

Watlington

Neighbourhood
Development Plan



Neighbourhood Development Plan 2017-2033

Referendum Version

'Our Community... Our Plan'

Document:

W NDP 1

Watlington Parish Council

April 2018



Watlington Town Hall

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 comply with European requirements, national planning policy and guidance and district strategic planning policies while providing a strong local focus.

The WNDP has the following aims:

- To provide a minimum number of 238 new homes to meet the housing needs identified by the WNDP and the requirements of the emerging SODC 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 whole 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 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 congestion in the town centre, to improve air quality and provide a route for some through traffic.

The level of growth proposed in the WNDP is in line with proposals for development in the larger villages in South Oxfordshire in the emerging SODC Local Plan 2033 and contributes to the objectively assessed need for housing in the District. It supports WNDP objectives for sustainable development, while being reasonable and proportionate to the capacity, services and facilities of Watlington. It also recognises the local constraints to development which include the proximity to the Chilterns Area of Outstanding Natural Beauty, the town centre Conservation Area and Air Quality Management Area and areas which are within Flood Zones 2 and 3. 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 at the foot of the Chilterns escarpment. To achieve this aim three sites have been allocated for development to the north and west of the town together with two further sites to meet specific housing needs.

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Document References

All Watlington Neighbourhood Development Plan (WNDP) documents referred to in the text are available on the website: www.watlingtonnp.org.uk

Appendices

Appendix A: List of Abbreviations

Appendix B: Sources of Evidence

1. INTRODUCTION

1.1 Neighbourhood Planning

Watlington Neighbourhood Development Plan (WNDP) is submitted by Watlington Parish Council (WPC) which is a body qualified to do so. The plan has been prepared by the Watlington Neighbourhood Development Plan Forum, a community group, established under the auspices of the Parish Council and overseen by a Steering Committee 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 SODC Local Plan 2033.

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 adopted Neighbourhood Development Plan, the future of Watlington can, to a considerable extent, be shaped by the wishes of the community. In addition, the emerging SODC Local Plan 2033 articulates a District Council wish for new housing sites to be identified primarily through Neighbourhood Plans.

1.2 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 Plan 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 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 (Figure 1). 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 in Figure 1.

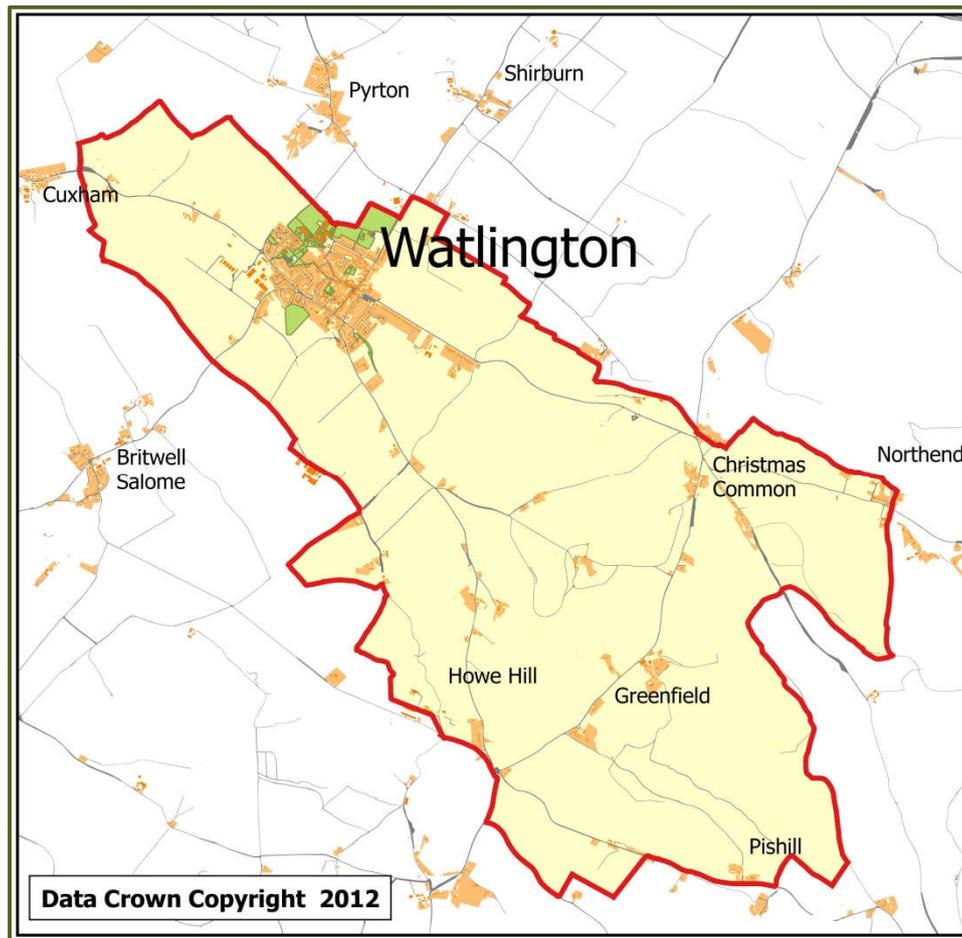


Figure 1: Designated NDP Area

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 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 relevant policies of the Watlington Neighbourhood Development Plan relate to these settlements.

