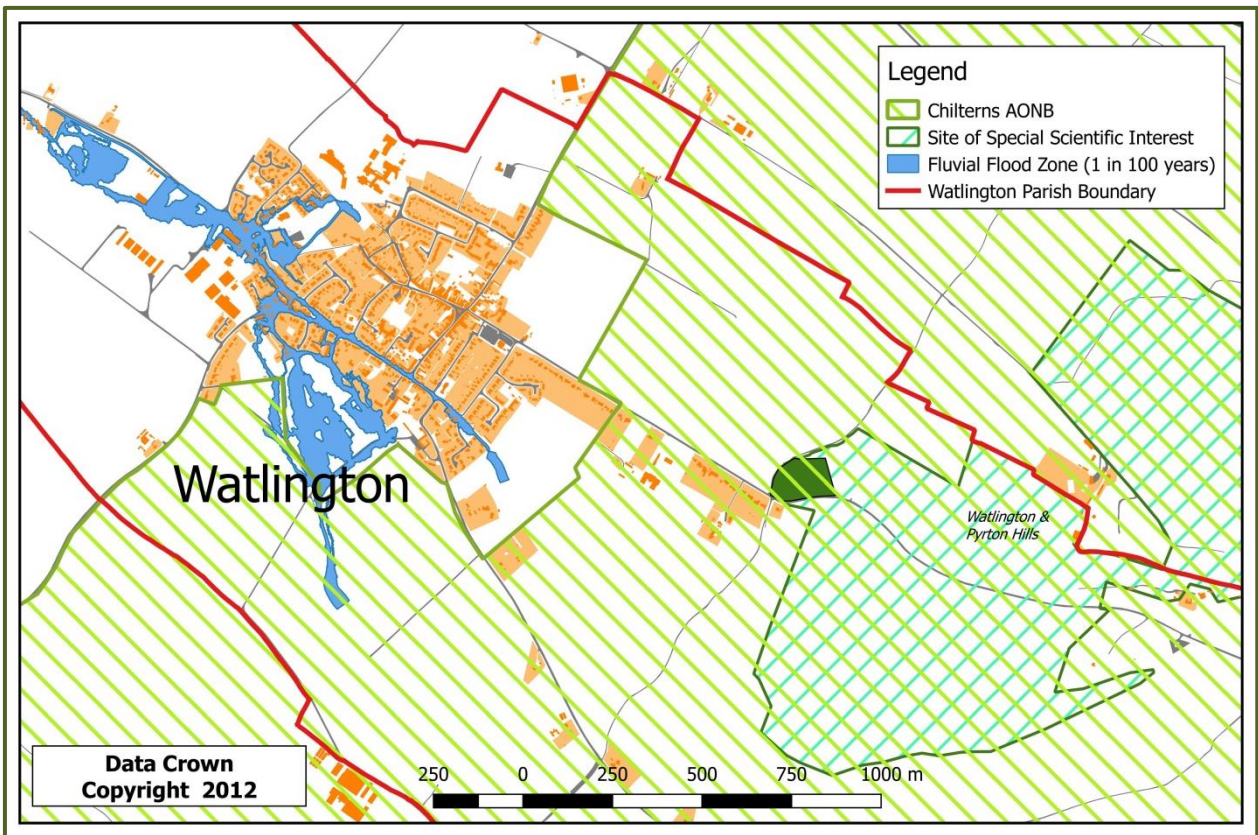
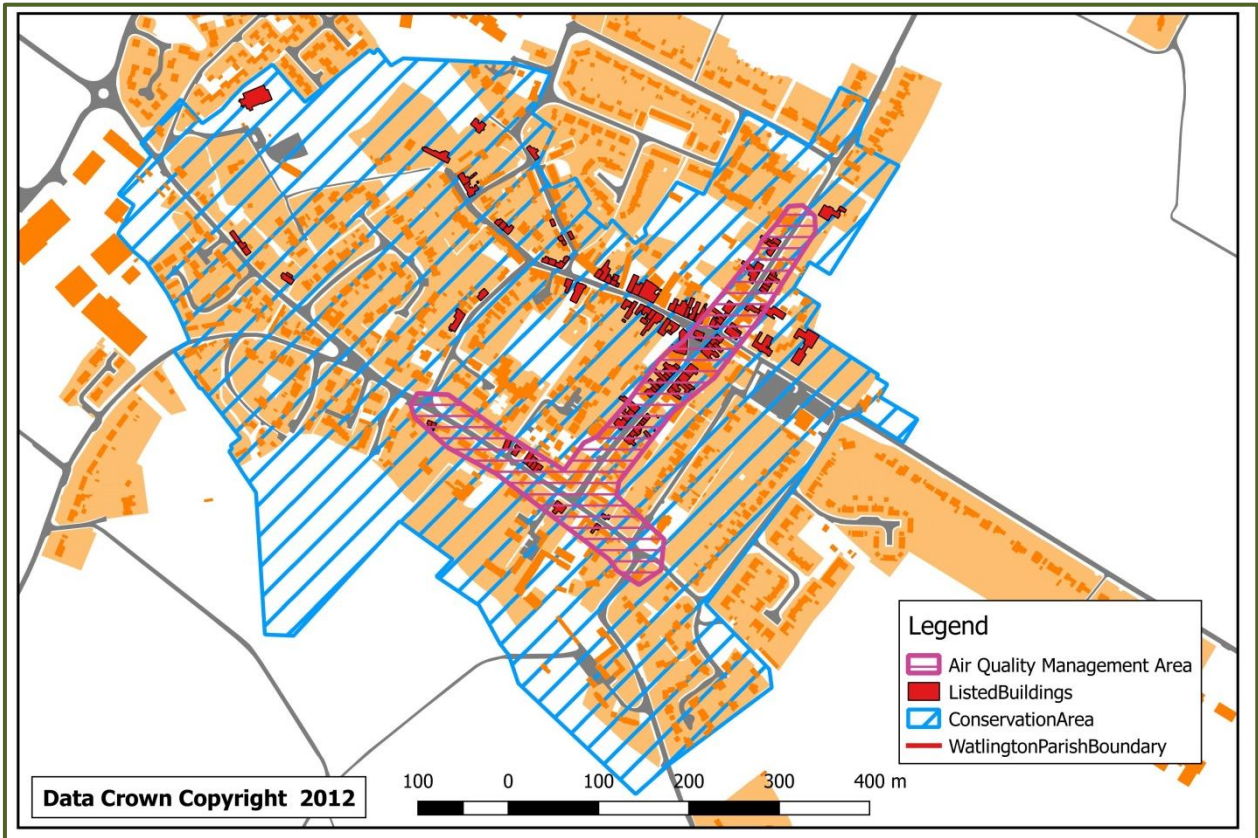


Figure 1: Designated Areas within the WNDP Area

2. SETTING THE SCENE

2.1 Purpose

Qualifying Statement

Watlington Neighbourhood Development Plan (WNDP) is submitted by Watlington Parish Council which is a body qualified to do so. The plan has been prepared by the Watlington Neighbourhood Plan Forum, a community group, established under the auspices of the Parish Council and overseen by a Steering Group of the Parish Council as the accountable body. The WNDP covers the period 2017 to 2033. The period has been chosen to align with the dates of the emerging South Oxfordshire Local Plan.

A Neighbourhood Development Plan gives residents of Watlington Parish a new way of influencing planning decisions that will be needed to steer anticipated growth in the number of homes locally. It can help to develop a shared vision for the town, select the sites most suitable for development, define preferences for the mix of housing types, and give protection to the most important amenity and environmental features of the area. Because the Local Planning Authority must have regard for a legally approved Neighbourhood Development Plan, the future of Watlington can, to a considerable extent, be shaped by the wishes of the community. In addition, SODC Local Plan Preferred Options 2033 document articulates a District Council wish for new housing sites to be identified primarily through Neighbourhood Plans.

The WNDP has been developed in accordance with the National Planning Policy Framework 2012 (NPPF) and the associated National Planning Practice Guidance (NPPG). It also conforms to the strategic policies in the South Oxfordshire District Council Local Plan 2011. The three strands of sustainability, environmental, social and economic are fundamental to the WNDP and underpin the policies. A Sustainability Appraisal of policies has been made and is included in the Environmental Statement. In view of the location of the WNDP area in an environmentally sensitive location a Strategic Environmental Assessment has also been carried out as directed by South Oxfordshire District Council (SODC). The Chilterns AONB Development Plan (2014-2019) has also been taken into account.

2.1.1 Designated Neighbourhood Area

In October 2013 SODC approved all land within the parish boundary as the Designated Area for the WNDP. This followed a year-long discussion between the Parish Council, SODC officers, SODC Councillors and the Parish councils (or meetings) of Pyrton, Cuxham and Britwell Salome. The issue behind this discussion was whether the WNDP should include parts of the adjacent parishes in order to provide some local protection against the communities being merged into each other. In addition, two sites included in the SODC Strategic Housing Land Availability Assessment (SHLAA 2013) fall within Pyrton Parish. Ultimately the three smaller parishes decided that they did not want to be included in a WNDP and Watlington Parish Council proceeded with an application for Watlington civil parish alone. Pyrton Parish Council subsequently decided to commence a Neighbourhood Development Plan for their parish.

In 2015 Watlington Parish Council submitted a new application for the (re)designation of a Neighbourhood Plan area in accordance with Regulation 5 of The Neighbourhood Planning (General) Regulations 2012. The specified area includes the whole of the parish, as amended by parish boundary changes in April 2015.

Watlington Parish Council made the application as a result of the parish boundaries review in order to maintain the conformity of the emerging policies and proposals within the WNDP that covers the area indicated.

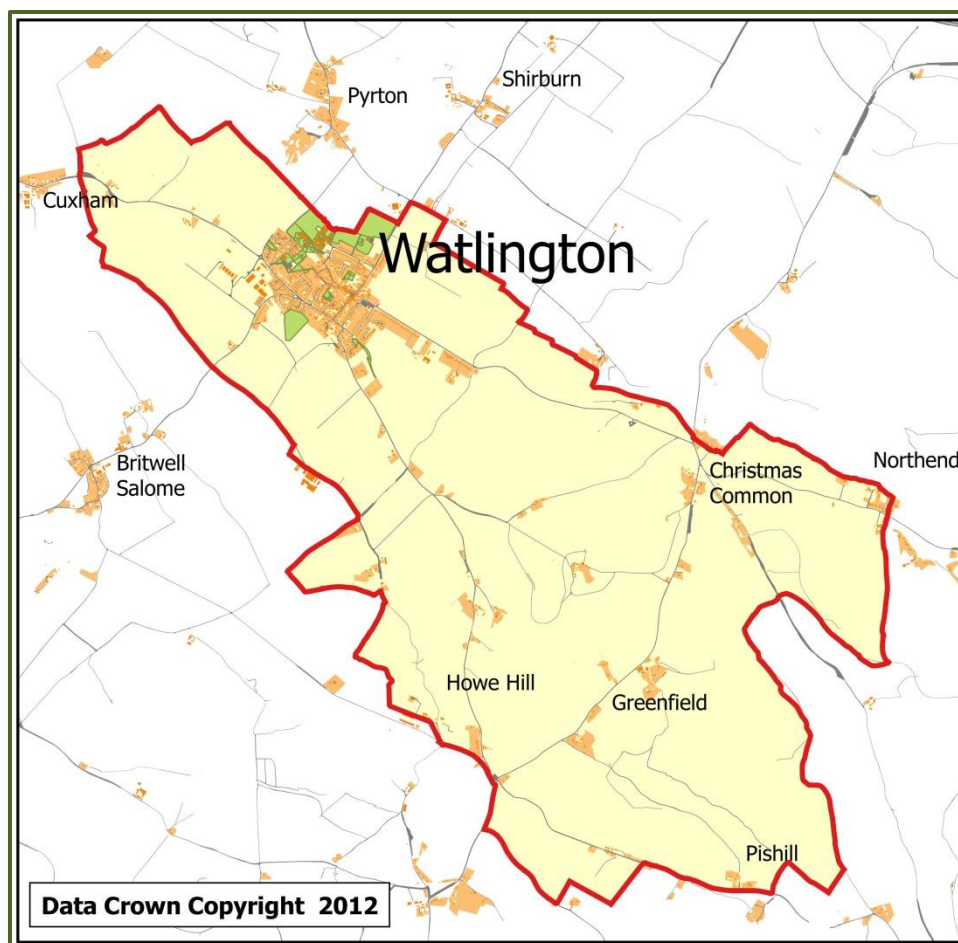


Figure 2: Designated NDP Area

The application was publicised by SODC from 10 September to 8 October 2015, in accordance with regulation 6 of The Neighbourhood Planning Regulations 2012. No objections were received to the consultation and of the 7 other comments received from statutory consultees none were of particular significance. A local authority is required to have regard to the desirability of designating the whole of the area of a parish council as a neighbourhood area under 61G(4) of the Town and Country Planning Act 1990, and the Watlington parish boundary was considered and revised only recently through a Community Governance Review.