1.3 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 include 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, with terms of reference. 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 2 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.

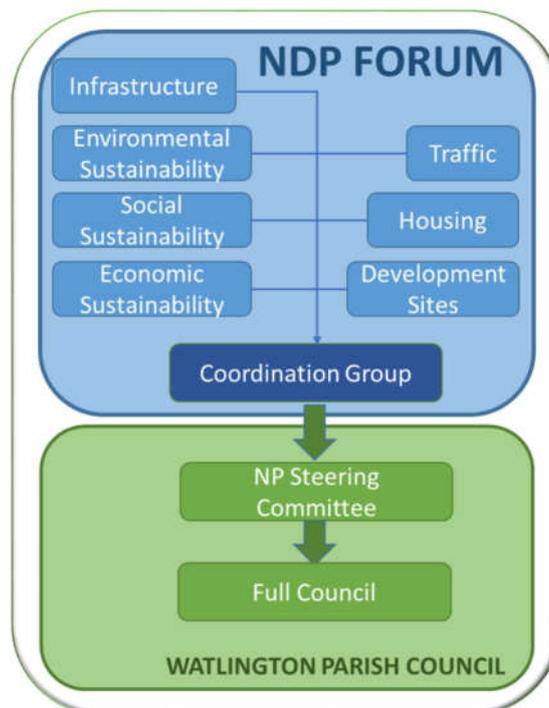


Figure 2 : Watlington Neighbourhood Plan Organisation Structure

1.4 Compliance with European requirements:

The Basic Conditions Statement sets out detailed information about compliance of the WNDP with the relevant legislation. The Plan has been developed in the context of the European Convention on Human Rights, the Strategic Environmental Assessment Directive 2001/42/EC and the Conservation of Habitats and Species Regulations 2012. SODC issued a screening statement in February 2015 which determined that a Strategic Environmental Assessment (SEA) was required in view of the likely significant environmental effects of development in the Watlington NDP area. This assessment is included within the WNDP Sustainability Appraisal Scoping Report (WNDP 5). In view of the proximity of Watlington to EU designated Special Areas of Conservation it was also determined by SODC that the EU Habitats Directive applies and that a Habitat Regulations Assessment was needed. SODC made arrangements for this to be done (WNDP 15).

SODC has made an assessment of the impact of development in the district, including Watlington, regarding the EU Habitat Directive Sites or Species. This has been done in the South Oxfordshire Local Plan: Habitats Regulations Assessment Report March 2017. SODC also commissioned a screening report on the impact of development proposed in the WNDP on EU Special Areas of Conservation (SACs) and this was completed in September 2017 (WNDP 15). The screening report concludes that development in Watlington is unlikely to have an impact on the designated SACs within a 17km radius of Watlington: Aston Rowant, Chilterns Beechwoods, Little Wittenham and Hartslock Wood. However, it is not possible at this stage to screen out likely significant effects of air pollution and recreational pressure on Aston Rowant SAC and the Chilterns Beechwoods SAC when the planned development in Watlington is assessed in combination with other plans and projects.

1.5 Compliance with National planning policies and guidance:

The WNDP has been developed in accordance with the National Planning Policy Framework 2012 (NPPF) and the associated National Planning Practice Guidance (NPPG). All relevant policies have been considered and particular reference has been made to the following paragraphs:

- Sustainable development and core planning principles: 14, 15, 16, 17
- Ensuring the vitality of town centres and supporting a prosperous rural economy: 23, 28, 40, 55
- Delivering a wide choice of high quality homes: 47, 50, 55
- Good design: 56, 58, 60, 61, 125
- Promoting healthy communities: 69, 70, 72, 73, 74, 75, 76, 77
- Meeting the challenge of climate change, flooding (and coastal change): 93, 100
- Conserving and enhancing the natural environment: 109, 110, 113, 115, 124,
- Conserving and enhancing the historic environment: 126
- Neighbourhood planning: 183, 184, 185

Additional detail including the links with WNDP policies is in the Basic Conditions Statement (WNDP2).