The Parish of Watlington has been formally designated as a Neighbourhood Area through an application made under the Neighbourhood Planning Regulations 2012 and approved by South Oxfordshire District Council (SODC) on 15th October 2015.

The WNDP designated area also contains the three outlying settlements of Christmas Common, Greenfield and Howe Hill and parts of Northend and Pishill, which between them have 15% of the WNDP population. Where appropriate, policies of the Watlington Neighbourhood Development Plan relate to these settlements.

2.2 Process

Watlington Parish Council is the accountable body for the WNDP. Following the initial designation of the WNDP area in October 2013, a steering committee made up of parish council members was established to oversee the setting up of a group to take the WNDP forward. It was agreed that the group would be called the Neighbourhood Plan Core Committee (NPCC) and would comprise three members of the parish council and three members of the wider community. The Core Committee began its work in February 2014 and was responsible for two public consultations and a variety of meetings, workshops and events to engage members of the public in the WNDP process. A working group was formed to examine and produce evidence for environmental sustainability and an early draft of a Sustainability Appraisal Scoping Report was produced in February 2015. Phase 1 of the process was completed in April 2015.

The Watlington Neighbourhood Plan Forum was established by the Parish Council in August 2015. This followed the election of a new council in May and the Annual Parish Meeting in July. There was strong public support for work on the WNDP to continue and the parish council decided to adopt a structure which placed responsibility for governance and oversight with the parish council as the accountable body and a Forum of local residents to research and draft the Plan. The structure adopted by the Parish Council was a NDP Steering Committee comprising 6 members of the Council reporting directly to the monthly Full Council meetings. Membership of the WNDP Forum was self-selecting and was open to anyone who lives, works or visits Watlington. The Coordination Group was formed from within the Forum to manage the progress of the Plan and several working groups were set up. Work was also undertaken on the local economy, building on an earlier questionnaire for local businesses.

Figure 3 illustrates the structure used to develop the WNDP. The Parish Council has worked closely with SODC to develop the WNDP. Between all the subgroups within this structure we have been fortunate enough to have around 50 volunteers helping with the process in various ways.

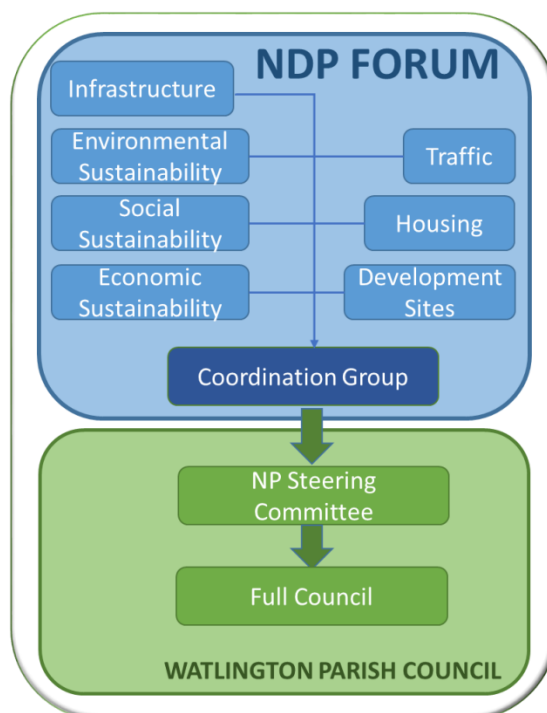


Figure 3: Watlington Neighbourhood Plan Organisation Structure

2.2.1 Community Engagement and Consultations

A key element of the plan is interaction with the community of the Parish of Watlington, whose plan this will become once the referendum has been held. The interaction is instrumental in the success of the whole plan creation process. Aside from the formal consultations, other community engagement activities were carried out with the aim of involving as many people in the community as possible. More detail can be found in the Consultation Statement. (Currently in preparation)

Consultations are the main formal mechanism of interacting with the community. Two consultations have been held. Consultations ran for a minimum of a 6-week period and were supported by events and exhibitions on the content. All comments were recorded and logged and have been taken into account.

- **Consultation 1** – February / March 2014 to identify key issues of concern to residents. [Consultation 1 \(analysis and report\) - Watlington Neighbourhood Plan](#)
- **Community Workshops** were held in October 2014 to develop the ideas included in the documents for Consultation 2. These are reported in the Pre-Consultation 2 documents.
- **Consultation 2** – December/January 2014/2015 to present the vision and objectives of the plan and invite ideas to address the issues recorded in Consultation 1. [Consultation 2 - Watlington Neighbourhood Plan](#)
- **Summer Roadshows** June 2016. A number of informal roadshows were held around the Parish in June 2016 and feedback recorded. [Summer Roadshows - Watlington Neighbourhood Plan](#)
- **Consultation 3** –To invite comment on the draft WNDP and the Environmental Report before submission to the examiner and the referendum. This will run for 6 weeks from 18th April 2017 to 29th May 2017.
- **Consultation 4** – There will be a final consultation run by SODC before the referendum later in the year.

3. EVOLUTION

3.1 Community Involvement and Consultation

Consultation 1 was held in March 2014 and identified the main themes for the WNDP. The consultation process included a questionnaire and drop-in event and indicated the top priorities for local people. At this stage the consultation was based on the aim to provide 79 new homes in the period up to 2027. The allocation of new homes was based on the SODC Core Strategy (2006 - 2027).

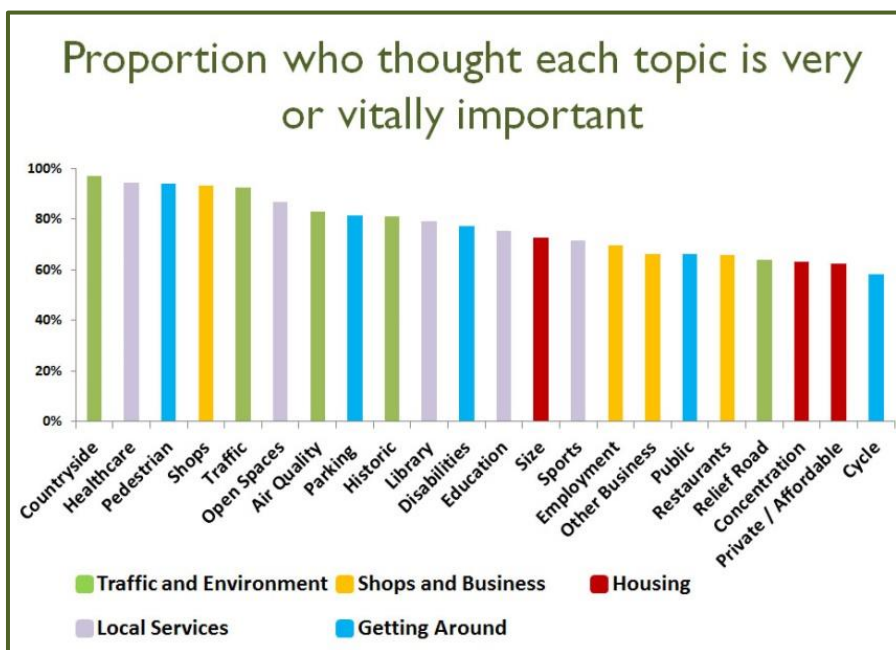


Figure 4: Important Themes from Consultation 1

Consultation 2 was held in the winter of 2014/15 and was based on a document titled Vision, Objectives and Options. This document was based on the outcomes of Consultation 1 and of the series of public workshops held following that consultation. These workshops were attended by 83 people who gave their preferences for new development (housing, retail, industrial and roads).

The Vision, Objectives and Options document presented the proposed aims and objectives of the WNDP together with options for development. Consultation 2 questionnaires were delivered to 1000 households and 283 were completed. Outcomes showed support for development of 100 new homes and a majority indicated a preference for expansion of the town to the west to include a new ‘relief’ road. An alternative route for HGVs was supported by 80% of responses and an alternative route for all traffic was supported by 59%. A majority supported the Vision, Objectives and Options of the WNDP (Dec 2014). This consultation was based on the provision of 79 new homes in the period to 2027.

Roadshows were held at 7 different locations throughout the parish in June 2016 and were attended by approximately 300 people. The intention of the events was to update local people on the progress of the WNDP and the revised number of a minimum of 200 new homes to be provided in the parish based on the Strategic Housing Market Assessment. The period of the WNDP had also been extended to 2033 to be in

alignment with the emerging SODC Local Plan. Feedback showed that there was consistent support for a 'relief' road linking development sites and that residents were prepared to support more than 200 new homes if they were required to achieve it. Outcomes also showed high levels of support for the proposed site selection process and sustainability objectives.

Responses to the objectives of the WNDP expressed in the form of 'What Watlington wants the Neighbourhood Plan to do' as in Paragraph 4.2 showed 92% support.

4. VISION AND OBJECTIVES

The vision and objectives consulted on in Consultation 2 have been updated in the light of all public consultations, roadshows, surveys and evidence collected to inform the WNDP, and are presented below.

4.1 Vision

In 2033, Watlington will be a small, thriving Chilterns town, adapted to the reality of change in South Oxfordshire. New housing will have been added to the current built form, in a sensitive and inter-connected manner, providing a balanced mix for the range of people who have chosen to make their home in Watlington. A re-aligned route for the B4009 from the Pyrton crossroads to the Britwell Road will mitigate traffic congestion and air pollution in the town centre. The area around the Town Hall will be attractive and accessible and create an environment where retail businesses thrive. The local economy will be strong and more people will be able to work closer to home making full use of the town as a “service centre”. The natural and historic environment will be conserved and from the vantage point of Watlington Hill, the town will retain its compact appearance in the landscape. The town will retain its strong sense of community and friendliness and will be a place where people enjoy coming to live.

4.2 What Watlington Wants the Neighbourhood Plan to do

The objectives of the WNDP span a range of issues which are important to local people and can be addressed wholly or in part through planning policies and their implementation. They are intended to provide clarity to potential developers, assistance to the officers of SODC, and guidance to members of the public.

WNDP Objectives :

1. Protect and enhance the special features of Watlington including:

- a) its historic character including the Conservation Area and listed buildings
- b) its scale and distinctiveness as a small Chilterns town of around 1000 dwellings within the built form
- c) its setting in the Chilterns Area of Outstanding Natural Beauty
- d) its landscape setting at the foot of the Chilterns Escarpment
- e) its rural setting surrounded by farmland

2. Resolve traffic issues in order to:

- a) improve the health and wellbeing of people who live in, work in and visit Watlington by reducing air pollution
- b) improve the public realm at the town centre to make it a safer and more attractive part of the town
- c) reduce the damage to historic buildings through vibration and water spray
- d) reduce congestion by better management of through traffic including the development of a re-aligned B4009 to the north and west of town
- e) improve safety by reducing traffic speeds throughout the parish
- f) reduce the impact of traffic generated by new development
- g) reduce the number of unauthorised HGVs using the town centre as a through route

3. Conserve and enhance the natural environment by:

- a) protecting the Chilterns AONB and surrounding countryside
- b) keeping any loss of agricultural land to a minimum
- c) preventing flooding
- d) protecting ponds, streams and springs
- e) enhancing biodiversity by protecting and increasing habitats and wildlife corridors
- f) protecting and creating green spaces and green infrastructure
- g) conserving water resources
- h) conserving energy and supporting energy generation schemes

4. Make good provision for new and existing residents by:

- a) providing a well-balanced mix of housing to meet identified local needs including homes for older residents, provision for home-workers, self-build homes, starter and other low cost homes
- b) ensuring that 40% of new housing development is for affordable homes in line with SODC policy
- c) making sure that there is good access for all from new housing development into the town centre and to other services and facilities
- d) making sure that there is good access for all from new development into the surrounding countryside
- e) providing a good mix of facilities for sport and recreation
- f) creating a network of cycling paths and routes
- g) supporting initiatives to improve public transport

5. Help the local economy to grow by:

- a) improving the environment of the town centre for visitors and tourists
- b) improving car parking and signage
- c) providing new small scale workshops and accommodation for small businesses and start-ups
- d) supporting the provision of fast broadband to all households in the parish

6. Ensure that local infrastructure is in place to meet the needs of a growing population by:

- a) assessing the capacity of local services including water supply and waste water treatment
- b) assessing the capacity of local schools, pre-schools and nurseries to provide places for more children
- c) assessing the capacity of local health services to provide for an increased number of patients

5. WATLINGTON

This section presents evidence which comprises key base data which support the WNDP Objectives. A list of sources can be found in Appendix A.

5.1 Character of the town, its settlements and natural environment

Objectives which relate to this section are:

Obj. 1.

- a) its historic character including the Conservation Area and listed buildings
- b) its scale and distinctiveness as a small Chilterns town of around 1000 dwellings within the built form
- c) its setting in the Chilterns Area of Outstanding Natural Beauty
- d) its landscape setting at the foot of the Chilterns Escarpment
- e) its rural setting surrounded by farmland

Obj. 3.

- a) protecting the Chilterns AONB and surrounding countryside
- b) keeping any loss of agricultural land to a minimum
- c) preventing flooding
- d) protecting ponds, streams and springs
- e) enhancing biodiversity by protecting and increasing habitats and wildlife corridors
- f) protecting and creating green spaces and green infrastructure
- g) conserving water resources

Obj. 5.

- a) improving the environment for visitors and tourists by improving the environment of the town centre
- b) improving car parking and signage

Watlington is a small, rural, market town (listed by SODC as a 'larger village') lying at the foot of the Chilterns escarpment. It is in a predominantly agricultural area, surrounded on all sides by farmland and bordering a landscape designated as an Area of Outstanding Natural Beauty. Sites of Special Scientific Interest are close to the town and there are also several Locally Designated Wildlife Sites. Watlington Hill is managed by The National Trust and is a very popular location for local people and visitors who come to enjoy the panoramic views and excellent Chilterns walks. There are several chalk streams in the town which are rare and precious and contribute to the special character of the area. The streams and springs lead to flooding at times of high groundwater levels (Spring 2014) and several areas of the town are within Flood Zones 2 and 3. The town has a large number of listed buildings, the most special being the Town Hall and St Leonard's Church which

are both Grade 2*. The centre of the town was designated as a Conservation Area in 1997 and still retains its unique character although the volume of through traffic is damaging and vehicle emissions lead to poor air quality. The town centre was designated an Air Quality management Area by SODC in 2009/10.

Watlington is a complex settlement for a relatively small place. It is this complexity in detail that makes it important for its future to be planned with care.

The Icknield Way, a National Trail, is prehistoric and runs through the parish. It is the oldest road in Britain and it is likely that many small settlements were located in the area. Watlington is listed in the Domesday Book as having three separate estates with a total of 54 households. The current built form has evolved over more than 1200 years and through historical epochs. The recent find of the 'Watlington Hoard' of precious jewellery and artefacts is the first large Viking hoard discovered in Oxfordshire. It is the most significant archaeological find in the area and has national as well as local importance. Watlington's large number of black-and-white buildings reflects a mediaeval heritage and markets were established here in the 13th century. The English Civil War, one of whose early battles was fought at nearby Chalgrove, was healed locally by the Stonor family's gift of the Town Hall in the 1660s after the Restoration of the Monarchy.

The position of Watlington as a spring-line settlement at the foot of the Chilterns influenced its economic development. As London grew in the 19th century, Watlington was connected by branch railway to the metropolitan market for fresh food and developed a watercress industry, fed by the Chiltern streams which emerge in the town. Produce was sent daily to London and Birmingham. The complex hydrographic pattern in Watlington is still a determinant of where development can take place.

Watlington's local commercial importance gave it a full range of public and private facilities including a boys school in the 17th century, a girls school in the 1830s and a state primary school in the 1890's. Also a Court House, Police Station, Hospital, breweries and public houses, all of which survived in active use until a few decades ago. After 1945, some council-house estates were built for local workers and their families and, over the past 30-40 years, former industrial and commercial sites have been redeveloped for small-scale housing.

The town has thus developed slowly and organically and its buildings, streets and byways represent a series of layers of different phases of developmental history.

5.2 Demographics

Objectives which relate to this section are:

Obj. 4.

- a) providing a well-balanced mix of housing to meet identified local needs including homes for older residents, provision for home-workers, self-build homes, starter and other low cost homes
- b) ensuring that 40% of new housing development is for affordable homes in line with SODC policy

Source data from Census 2011 has been used as base data. It is included in the Sustainability Appraisal Scoping Report.

Source data from Census 2011 has been used as base data. It is included in the Sustainability Appraisal Scoping Report.

Watlington has a population of 2727 most of whom live in the town, with 15% in the settlements of Christmas Common, Greenfield, and Howe Hill and other more rural locations. The population grew by 13% in the period 2001 to 2011. This is significantly higher than the UK growth rate and the SODC growth rate (5%) for the same period.

The population profile for Watlington (Figure 5) shows a higher proportion of over 60's than the District and the County. The WNDP can help by ensuring appropriate accommodation for a well balanced community and close proximity to services and facilities.

In contrast, there are a low number of 16 to 29 year olds in comparison with both the District and the County.

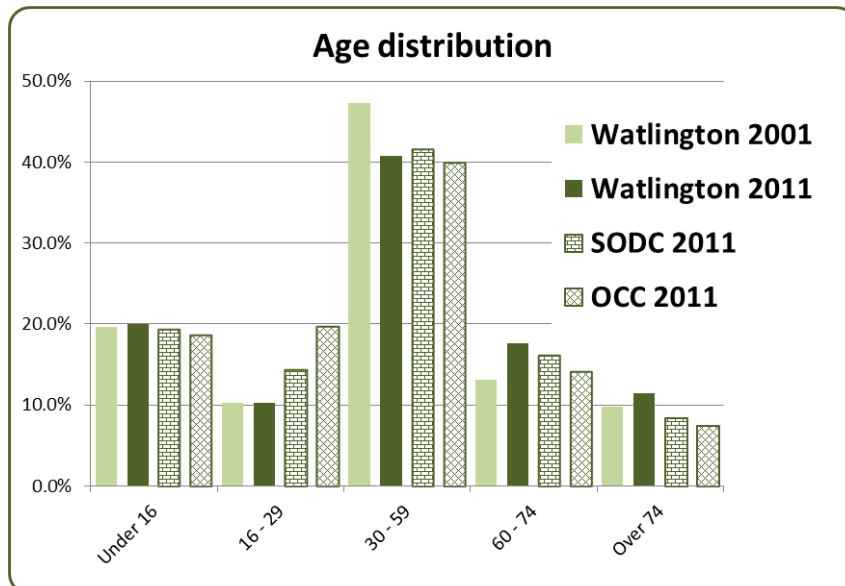


Figure 5: Watlington Parish population distribution 2011

5.3 Employment

Objectives which relate to this section:

Obj. 4

- f) creating a network of cycling paths and routes
- g) supporting initiatives to improve public transport

Obj. 5

- a) improving the environment of the town centre for visitors and tourists
- b) improving car parking and signage
- c) providing new small scale workshops and accommodation for small businesses and start-ups
- d) supporting the provision of fast broadband to all households in the parish

Employment levels within the Parish were broadly similar to those for the District in 2011. The main difference is a larger number of self-employed people matched almost exactly by a lower number of full time employees. When compared with the District, about 4% more of the working age population are self-employed. A larger part of the population in the Parish are retired, which is to be expected given the higher than average number of over 60s in the Parish.

The main employment centres in the WNDP area are Watlington Industrial Estate; Icknield Community College and the Primary School ; Watlington Nursing Home and The Chiltern Surgery (both on the Watlington Hospital Site); and a number of commercial and retail businesses. It is accepted that many of the people employed in Watlington are priced out of the local property market and commute by car. Over 60% of employed or self-employed people work outside the parish (Figure 6).