In addition to the National Planning Practice Guidance on Neighbourhood Planning, regard has been taken of the following PPGs:

- Air Quality
- Conserving and enhancing the historic environment
- Ensuring the vitality of town centres
- Flood risk (and coastal change)

- Health and wellbeing
- Light pollution
- Natural environment
- Open space
- Rural housing
- Self-build

1.6 Compliance with South Oxfordshire District Council strategic planning policies:

Policies in the SODC Core Strategy 2012 together with saved policies from the Local Plan 2011 and policies in the emerging SODC Local Plan 2033 have guided the development of the WNDP. Relevant detail is in the Basic Conditions Statement (WNDP2).

Particular attention has been paid to the policies in the emerging SODC Local Plan 2033 as this will be the statutory policy document when it is adopted and will incorporate the WNDP. It is recognised that some strategic policies in the Core Strategy 2012 are now out of date and, therefore, the WNDP reflects the policy regarding development in the larger villages in the District as it appears in the emerging Local Plan. Accordingly, the WNDP makes provision for a minimum of 238 new homes over the period of the Plan.

In accordance with the provisions of NPPG Neighbourhood Planning paragraph 74, the WNDP aims to provide ‘an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy’.

1.7 Sustainable development:

In accordance with NPPF paragraph 14, the principle of sustainable development underpins the WNDP. Policies in the Plan are focussed on the three core elements of sustainability comprising economic, social and environmental.

Policy 1: Protect and enhance the character of Watlington and the historic setting of the town

Policy 2: Transport

Policy 3: Conserve and enhance the natural environment

Policy 4: Green spaces

Policy 5: New housing development

Policy 6: Enhance Watlington as a service centre

Policy 7: Employment:

Policy 8: Physical and social infrastructure

1.8 Issues addressed by the WNDP:

The WNDP seeks to address local issues arising from base evidence and public consultations. These comprise:

Housing: the need to provide a good mix of housing types to meet local needs and, in particular, to increase the availability of affordable homes.

Air quality: the need to improve air quality in the town centre.

Traffic congestion: the need to make alternative provision for some through traffic.

Local distinctiveness: the need to protect the character of Watlington as the town grows.

Local environment: the need to protect the landscape setting of settlements in the Plan area and to mitigate the impact of new development.

Local economy: the need to support the viability of the Town Centre shops and local businesses and to optimise opportunities for local employment.

Climate change: the need to improve resilience to the impacts of climate change and to reduce the risk of flooding.

1.9 Structure of the WNDP:

Section 2: Watlington – The Parish Today: this section provides base data and evidence which contribute to the Plan objectives.

Section 3: Community engagement: this section summarises detail in the Consultation Statement (W NDP3) and provides evidence of extensive opportunities for local residents and other stakeholders to contribute to the development of the WNDP.

Section 4: Vision and objectives: this section lists the Plan's vision and objectives which are based on local evidence and the views of local residents. The objectives inform the Plan policies.

Section 5: WNDP policies

Section 6: Development Sites: this section allocates sites for development

Section 7: Community Action

Section 8: Monitoring and Implementation

1.10 WNDP Documents:

The documents which form the WNDP are as follows:

Statutory Documents:

- WNDP 1: Watlington Neighbourhood Development Plan
- WNDP 2: Basic Conditions Statement
- WNDP 3: Consultation Statement
- WNDP 4: Sustainability Appraisal with Environment Report

In order to provide additional information and to illustrate detail of the Plan, other supporting information has been produced. This comprises:

- WNDP 5: Sustainability Appraisal Scoping Report and Strategic Environmental Assessment
- WNDP 6: Housing Survey 2016
- WNDP 7: Maps
- WNDP 8: Photographs: Important Views (Landscape)
- WNDP 9: Photographs : Watlington Conservation Area Views
- WNDP 10: Watlington Green Spaces
- WNDP 11: Watlington Design Guide 2017
- WNDP 12: Development Strategy Topic Paper
- WNDP 13: Watlington Traffic Management Plan
- WNDP 14: Flood Risk Assessment and Sequential Test
- WNDP 15: Habitats Regulations Assessment - Watlington

All documents are available on the WNDP website (www.watlingtonnp.org.uk)

2. WATLINGTON – The Parish Today

This section presents evidence which comprises key base data which support the WNDP Objectives. These objectives have been drawn from public consultations and relate to the characteristics of Watlington which are summarised in the following sub-sections. The core objectives are listed in Section 4. Reference is made to the relevant objectives at the end of each section from 2.1 to 2.7. A list of sources can be found in Appendix B.

2.1 Character of the town, its settlements and natural environment

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. EU designated Special Areas of Conservation (SAC) are in the wider area. Aston Rowant National Nature Reserve and the Chilterns Beechwoods are the SACs in closest proximity to Watlington. 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 (see Figure 3). A Sustainability Appraisal Scoping Report, which included a Strategic Environmental Assessment (WNDP5), was completed in January 2017. This document includes base data about the parish and identifies key features of Watlington which could be affected by future development.