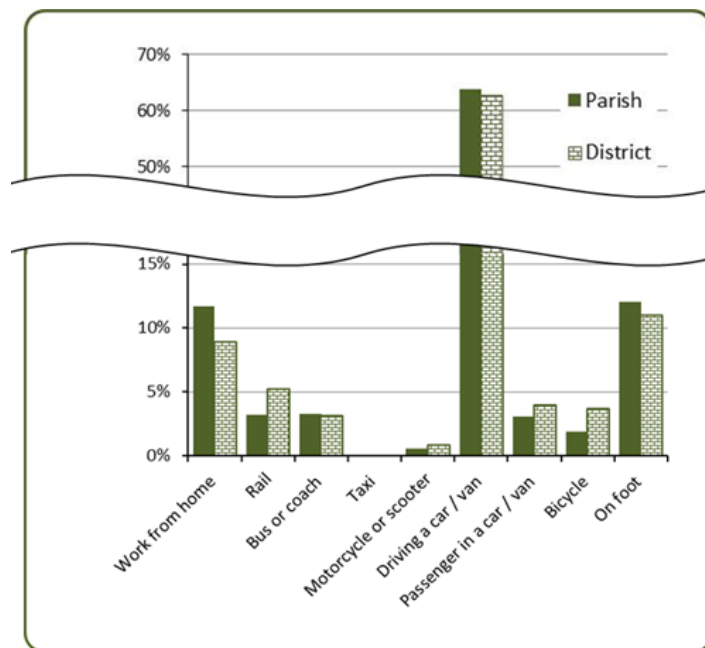


Figure 6: Means of Access to Work (Census 2011)

5.4 Housing Stock

Objectives which relate to this section are:

Obj. 4

- a) providing a well balanced mix of housing to meet identified local needs including homes for older residents, provision for home-workers, self-build homes, starter and other low cost homes
- b) ensuring that 40% of new housing development is for affordable homes in line with SODC policy

Watlington has a core of older buildings centred on the High Street, Shirburn Street, Couching Street and Brook Street with many dating back to the 17th century, as well as a smaller number of old dwellings in the area of St Leonard's church. There have been some infill developments, ranging from individual buildings to developments of up to 50 properties during the last century. Growth has also occurred beyond the historic centre, with the largest development being Marlbrook in the 1980's. Not all development over the past 100 years has been sympathetic to the older vernacular style although The Lilacs, off Brook Street, provides a good example of what is achievable. Map number 2 in the Maps Supplement shows the historic development of the town.

As part of the evidence gathering, the WPC commissioned Community First Oxfordshire (CFO) to conduct a housing survey in January 2016. The survey gave all households in the parish the opportunity to express an opinion on housing development and to register their own housing need, if they have one. There was a response rate of 54%, resulting in 675 completed questionnaires.

Results from the Housing Survey, which have influenced the housing policies in this WNDP, include:

- Strong perceived need for affordable housing (65% of respondents)
- Identified need for 33 affordable homes
- Equal support for 3 main types of housing tenure: owner occupation, shared ownership and Housing Association/Registered Provider renting (all with over 60% support). This indicates continuing support for social and economic balance
- A main local preference for new homes to be semi-detached houses, balanced by evidence from estate agents of unfulfilled market demand for houses with 4 and 5 bedrooms
- Strong suppressed demand for moving to another home within Watlington in the next 5 years (28% would like to but are unable mainly for affordability reasons)
- Almost 100 households with connections to existing Watlington residents would like to move into the Parish in the next 5 years
- Strong interest in Self-Build homes

Link to [Housing Survey Document](#)

5.5 Facilities and Services

Objectives which relate to this section are :

Obj. 2

- a) improve the health and wellbeing of people who live in, work in and visit Watlington by reducing air pollution
- b) improve the public realm at the town centre to make it a safer and more attractive part of the town

Obj. 4

- d) making sure that there is good access for all from new development into the surrounding countryside
- e) providing a good mix of facilities for sport and recreation
- f) creating a network of cycling paths and routes
- g) improve public transport

Obj 5.

- a) improving the environment of the town centre for visitors and tourists
- b) improving car parking and signage

Obj 6.

- a) assessing the capacity of local services including water supply and waste water treatment
- b) assessing the capacity of local schools, pre-schools and nurseries to provide places for more children
- c) assessing the capacity of local health services to provide for an increased number of patients

Watlington is a small market town that provides a hub for the surrounding rural communities and offers a wide range of services for about 5,000 people in total. Visitors also come on a regular basis from much further afield. The role of Watlington as a hub and centre for services for a wide surrounding area is in accordance with the SODC local plan Core Strategy 2012.

The key facilities are marked on the Key Places map (map number 7 in the maps supplement). The town has both a primary and secondary school, sharing the same site and providing schooling for residents of the parish and neighbouring parishes. In addition to the schools, there are a number of pre-school facilities in the town. There is a popular public library in the High Street which provides a number of computers with Internet access for public use, as well as books, videos and music. There is also the Watlington Youth Club and the Chalgrove and Watlington Watlington Children's Centre. Although its funding will end in 2017, the Children's Centre will continue to provide support for families and young children on a reduced scale as a result of grants and donations from the local community.

There is a GP surgery in Watlington, part of a combined practice with Chalgrove, with a number of ancillary healthcare professionals. A Nursing Home operated by the Sanctuary Group provides both short term NHS funded Intermediate Care and long term residential care for older people. There is a private dental practice in town.

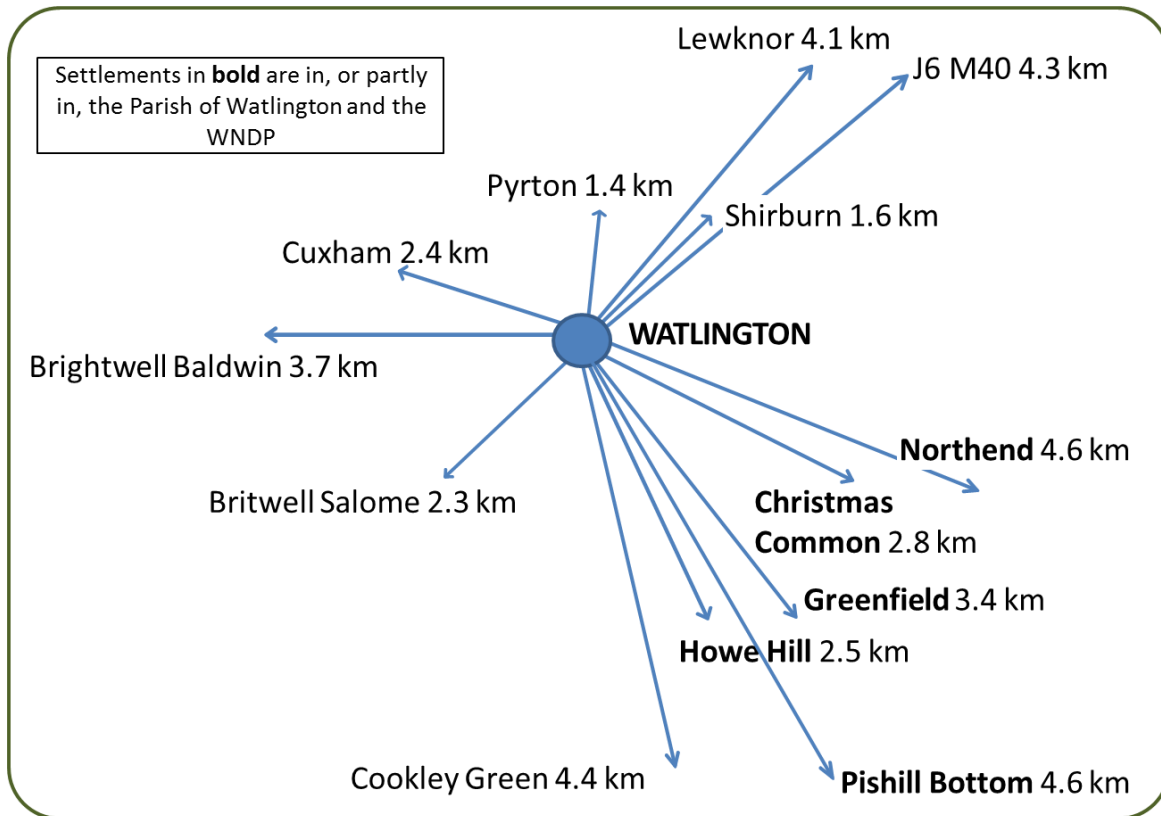


Figure 7: Watlington as a Service Centre

Watlington has a large, well equipped recreation ground and sports field on the outskirts of town, which is used actively by both the cricket club and football clubs. There are tennis, bowls, and squash clubs with their own facilities. The schools have a large area of playing fields. There is a well-used allotment area and in the centre of town are two small public parks, one of which has play equipment for younger children. While outdoor facilities for sport and recreation are reasonable for children and teenagers they will need to be extended and improved for a growing population. There is already a need for better provision of indoor facilities for this group in the community. There are three churches with active congregations (Church of England, Methodist and Catholic).

Watlington has three public houses in town with a fourth in Christmas Common, as well as restaurant and take away food outlets. There are number of well-used meeting and social venues including the Town Hall, Sports Pavilion, "The Social" (Watlington Club) and Community Office and West Room

The town has a small but active retail area that includes a mix of grocery and food suppliers as well as a number of more specialist shops. The Co-Op convenience store has recently been refurbished and now hosts the Post Office following the closure of the sub-post office and shop in 2017. Professional services are also available in the town.

The distinctive role of Watlington as a provider of local services for the surrounding rural community is dependent on its ability to retain and improve the core shops and services that are currently available in the town. Over 50 voluntary organisations are based in the town which draw on local volunteers from a wide area and benefit Watlington and surrounding communities. There is a significant interdependence between the town and surrounding settlements which enables the whole area to be socially and economically sustainable.

5.6 Traffic

Objectives which relate to this section are :

Obj. 2

- a) improve the health and wellbeing of people who live in, work in and visit Watlington by reducing air pollution
- b) improve the public realm at the town centre to make it a safer and more attractive part of the town
- c) reduce the damage to historic buildings through vibration and water spray
- d) reduce congestion by better management of through traffic including the development of a re-aligned B4009 to the north and west of town
- e) improve safety by reducing traffic speeds throughout the parish
- f) reduce the impact of traffic generated by new development
- g) reduce the number of unauthorised HGVs using the town centre as a through route

Tackling road traffic issues through the WNDP is a priority for local residents and is crucial to the health of residential users of the town centre, and to the local economy. The B4009 runs through the town centre and is one of very few 'B' classified roads to link with a junction on a major motorway (Junction 6 M40). Traffic surveys in 2015 showed that about 9400 vehicles passing through Watlington on a daily average. At peak times 80% were on journeys which both began and ended outside the town. Evaluation of Transport Impacts carried out by SODC for the Local Plan already highlights an expected increase in traffic flow in the period to 2033 as a result of housing development along the B4009 corridor.

Watlington and the surrounding area are covered by a 7.5t weight restriction. SODC has identified the need for increased enforcement to reduce unauthorised vehicles using the route through the town centre.

It is also important to local residents that the public realm of the town centre - High Street, Couching Street, Shirburn Street - be improved, and that the retail and commercial offer which reflects Watlington's role at the heart of the Parish and for surrounding parishes, be protected and enhanced. Effective traffic management strategies combined with improved provision for pedestrians will make a very positive contribution to the economic vitality of the town. Proposals will be incorporated into the Watlington Traffic Management Strategy 2017. In preparation.

Site allocation for new development interacts closely with traffic issues, both in the perception of Watlington residents and on the weight of factual evidence. The potential impact of increased traffic in Watlington and

the wider area will bring any meaningful growth in housing numbers into conflict with environmental and sustainability criteria unless traffic management and mitigation measures are put in place.

The strategy adopted in this WNDP for the distribution of most new housing is to guide the location of development sites in such a way that the roads through and between new developments provide a safeguarded route for through traffic on a re-aligned B4009 between Chinnor, M40 J6 and Benson.

The use of Willow Close and the access road to the Watlington Industrial Estate was included in the 'Western Expansion Option' in Consultation 2 (January – March 2015). The principle of providing a route to the north and west of the town received general support. Further work on the WNDP has indicated that a route for a re-aligned B4009 would be better placed further from the existing built form of Watlington in order to create a new edge to the settlement and to integrate new development more effectively into the town. See Figure 8 in section 8.

5.7 Air Quality

Objectives which relate to this section are :

Obj. 2

- a) improve the health and wellbeing of people who live in, work in and visit Watlington by reducing air pollution

The town centre was designated by SODC as an Air Quality Management Area (AQMA) in 2009. Statutory air quality objectives are for an annual mean of a concentration of 40 micrograms of Nitrogen Dioxide per cubic metre of air ($\mu\text{g}/\text{m}^3$) and this has been exceeded in Watlington almost every year since the AQMA was designated. The smallest particulates ($\text{pm}2.5$) are not measured in South Oxfordshire but SODC recognises their significant impact on human health and proposes to work more closely with the health agenda in the future (SODC 2016 Air Quality Annual Status Report). It is known that there are no safe minimum levels of air pollution. Monitoring data shows that pollution levels in the AQMA fell in 2015 but this represents a one-off dip in the general trend which may be explained by the very windy weather conditions in the winter of 2015. Monitoring of the early months of 2016 indicate that the pollution levels appear to be more in line with previous years (SODC Air Quality Annual Status Report 2016).

The key source of air pollution in the town centre is vehicle emissions. The street canyons formed by the high buildings in the area prevent pollution from dispersing quickly. The area by the Town Hall is a bottleneck for traffic and, at peak periods, traffic congestion results in higher concentrations of pollutants in the air. The morning peak is also a busy time in the town centre when children are going to school and, as children's lungs are not fully developed, the risk of damage to their health is increased.

In order to improve air quality in Watlington, the WNDP supports the principle of re-aligning the B4009 to the north and west of the town to take the majority of through traffic away from the town centre. Land for the re-aligned route will be safeguarded within the sites which have been identified for development to ensure that the route can be delivered.

6. POLICIES

POLICY 1. PROTECT AND ENHANCE THE CHARACTER OF WATLINGTON

Proposals for development will be permitted where:

- 1a The development is designed to be appropriate to the historic character of Watlington and to the Conservation Area and to other settlements in the parish.**
- 1b Development relates well to the built form of the town and contributes positively to views of the town, both in relation to the setting of the Conservation Area, and as seen from the AONB, in particular from Watlington Hill.**
- 1c Development is sited in such a way as to enhance the setting of historic and listed buildings.**
- 1d Guidelines in the Watlington Design guide are followed, particularly with regard to appropriate materials.**

These policies address Objectives 1 a-e.

The historic fabric of Watlington, especially along Shirburn Street, Couching Street and Brook Street, is at risk of being degraded by the pressure of traffic, and new developments can facilitate roads which can divert traffic from this sensitive area.

These policies pay due regard to the importance which local people place on the character of Watlington as a small, rural, Chilterns town. Responses to Consultation 1, Consultation 2 and the Roadshows demonstrate that people value the historic nature of the town and the special quality of the surrounding landscape. Views within the town of the Chilterns escarpment, and the view from Watlington Hill make a very significant contribution to the setting of the town and are featured in the SODC character study of the Conservation Area 2011. The WNDP seeks to protect these views. The townscape itself is an important element of the views within the town, and the WNDP seeks to ensure that new development is designed to a high standard and conforms to the Watlington Design Guide 2017 and the SODC South Oxfordshire Design Guide 2016.

We expect to see the rationale for the design and layout proposals included with detailed planning applications, and it is likely that this will be in the submitted Design and Access statement.

WNDP recognises the importance of maintaining the distinct character of both Watlington and its close neighbour Pyrton. Both are historic settlements (with designated Conservation Areas) surrounded by farmland. The separation of the two settlements is essential to maintain their integrity and the green space between them is environmentally sensitive.

POLICY 2. IMPROVE AND MANAGE ROAD TRAFFIC ISSUES

- 2a Proposals for development sites will be required to safeguard a route for a realigned B4009 to the North and West of Watlington to link development sites and minimise through traffic from the centre of town.**
- 2b Development will only be permitted where it does not have a severe adverse impact on existing traffic pressures and air quality.**
- 2c Traffic management strategies will enhance the centre of the town. Contribution to costs will be met through developer contributions via Community Infrastructure Levy (CIL) and or Section 106 funding.**

These policies address Objectives 2 a-g.

Watlington Parish Council will support initiatives to improve public transport links connecting Watlington to other transport networks and to nearby large towns and villages.

Traffic issues dominate residents' concerns about Watlington and the WNDP is expected to achieve an improved situation. Traffic emissions cause air pollution in the centre of the town, which is a designated Air Quality Management Area, and water spray and vibration from vehicles risk damaging the fabric of the town's historic buildings. Proposals in the WNDP for a re-aligned B4009 to the north and west of the town offer an opportunity to integrate new development without increasing traffic flows and congestion in the town centre. Air quality would be improved and damage to the historic core of Watlington would be reduced. This proposal is in line with provision for infrastructure included in the South Oxfordshire Local Plan Second Preferred Options 2017.

The Watlington Traffic Management Strategy (2017) is being developed alongside the WNDP and this will be implemented as funding allows and is in preparation. It sets out measures which Watlington Parish Council will seek to have implemented by relevant public authorities together with funding from development including planned expenditure using CIL payments made to Watlington Parish Council. These include reductions in air pollution, enforcement of the 7.5t vehicle weight limit, traffic calming measures, and deterrence measures including a 20mph speed limit in the town centre, and new technology including 'smart' traffic management. (See Section 7 – CIL Payments)

Where possible the aim is also to widen narrow pavements within the town where pedestrians often feel at risk from the close proximity of traffic. General improvements to enhance the town centre will help to promote tourism and economic activity.

POLICY 3 CONSERVE AND ENHANCE THE NATURAL ENVIRONMENT AND HISTORIC SETTING OF WATLINGTON

Development will be permitted so long as:

- 3a Views of the town from the Chilterns AONB and surrounding countryside are protected, especially from public viewpoints on the escarpment, including Watlington Hill National Trust land and the White Mark.**
- 3b Local chalk streams and ponds (identified on Map x in the Maps Supplement) are protected and enhanced in line with guidance from The Environment Agency**
- 3c Flood risk is reduced and the natural management of water flows is improved to benefit areas identified in Flood zones 2 and 3.**
- 3d Opportunities are provided to enhance biodiversity by creating wildlife corridors and linked habitats within the identified development sites and linking with surrounding areas**
- 3e Existing Green Spaces (identified on Map x in the Maps Supplement) are designated as Local, Green, Spaces in order to protect their amenity and biodiversity value**
- 3f Opportunities are provided for new Local Green Spaces within developments**

These policies address Objectives 3 a-f.

The SODC Green Infrastructure Strategy (adopted 2012 and under review) and guidance from the Environment Agency and Chilterns Conservation Board Management Plan have contributed to Policy 3.

These policies refer to specific features of Watlington and supplement the NPPF and SODC Local Plan 2011 policies to conserve and enhance the Chilterns AONB and to recognise 'the intrinsic character and beauty of the countryside' (NPPF Core Planning Principles). SODC Landscape Character studies identify three types of landscape around Watlington and the specific characteristics of each of these contribute to the overall quality of the setting of the WNDP area. Chilterns chalk streams are rare and are very characteristic of Watlington. They are a vulnerable habitat so the WNDP seeks to ensure that they are not damaged as a result of development and that improvements are made where possible. Groundwater flooding in early 2014 was widespread in Watlington as a result of heavy rainfall over several months. The WNDP seeks to minimise this risk in the future. The WNDP also seeks to designate areas as Local Green Space because of their high amenity and environmental value and to increase the provision of green spaces as a result of new development in order to increase biodiversity and link habitats through the provision of wildlife corridors.

Existing green spaces are very well used and are detailed in the Watlington Green Spaces paper. Areas which are proposed to be designated Local Green Spaces are: Pyrton Field Allotments, Parish Recreation Ground and Playing Field, Bowling Green and Tennis Courts, The Paddock Community Garden, West Meadow, Mansle Garden, Mason's Wood, Marlbrook Green and Marlbrook Green 2.

POLICY 4 NEW HOUSING DEVELOPMENT

New housing development will be permitted where:

- 4a Development provides a well-balanced mix of housing, including needs identified in the most recent Watlington Housing Survey.**
- 4b Development includes, as appropriate, provision for older households seeking to downsize, growing families, home workers, self-builders, and people with physical and sensory disabilities.**
- 4c Provision is made for 40% affordable homes on sites of 11 or more dwellings, (except in the AONB), compliant with SODC policy and to meet the needs identified in the Housing Survey 2016.**
- 4d Development has high standards of design in accordance with local and national policies and the Watlington Design Guide 2017.**
- 4e There is effective connectivity between new housing, the town centre, schools and local facilities by safe pedestrian paths and cycle ways.**
- 4f A small site or sites are brought forward for park homes or other low cost homes in line with the findings of the Housing Survey 2016.**

These policies address Objectives 1 a-e, 3g & h, 4a - 4d and 4f.

The range of housing needs cannot all be satisfied within individual development sites, but developers will be expected to recognise that a variety of housing types and sizes will contribute to the long term vitality of Watlington. All housing development will be expected to integrate well with the existing settlement.

W NDP plans to increase the number of dwellings in the designated Neighbourhood Area by a minimum of 238 in line with South Oxfordshire Local Plan Second Preferred Options. The increase is proportionate to the services and facilities of a Larger Village (SODC Designation) and sufficient to meet the objectives of the W NDP to 2033. It is also commensurate with the constraints to development which include the Conservation Area, the AQMA, areas identified as flood zones 2 and 3 and the Chilterns AONB. (Maps 3 and 4 in the Maps Supplement)

In order to ensure that new dwellings meet the identified needs of the community, as well as national and local policies for housing, W NDP includes policies for a range of dwelling types. The Housing Survey completed in March 2016 provides evidence of local need and aspiration and this is reflected in the policies for housing. Further surveys will be conducted during the course of the W NDP to ensure that new housing meets up to date needs. South Oxfordshire is an area of high value homes and many people are priced out of the market for homes to buy or rent. In view of this the W NDP aims to deliver a range of low cost market homes as well as 40% affordable homes allocated to Registered Providers. In addition, provision of one or

more rural exception sites will be explored within the period of the WNDP to increase opportunities for young people and families to stay in Watlington.

The WNDP supports the addition of sustainable small-scale development within the distinct settlements of Howe Hill, Greenfield and Christmas Common as these small settlements are in close proximity to Watlington and the town and settlements are interdependent. The WNDP notes the current SODC Settlement Hierarchy and ongoing work on the Settlement Assessment Background Paper. Housing policies in the WNDP comply with the NPPF.

New developments in Watlington will be encouraged to include opportunities for conservation of water and energy, for example, provision of built-in solar panels for heating water or generating electricity, and facilities for re-using 'grey water', as long as this does not conflict with locally applied Design Guides.

POLICY 5 ENHANCE WATLINGTON AS A SERVICE CENTRE AND EMPLOYMENT FOCUS

In addition to other policies in the WNDP proposals for development will be expected to demonstrate how they contribute to:

- 5a Improvement of the Public Realm in the Town Centre.**
- 5b Provision for new small-scale workshops and accommodation for small and medium sized businesses including start-ups, appropriate to the location within the WNDP area.**
- 5c Protection of the 'active primary frontages' in A1 and A3 of the Use Classes Order in the central retail area of Watlington - High Street, Shirburn Street and Couching Street - to protect the economic vitality of the town centre.**
- 5d Improvement to signage to facilities and amenities appropriate to the scale and character of the town centre and Conservation Area.**
- 5e The provision and management of car parking to improve the vitality of the town**
- 5f Proposals to promote tourism of a scale appropriate to Watlington**

These policies address Objectives 2b, 2g and 5a-c.