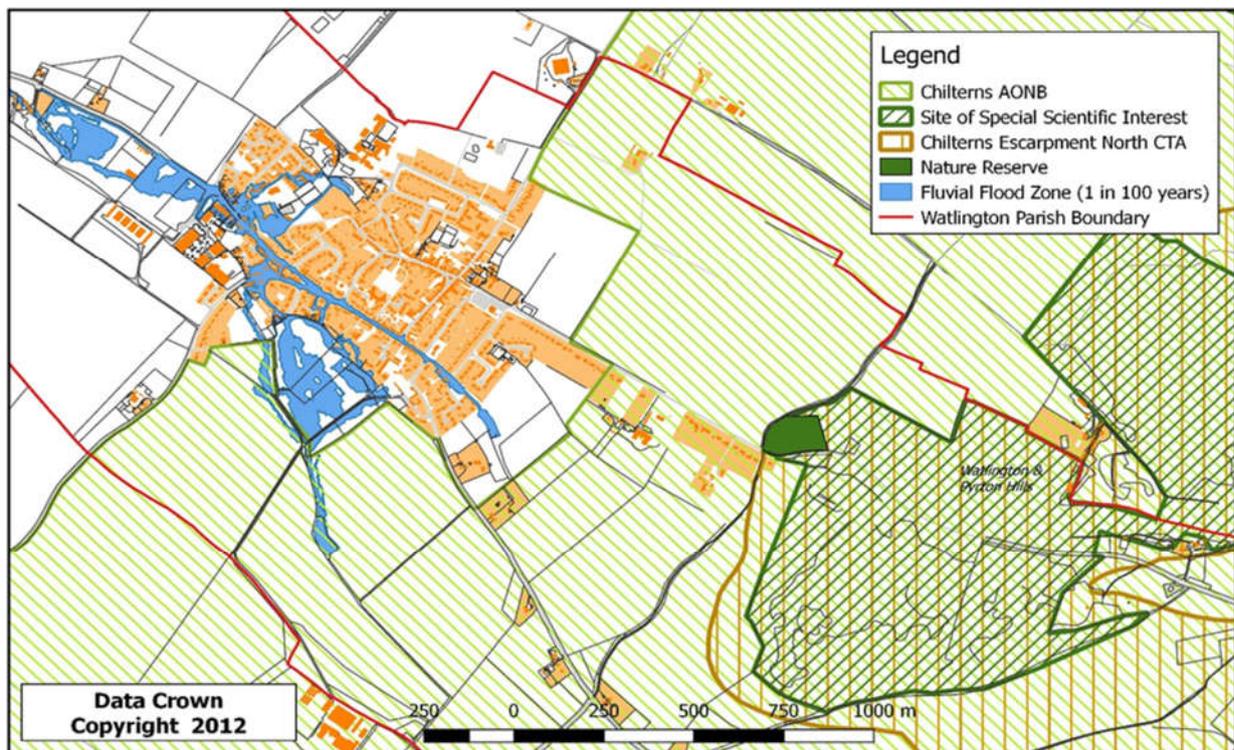


Figure 3: Designated Areas within the WNDP Area

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 (W NDP 9: Photographs: Watlington Conservation Area) 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 (see Figure 4).

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.