Adequate provision for car parking is essential to the economic viability of local shops and businesses. A survey of the use of the Hill Road Car Park was undertaken in 2016 and the use is being monitored to ensure it meets the economic needs of the town. The survey demonstrated that people visit Watlington from over 90 different places as customers for local shops, clients of local businesses, tourists and users of local facilities. Strategies for improving provision and management of parking facilities will be investigated during the period of the WNDP.

Watlington's demographic data indicates a larger than normal amount of self-employed people, and there is evidence of substantial creation of new businesses. The WNDP aims to support home workers and small businesses by encouraging Watlington to develop as a local networking hub. New opportunities for providing employment within the WNDP area are needed to reduce car use and facilitate local jobs within cycling and walking distance.

Watlington is a popular centre for tourists, walkers and cyclists and these visitors make a significant contribution to the local economy. The WNDP aims to encourage tourism to expand by improving facilities and making the town centre as attractive and accessible as possible. Watlington has the potential to grow as a visitor destination and proposals will be supported which enhance existing provision while being sympathetic to the Conservation Area and the scale and character of the town.

Watlington lies at the heart of an agricultural area. Local food production contributes to environmental and economic sustainability and initiatives to establish small scale businesses will be encouraged.

The town plays an important role in the economy of the area as a commercial 'hub' for the surrounding small villages and settlements. There is an estimated combined population of 5000. The mutual dependence of the town and surrounding communities enables the whole area to be economically sustainable

POLICY 6 PHYSICAL AND SOCIAL INFRASTRUCTURE

Development will be expected to demonstrate how it contributes to:

- 6a Improving the quality and provision of local sport and recreation facilities**
- 6b New or improved community buildings and facilities**
- 6c Superfast broadband provision**
- 6d Transport connectivity via support for local initiatives**
- 6e Improved pedestrian and cycle safety**
- 6f New and improved footpaths and cycleways which offer access for all abilities**

These policies address objectives 4c-g, 5d and 6a – 6c

As the population of Watlington grows there will be a need to ensure that the infrastructure required to support a larger community is delivered. Services will have to be able to expand to meet local need and new facilities will be required to ensure that the area remains socially, environmentally and economically sustainable. Local schools and medical services have the capacity to meet the needs of the current expected growth of Watlington. Thames Water has confirmed that it does not expect to have a problem providing water supply and sewerage services to the proposed new developments.

There is evidence from WNDP consultations that more facilities for sport and recreation are needed. There has long been support for a swimming pool. A gym has been identified as a facility which would be a popular addition to existing provision (Consultation 2 + link). The WNDP aims to support initiatives to provide more opportunities for formal and informal sports and recreation which will contribute to residents' wellbeing and physical health. There is evidence from local clubs that more provision is needed for football. The sport is thriving in Watlington with adult and junior teams and needs space for at least one additional full size pitch (Green Spaces Paper 2017 + link).

There will be a need to provide facilities for community activities which serve residents living in new developments to the north and west of the town. Space for informal outdoor and indoor recreation for all ages will be expected. Support will be given for a new community building, or potentially provision for youth groups and/or improved facilities at St Leonard's Church to sustain its role as a community resource.

Access to superfast broadband is essential to the viability of rural businesses and the WNDP aims to ensure that this is available to all new development. Initiatives developed by a local group of villages through 'Connect8' will be supported in order to increase faster broadband coverage throughout the WNDP area.

The WNDP aims to improve connectivity through new developments, within the town and the local area. This includes the improvement of access for people of all abilities to the network of local paths and cycle ways (Green Spaces Paper). Local transport initiatives are needed and will be encouraged in order to improve access to nearby towns for employment and leisure activities. Pedestrian access to services and facilities is not good in several parts of the town and needs improvement in order for people to feel safe. Pavements are very narrow and even non-existent in places and the WNDP will support proposals to widen pavements and provide crossing points where this is possible. Improvements to the network of cycle ways will be supported to enable cyclists to have safe access into the town and surrounding countryside.

7. PROPOSALS FOR USE OF THE COMMUNITY INFRASTRUCTURE LEVY (CIL)

The following infrastructure projects have been identified during the preparation of the WNDP

Watlington Parish Council will consider options for the use of CIL money when this funding becomes available.

- **Traffic management improvements**
- **Outcomes of assessment will prioritise the following :**
 - Contribution to the costs of a 20mph limit throughout the town
 - Contribution to the installation of traffic calming measures
 - Contribution to the use of ANPR cameras and other technology to reduce speeding and unauthorised access to the town by HGVs
 - Contribution to the costs of implementing one-way traffic systems
- **Improvement and creation of local footpaths as listed in the Green Spaces Paper**
- **Improvements to the public realm at the town centre**
- **Improvements to the management of water courses to reduce the risk of flooding**
- **Contributions to the cost of providing new and improved facilities for sports and recreation, including a swimming pool**
- **Improved provision for youth groups including a new, refurbished or extended building**
- **New and improved community facilities – including facilities at St Leonards Church**

8. DEVELOPMENT SITES

8.1 Site selection process

The evaluation, assessment, selection and allocation of development sites for the Watlington Neighbourhood Development Plan was led by the Development Sites group of the WNDP Forum, and assessed and approved by the NDP Coordination Group, NDP Steering Committee and then the full council of the Watlington Parish Council.

In determining the development sites likely to best meet Watlington's objectives, 42 potential sites were considered including all the sites identified in the SODC Strategic Housing Land Availability Assessment for Watlington 2013. 23 were confirmed as being 'available' (using the guidelines included in the NPPF of March 2012). Of these 23 sites, two are located in Pyrton Parish, so could not be allocated in the WNDP. It was decided that a further 4 sites, offering 5 or fewer housing units each, would be treated as 'windfall' sites and dealt with by the normal parish planning process.

The remaining 17 sites were then assessed further against agreed selection criteria, sustainability objectives and the three options raised in Consultation exercises on housing development in the town (including the 'Vision, Objectives and Options' paper). The final allocation of sites has been determined by this detailed assessment for their ability to deliver the foreseeable housing needs identified by the SODC and WNDP, to contribute towards a resolution of road traffic issues and to support the other key objectives and policies of the Plan.

Detailed information on the process and assessment criteria used in the selection of sites is in the Environmental Statement.

8.2 Development Choices

Consultation exercises indicated that there was support in our Community for 3 options:

1. Focus new housing on just a few large sites.
2. Guide the location of sites to create and fund (in part) an alternative road route to avoid the town centre.
3. Avoid any large scale developments through using only small sites distributed throughout the town.

To many people the 3rd approach was an attractive option, which potentially gave the best protection to the character and environment of Watlington while enabling easy and quick integration of new developments and new residents into the community. Looking at the availability of suitable sites it became clear that, as Watlington's allocated housing target had risen during 2016 from 79 dwellings to a minimum of 238, this option was not going to be feasible. The smaller sites available distributed around the town could not, in total, meet this increased target. In addition, this option would not match one of the key priorities emerging from the 'Vision, Objectives and Options' document, namely to mitigate the impact of through traffic.

The feedback received from Consultation 2, (the Vision, Objectives and Options document and Questionnaire), roadshows and surveys indicated that a very high priority for the Community in developing the WNDP was to tackle road traffic issues in and around the town. Residents perceived very clearly that

decisions on the location of new developments – both in Watlington and in surrounding villages and towns - could have a direct impact on traffic flows and issues.

Analysis of projections of increased 'out-of-town' traffic travelling through Watlington as a result of significant new housing developments approved in Chinnor, Benson and Wallingford; and the possibility of major housing developments on the Chalgrove Airfield site which – in lieu of alternative infrastructure proposals – appear certain to increase traffic entering and transiting Watlington along the B480 and B4009 roads during the period of the WNDP.

The sites selected are greenfield sites adjoining, but not within, the built form of Watlington. Development of these sites will result in the loss of Grade 2 – the best and most versatile – farmland, and in changes to the agricultural setting of the town. However, these adverse environmental impacts are outweighed by the need to provide sites for a minimum of 238 new homes which cannot be accommodated within the existing settlement. In addition, there will be a major environmental benefit from the reduction of air pollution in the town centre as a result of directing the majority of through traffic to a re-aligned B4009. This new section of road will be on land safeguarded through and between the selected sites. Opportunities to mitigate the loss of farmland will be taken in line with the policies of the WNDP which include provision for habitat linkages, wildlife corridors and green spaces within the sites which can be used for community gardens, allotments or orchards.

8.3 Preferred sites

The WNDP has allocated the 3 most suitable sites in an arc North and West of the Town. These 3 sites will:

- Provide sufficient new homes to meet the requirements of the SODC Local Plan and the housing needs identified by the WNDP
- Allow growth proportionate to the capacity, services and facilities of the town
- Meet the policies and objectives of the WNDP
- Provide development which contributes positively to the environmental, social and economic sustainability of the town
- Have minimum impact on the Chilterns AONB and on the town centre Conservation Area
- Generate a neutral or positive impact on areas designated as being within Flood Zones 2 and 3
- Safeguard land for a re-aligned B4009 which will benefit Watlington by reducing the volume of traffic in the town centre, leading to an improvement in air quality
- Future proof Watlington town centre and the WNDP against increased through traffic from current and new B4009 'corridor' housing growth and potential large-scale housing development at Chalgrove Airfield

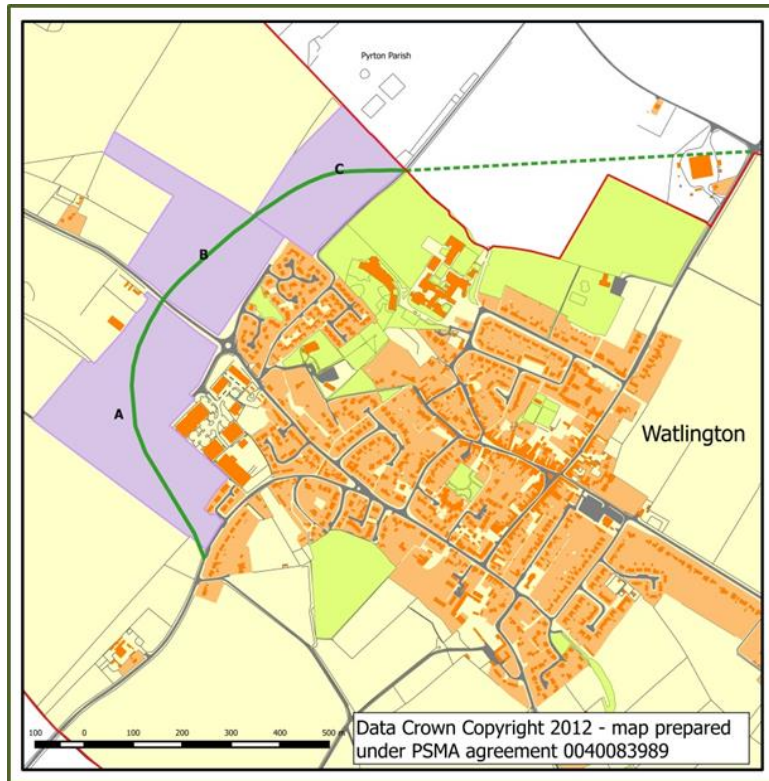


Figure 8 : Indicative Route for re-aligned B4009

8.4 Requirements and characteristics of the preferred strategy

The development strategy and associated site selection and housing developments will aim at providing a well-integrated extension of the town westward, with a similar approach to design, access points and provision of new amenities and environmental features. The possibility of a chain of mismatched developments along the route must be avoided.

In setting out this preference it is proposed that no planning permission shall be granted on any of the allocated development sites until and unless an agreed strategy (including funding), detailed plans and timetable for the re-aligned B4009 route is in place as approved by OCC, SODC and Watlington Parish Council; and that no infrastructure or housing construction shall be started on any such site unless the construction of the alternative route has been commenced to the agreed timetable. Watlington Parish Council will help facilitate the co-operation and consultation necessitated between land owners, agents, developers and builders to ensure this happens.

The re-aligned route should reflect the character of the existing B4009 road, and be a maximum of 6.5m in width, with verges on either side. There should be substantial screening in all sections of the route where it traverses or is close to residential areas, with large native trees especially on the countryside-facing sectors of the road and mixed native hedges on either side of the road for the majority of its length.

Footpaths and cycleways should be safe and have protected crossing points at regular intervals to encourage and enable safe transit to the town's facilities and access to the wider countryside.

The alternative route would be situated within the current 7.5 tonnes gross weight limit area, and provision should be provided at junctions with the B4009 at Shirburn Road and Britwell Road for non-permitted traffic to reverse their direction. The priorities at each of the junctions should be set to encourage use of the alternative road and discourage all through traffic from entering the town centre or use the B480 through Cuxham. Traffic calming measures should be installed on the town-side carriageway of the B4009 at Britwell Road and Shirburn Road.

8.5 Allocated development sites

The following 3 sites have been allocated for housing in the WNDP. Further detail on each of these sites, including the outcome of the assessment process and rankings, is included in the WNDP Development Strategy Topic Paper.

Site A - Land between Britwell Road and Cuxham Road

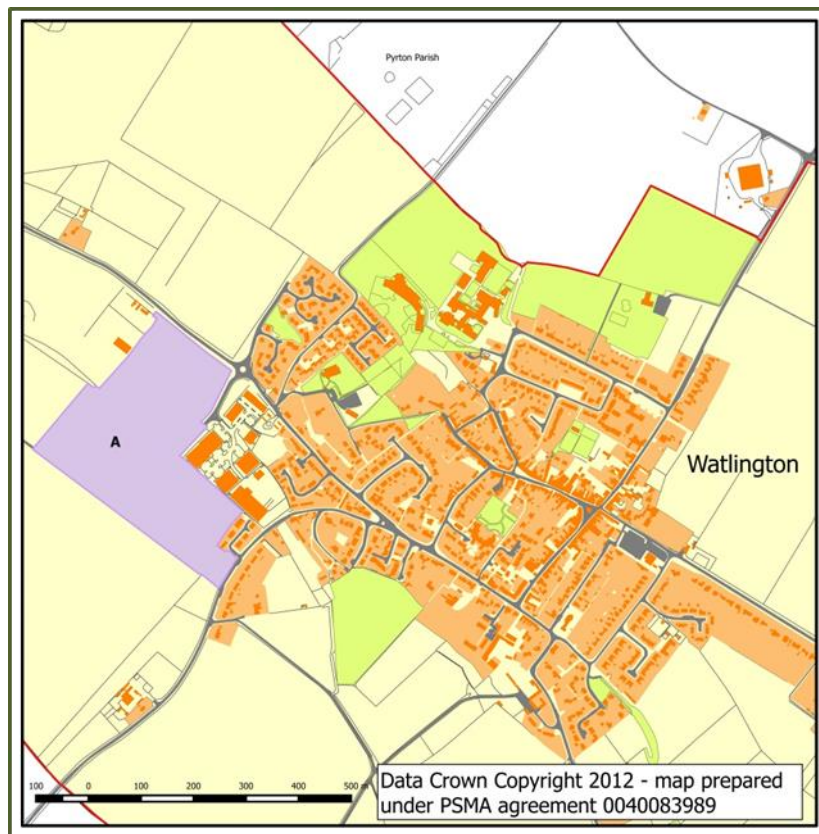


Figure 9 : Site A

This site was included in the 'SODC Strategic Housing Land Availability Assessment 2013, Appendix 15: Watlington'. In that Assessment it was referred to as two sites: WAT 11 and WAT 12.

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 stream
- 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

Site A represents in total an area of around 9.6ha. The SODC Landscape Capacity Assessment for sites on the edge of larger villages in South Oxfordshire (additional villages) 2015 (referred to as “Kirkham” report) recommended that, on visual and landscape grounds, a much-reduced area be used for development allowing for 65 dwellings. Initial plans shared by the potential developer suggested that up to 183 dwellings could be accommodated on 5.14ha of the available space.

The area on the Northern side of the site, adjoining Cuxham Road is affected by fluvial flooding. This area also includes a valued chalk stream and, therefore, should be set aside and landscaped as a ‘green space’ for the use of the Community and protection of the stream.

Space sufficient for informal recreation and sports should be provided, together with food growing areas such as allotments and a community orchard. At the Southern end of the site adjacent to Britwell Road green space and tree planting should mitigate issues around visibility from and intrusion on the AONB and the approach from Britwell Salome.

The design of the development should incorporate a link road between Britwell Road and Cuxham Road, to a location, specification, design and junctions approved by OCC Highways as part of the re-aligned B4009 road route

The development should provide footpaths and cycle ways to optimise access to Watlington facilities, including schools and shops, and a footpath along the B480 from the new (Northern) site access road towards the existing roundabout access to the industrial estate and Willow Close

Site B - Land Off Cuxham Road and Willow Close

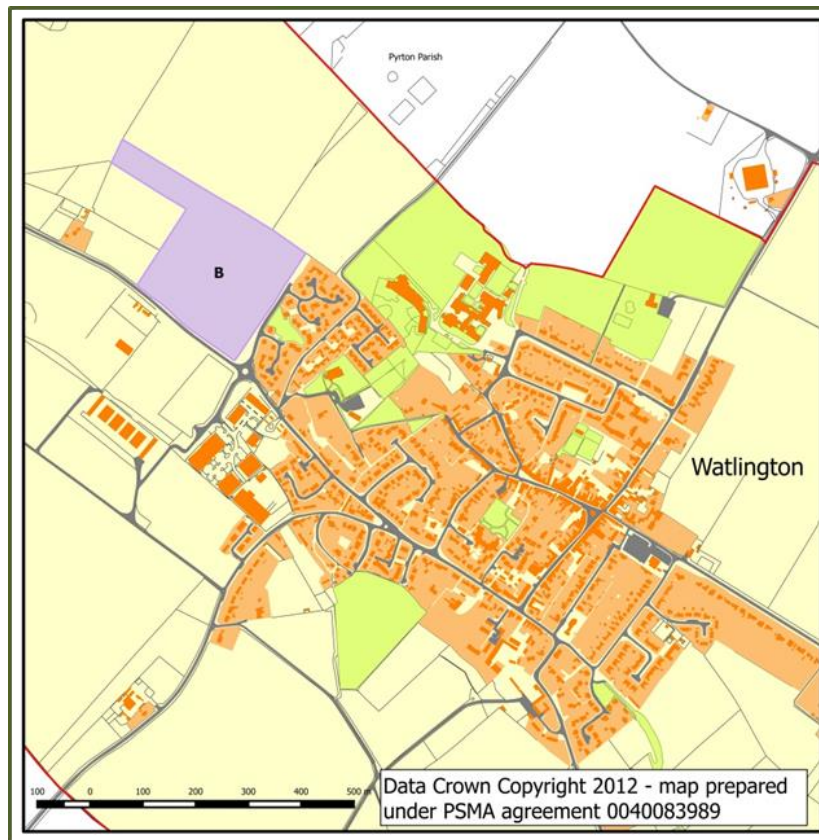


Figure 10 : Site B

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

This site was included in the 'SODC Strategic Housing Land Availability Assessment 2013, Appendix 15: Watlington'. In that Assessment it was referred to as WAT 10.

The 'Kirkham' report recorded the site as 1.9ha and recommended it could take 38 dwellings. However, the site assessed in the SODC Strategic Housing Land Availability Assessment 2013 covered a smaller area than the current site.

The design of the development should incorporate a link road between Cuxham Road and Site C/Pyrton Lane, to a location, specification, design and junctions approved by OCC Highways as part of the re-aligned B4009 road route.

The development should provide footpaths and cycle ways to optimise access to Watlington facilities, including schools and shops. These should create and use connectivity to the Marlbrook development, using both green spaces and corridors between houses to ensure no visual or physical barriers between this new development and Willow Close.

Site C - Land off Pyrton Lane

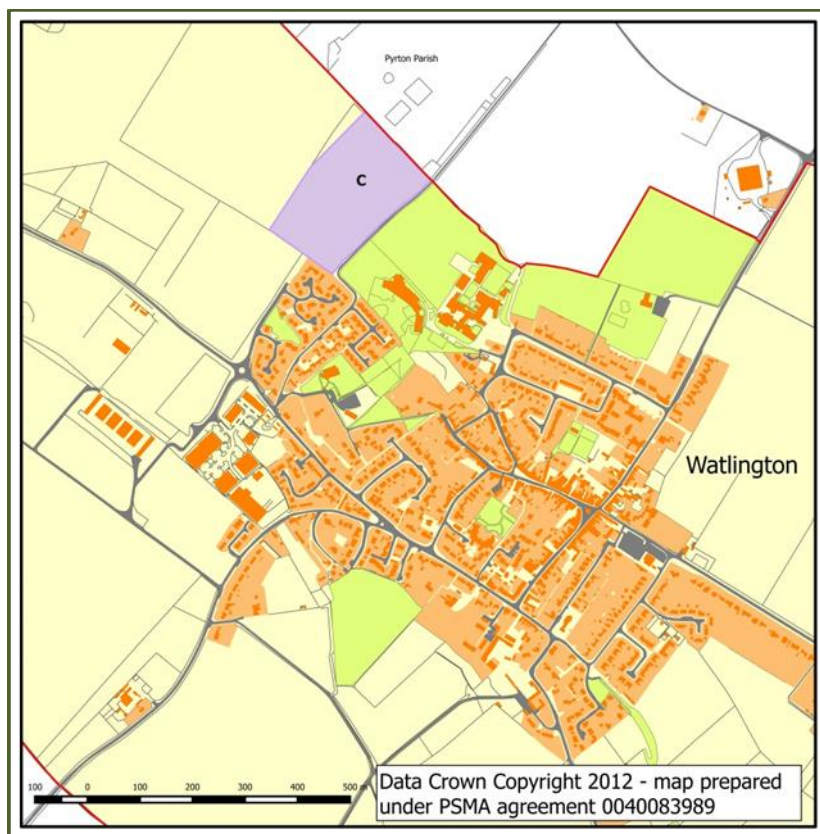


Figure 11 : Site C

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

This site was included in the 'SODC Strategic Housing Land Availability Assessment 2013, Appendix 15: Watlington'. In that Assessment it was referred to as WAT 9.