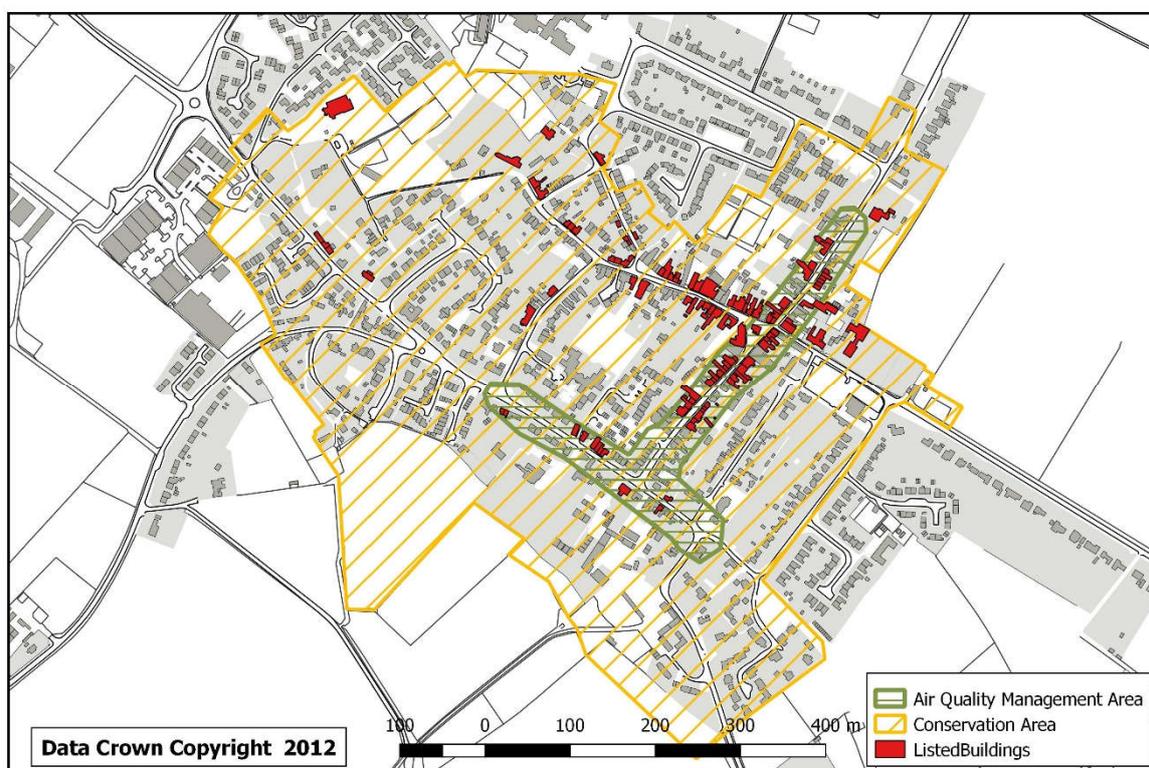


Figure 4: Designated Areas within the town of Watlington

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. One of the early battles of the English Civil War was fought at nearby Chalgrove, and divisions of the

time were 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 chalk 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.

Core Objectives which relate to this section are:

CO1 (a) - (e), CO2 (a), CO3 (a) - (g), CO5 (a) & (b) (See section 4.2)

2.2 Demographics

Source data from Census 2011 has been used as base data. It is included in the Sustainability Appraisal Scoping Report (WNDP5).

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.

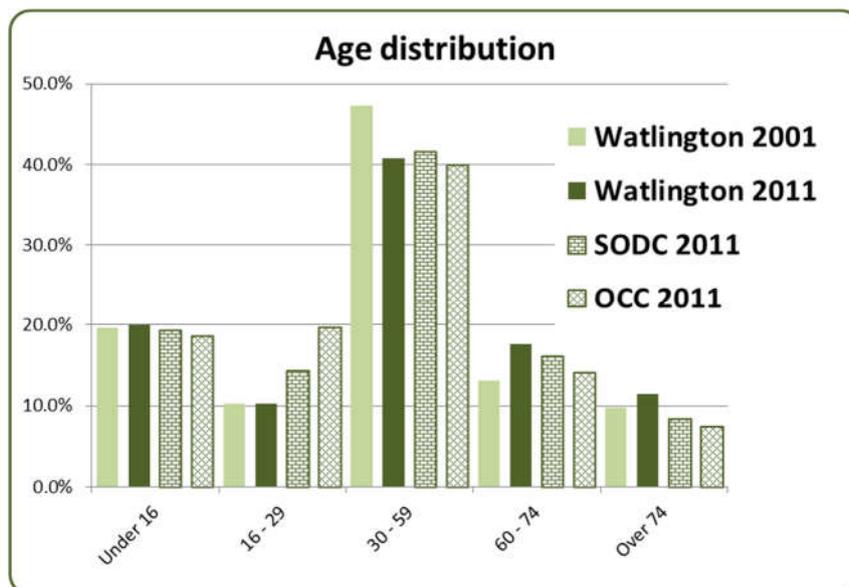


Figure 5 : Watlington Parish population distribution 2011

Core Objectives which relate to this section are:
CO4 (a) - (g) (See section 4.2)

2.3 Employment

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 and District 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).

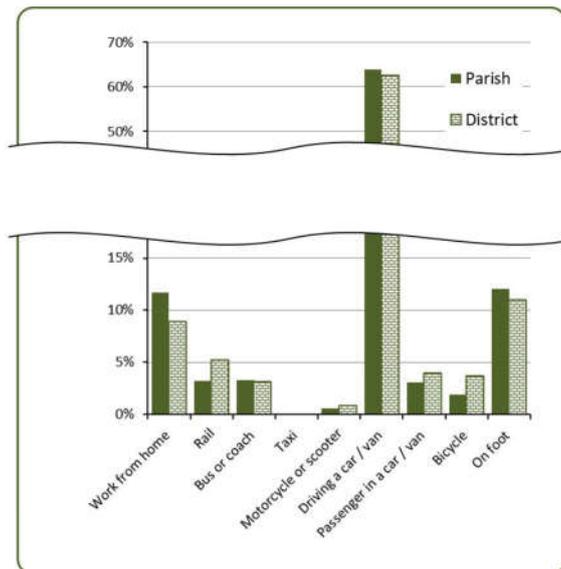


Figure 6 : Means of Access to Work (Census 2011)

**Core Objectives which relate to this section are:
CO4 (f) & (g), CO5 (a) - (d) (See section 4.2)**

2.4 Housing Stock

Watlington has a core of historic buildings centred on the High Street, Shirburn Street, Couching Street and Brook Street with many dating back to the 17th century or earlier, 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 1980s. Not all development over the past 100 years has been sympathetic to the older vernacular style although Lilacs Place, off Brook Street, provides a good example of what is achievable. Map number 2 in the WNDP7 Maps 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 (WNDP 6). 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. The survey is available on the WNDP website (WNDP 6).

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

**Core Objectives which relate to this section are:
CO4 (a) & (b) (See section 4.2)**

2.5 Facilities and Services

Watlington is a small market town that provides a hub for its hamlets and surrounding rural communities. It offers a wide range of services for about 5000 people in total, most of whom access the town by car. Car dependency is high in South Oxfordshire but this is outweighed by the benefit of the social and economic sustainability achieved in the area. Watlington as a hub and centre for services supports the vitality of the wider surrounding rural area in accordance with the NPPF (paragraph 55), the SODC Local Plan Core Strategy 2012 and the emerging SODC Local Plan 2033. Figure 7 illustrates the town at the centre of local settlements.

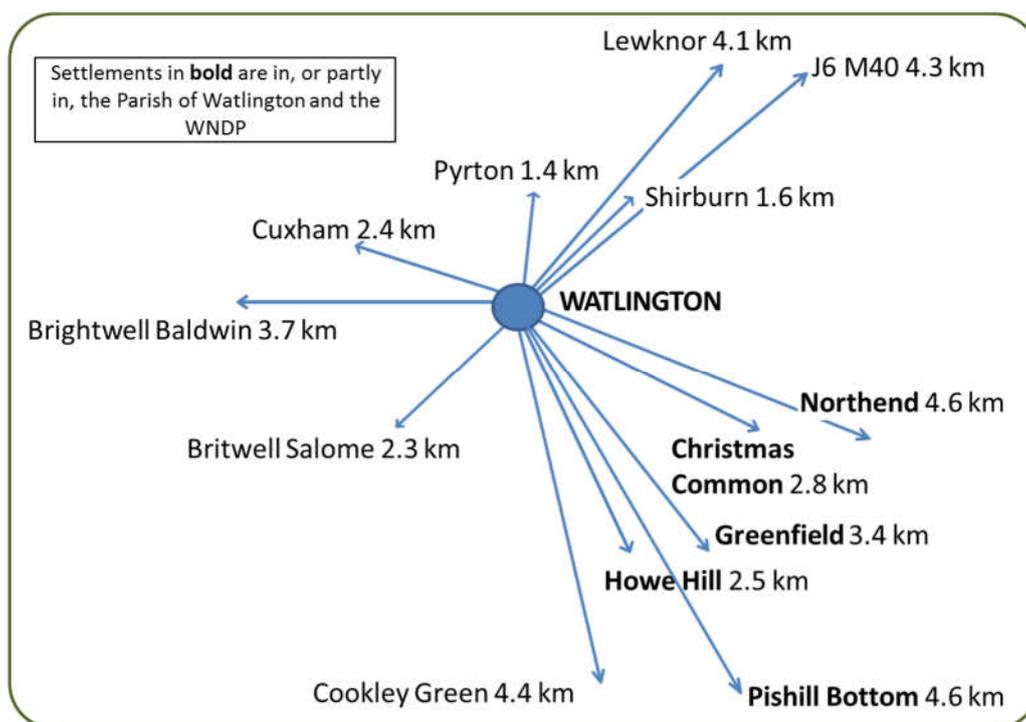


Figure 7 : Watlington as a Service Centre

The key facilities are marked on the Key Places map (Map number 7 in WNDP7 Maps). 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 pre-school facilities in the town, but these are reducing in number. 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 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 the town.

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 a 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.

Core Objectives which relate to this section are:

CO2 (a) & (b), CO4 (c) - (g), CO5 (a) - (d), CO6 (a) - (c) (See section 4.2)

2.6 Traffic

Tackling road traffic issues through the WNDP is a priority for local residents and is crucial to the health of people living in 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 commissioned by the WNDP in 2014 showed that about 9400 vehicles pass 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 are incorporated into the Watlington Traffic Management Plan 2017 (W NDP 13).