The site has an area of 4.6ha but the 'Kirkham' report recommended a maximum of 60 dwellings to allow for setting and landscaping.

The design of the development should incorporate a link road between Site B and Pyrton Lane, to a location, specification, design and junctions approved by OCC Highways as part of the re-aligned B4009 road route.

The site could provide land for the future expansion of Watlington Primary School or Icknield Community College.

8.6 Windfall sites and other opportunities

It is anticipated that 'Windfall' development gains will result in at least 10 dwellings over the period of this Plan from small sites handled by the normal local planning process.

In addition to the sites allocated in WNDP in support of its overall development strategy (and, particularly, to support a re-aligned B4009 route around Watlington), there are some very specific and specialist housing needs that may need to be met during the timescale of the Plan. Provided that such developments meet with the strategy and policies outlined in the WNDP these may offer additional opportunities to those sites allocated in the WNDP.

Four such opportunities that have been identified during the Consultations undertaken are:

i) Staff Accommodation for the Care Home (Site E)

The potential for staff accommodation for Watlington & District Care Home, a major employer in the town. Even affordable housing may be out of reach of employees in this vitally important but traditionally low-paid sector. The Community recognise that it is essential to develop and support employment opportunities associated with the Care Home.

The Parish Council will look favourably on an appropriate development of staff accommodation on the Hospital site (Site D – sites formerly identified as WAT 19 and WAT 29) from the Watlington Hospital Charitable Trust, provided that such development is restricted solely for such purpose and is limited by size, scope, design and location.

ii) Sheltered Accommodation for Elderly People (Site E)

Developments in sheltered accommodation for elderly people have indicated both a need and an opportunity for close care/extra care housing. It would seem logical and appropriate to examine further with the Hospital Trustees opportunities for developing such accommodation on the Hospital site (Site D – sites formerly identified as WAT19 and WAT 29) adjacent to the existing Care Home and Doctors' Surgery.

The Parish Council will look favourably on an appropriate development of this type of accommodation on the Hospital site from the Watlington Hospital Charitable Trust, provided that such development is restricted solely for such purpose and is limited by size, scope, design and location.

iii) Park Homes (Site D)

During Consultations the value of and need for 'park homes' was raised on a number of occasions. There have been established sites of park homes in Watlington for many years and they are a valuable part of the housing mix. Located adjacent to one of the existing sites is a small development site (Site E – formerly identified as WAT 34) that is essentially 'landlocked' and likely to be unsuitable for conventional housing development. If this site were to be released for expansion of the existing park homes site it could provide additional affordable accommodation for local people, both those taking their first-step on the housing ladder and for those downsizing, releasing larger properties to meet existing pent-up demand in the town.

The Parish Council will look favourably on an appropriate development of this type of accommodation on this site, provided that such development is restricted solely for such purpose and is limited by size, scope, design and location.

iv) Rural Exception Sites

Rural exception sites to increase the range of homes available to local people.

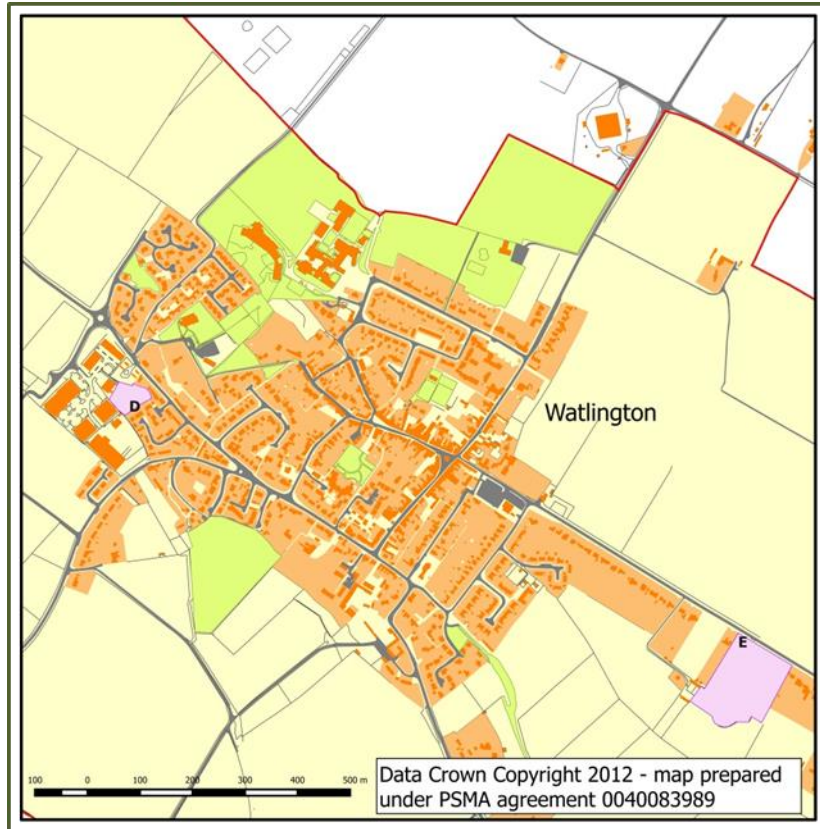


Figure 12: Sites D and E

8.7 Pyrton Neighbourhood Development Plan

These sites were included in the 'SODC Strategic Housing Land Availability Assessment 2013, Appendix 15: Watlington'. In that Assessment they were referred to as WAT 7 and WAT 8 respectively.

These 2 sites have been considered as part of the WNDP because they may contribute to the re-alignment of the B4009 and because any development which may be granted planning permission on them would relate to the settlement of Watlington and rely on the services and facilities of the town. Any such development on these two sites should, therefore, count towards any allocated growth for Watlington.

Watlington cannot seek to allocate these sites within their plan as any housing development thereon is for Pyrton Parish Council and SODC to decide upon. However, it supports Pyrton Parish in protecting the sites from inappropriate development that would adversely affect both the Chilterns AONB and the Shirburn Castle Historic Park. The 'Kirkham' report recommended no development on PYR 2 due to impact on the AONB, Conservation Areas and its sensitive position in the landscape. The report recommended that up to 18 dwellings could be accommodated on PYR 1 provided that suitable screening and design and layout appropriate to the setting and views from the AONB be taken into account. The WNDP concurs that these two sites are located in a very sensitive landscape area. In particular, PYR 2 provides clear visual separation between the two communities of Pyrton and Watlington. However, the location of these two sites is key to safeguarding the route of the proposed re-aligned B4009.

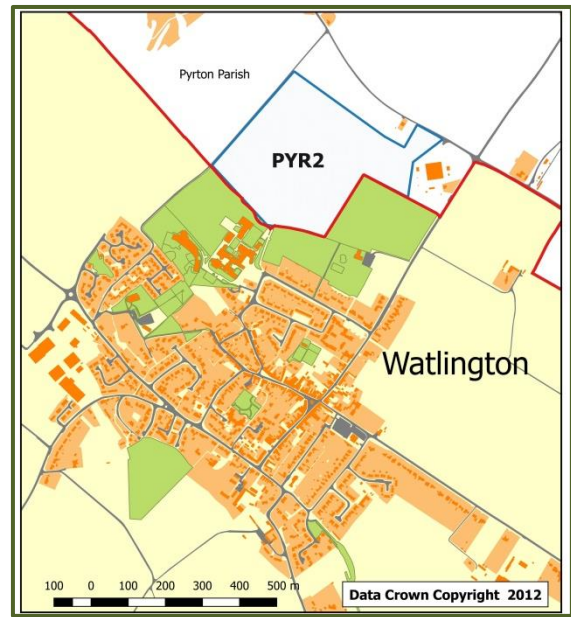


Figure 13: PYR1 & PYR2

9. MONITORING AND IMPLEMENTATION

9.1 Implementation

Implementation of the WNDP will be ongoing. Responsibility for determining planning applications within the period of the Plan rests with the local planning authority, South Oxfordshire District Council.

9.2 Monitoring

Twelve month review:

The WNDP will be reviewed twelve months after its adoption by SODC and, thereafter, annually. Watlington Parish Council, as the qualifying body, will establish the review process and will monitor the Plan in partnership with SODC. The purpose of the review is to ensure that housing development is delivered as planned and that the WNDP policies remain relevant. An assessment will be made of the extent to which WNDP objectives, including sustainability objectives, have been met. Any errors and omissions will be identified and corrected.

Five year review:

Where annual monitoring has identified amendments or additions which cause significant public concern a further consultation will be held to ensure that they have public support.

End of Plan review:

At least two years before the expiry of the plan period (2033) a full review will be undertaken with the Local Planning Authority to gauge the success of the WNDP in meeting its objectives. A succession plan will be put in place.

10.LIST OF ABBREVIATIONS

TERMS USED IN THE WATLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

ANPR	Automatic Number Plate Recognition
AONB	Chilterns Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
CIL	Community Infrastructure Levy
CFO	Community First Oxfordshire
Connect 8	Group of local villages which promotes provision of fast broadband in rural areas
HGV	Heavy Goods Vehicle
Kirkham Report	Landscape Capacity Assessment for Additional Sites on the edge of the larger villages in South Oxfordshire - August 2015. Commissioned by SODC.
NEAP	Neighbourhood Equipped Area for Play
NHS	National Health Service
NPCC	Neighbourhood Plan Core Committee
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OCC	Oxfordshire County Council
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SODC	South Oxfordshire District Council
SOLP	South Oxfordshire Local Plan
SSSI	Site of Special Scientific Interest
WNDP	Watlington Neighbourhood Development Plan
WPC	Watlington Parish Council

Appendix A: Sources of Evidence

WATLINGTON NDP POLICY CONTEXT AND EVIDENCE BASE

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Data from Census 2011

SODC Local Plan and Core Strategy 2012

SODC Strategic Housing Land Availability Assessment (SHLAA) 2013

SODC Strategic Housing Market Assessment 2014

SODC Watlington Conservation Area 1997 and Character Study 2011

SODC Air Quality Annual Status Report 2016

SODC Low Emission Strategy 2016 (Ricardo Energy and Environment)

SODC Landscape Character Studies

SODC Landscape Capacity Assessment for Additional Sites on the edge of Larger Villages in South Oxfordshire
2015: Addendum to 2014 report: Watlington

SODC Landscape Assessment Character Study 2003: Chilterns Escarpment; Chilterns Ridges and Valleys;
Eastern Vale Fringes

SODC Design Guide 2016

OCC Local Transport Plan 2016

OCC Average Annual Daily Traffic (AADT) figures 2015

OCC Biodiversity Action Plan 2015

OCC Rights of Way Improvement Plan 2014

Chilterns Area of Outstanding Natural Beauty Management Plan 2014 – 2019

Thames Water: Watlington Drainage Strategy 2015

Environment Agency Flood Maps and groundwater maps 2016

Thames Valley Environmental Records Centre (TVERC) local records

Watlington sources:

Data from Consultation 1 2014

Data from Consultation 2 2015

Consultation 2 document: Visions, Objectives and Options 2014

Summer Roadshows June 2016 - feedback

Housing Survey 2016 (Community First Oxfordshire)

Traffic Survey 2015 (Transport Planning Practice Ltd)

Car Park Survey 2016

Business Survey 2014

Retailers Survey 2016

Meeting on the local economy – December 2015

Notes of meetings with local groups

Notes of meetings of WNDP Forum working groups

Notes of Workshop sessions