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 principal 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 9 in section 6. The emerging SODC Local Plan 2033 has proposals to safeguard land for new strategic infrastructure which include the realignment of the B4009 to provide a 'by-pass' for Watlington.

Core Objectives which relate to this section are:

CO2 (a) - (g) (See section 4.2)

2.7 Air Quality

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 (pm2.5) 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 2016 data indicates 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.

Watlington is one of three AQMAs in South Oxfordshire. The District Council produced an Air Quality Action Plan (AQAP) in 2014 which proposed some district wide actions and some which were specific to Watlington. Of these actions, the one which has been taken forward by SODC is the commission of a Low Emissions Zone Feasibility Study. This was adopted by SODC in 2016 in the form of a Low Emission Strategy (LES). Two proposals were made in the Strategy to improve air quality in Watlington: the removal of on-street parking in the town centre and improved enforcement of the existing 7.5t weight restriction area. Proposals in the WNDP to enable the provision of a re-aligned B4009 to avoid the town centre are intended to bring about a significant improvement in air quality within the AQMA. The Watlington Traffic Management Plan (WNDP 13) proposes options to reduce congestion and improve traffic flows through the town.

Core Objectives which relate to this section are:

CO2 (a) & (d) (See section 4.2)



Watlington High Street & Town Hall

3. COMMUNITY ENGAGEMENT AND CONSULTATIONS

3.1 Community Engagement

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 (W NDP 3).

The principles adopted for communications are:

- The process to be as open and transparent as possible
- The process to be as inclusive as possible
- To target particular groups and organisations to make sure that minority groups and 'hard to reach' groups can be actively involved
- To aim for a wide community involvement across age groups and gender
- To seek as wide a range of views as possible from individual opinion
- To promote two way communications to provide information and to collect opinion data
- To ensure that information is accessible to all in the forms specified
- To be certain that any events are easy to access for everyone and are well publicised

Consultations are the main formal mechanism of interacting with the community. Three consultations have been held. Each consultation 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.

3.2 Consultation 1

Consultation 1 was held in March 2014 and identified the main topics for the W NDP. The consultation process included a questionnaire and drop-in event and indicated the top priorities for local people (Figure 8). 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).

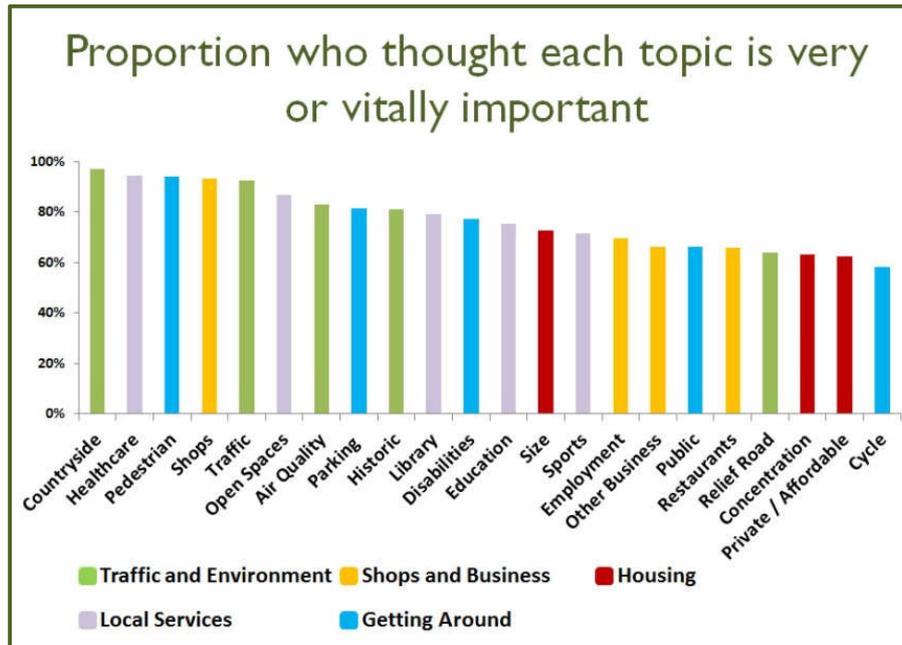


Figure 8: Important Topics from Consultation 1

3.3 Community Workshops

These workshops were held in October 2014 to develop topics identified in Consultation 1 and to lead in to Consultation 2. 83 people attended the workshops and tested out their ideas for how Watlington should grow, including housing, retail, industry and roads.

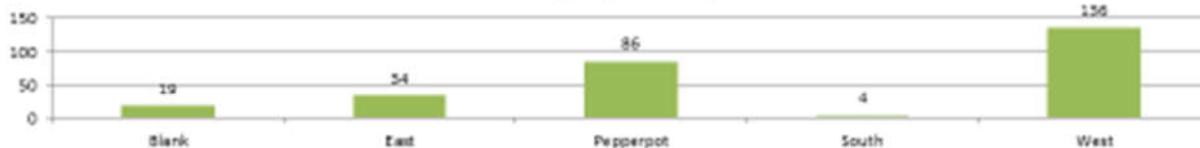
3.4 Consultation 2

Consultation 2 was held in the winter of 2014/15. A consultation document titled 'Vision, Objectives and Options' was produced and was based on the outcomes of Consultation 1 and the Community Workshops. This 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 (see figure 9). 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 also based on the provision of 79 new homes in the period to 2027.



Options Analysis

Most Appropriate Option



- 136 (49%) respondents selected expansion to the West of Watlington as the most appropriate option.
- 31% of respondents selected Pepperpot as the most appropriate option.

Least Appropriate options



- Distribution of respondents regarding the Least Appropriate Option was fairly balanced,
- 26% of respondents selected Eastern expansion as the least Appropriate Option for Watlington, closely followed by the Western Option with 25%.
- 21% of respondents felt that Pepperpot was the least appropriate option, whilst 17% of respondents felt that Northern Expansion was the least appropriate option

Figure 9: Options Analysis from Consultation 2

3.5 Watlington Neighbourhood Development Plan Forum

The meeting to launch the Forum of local residents was held in September 2015 and the period to Christmas 2015 was taken up with establishing the working groups. A full programme of work began in 2016 and included a housing survey, a study of the use of the car park and meetings with developers and other stakeholders.

3.6 Roadshows

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 2033. 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.

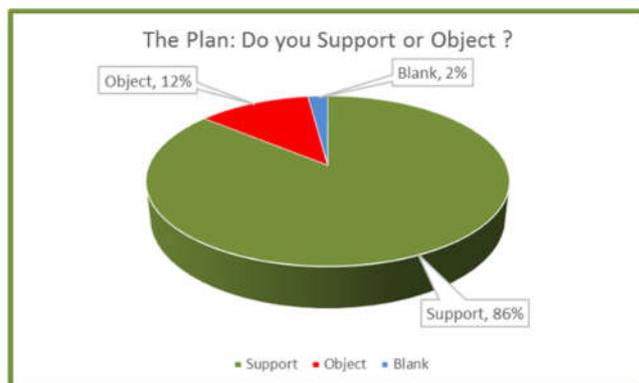
Responses to the objectives of the WNDP expressed in the form of ‘What Watlington wants the Neighbourhood Plan to do’ as in Paragraph 4.2 showed 92% support.

3.7 Drafting WNDP Documents

In the period between the Roadshows and the Pre-submission Consultation WNDP Forum groups were engaged in developing the statutory and additional documents for the Plan. Key groups were the Coordination Group, the Traffic Group, the Development Sites Group and the Environmental Sustainability Group. The selection of development sites progressed to firm proposals for inclusion in the Plan. Draft Plan policies, objectives and proposed development sites were assessed against sustainability objectives. Meetings with stakeholders, including developers and the Homes and Communities Agency were ongoing and ideas were developed for ensuring that local people had the best chance of contributing their views to the Consultation.

3.8 Consultation 3 Pre-Submission Consultation

The Pre-Submission Consultation ran from 18th April to 2nd June 2017. Information about the plan and questionnaires were delivered to all 1200 households in the WNDP area, and 8 drop in events were held in the town and around the Parish. In response 528 questionnaires were completed and returned, with around 1100 individual comments. In addition to this 20 detailed responses were received. Overall the response was very positive (see figure 10). Full details are in the Consultation Statement (WNDP 3).



The Plan		
Support	453	86%
Object	63	12%
Blank	11	2%
Total	527	100%

Figure 10 : Consultation 3 Results

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 Core Objectives:

CO1. 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

CO2. 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 an edge road 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

CO3. 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

CO4. 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 and walking paths and routes
- (g) supporting initiatives to improve public transport

CO5. 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

CO6. 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

4.3 Objectives for housing development

The objectives for housing growth are guided by the NPPF paragraphs 14, 15, 16, and 17 for plan making and by Policy H4 in the emerging SODC Local Plan 2033. This policy proposes a 15% increase in housing stock in the larger villages from 2011 to 2033 in order to meet planned growth and the objectively assessed need for housing in the district. In accordance with this provision, and to meet foreseeable housing needs identified by the WNDP, development sites have been allocated which can provide a minimum of 238 new homes over the period of the Plan. In addition, the plan includes support for the provision of specialist housing for older people, staff accommodation at the Watlington and District Nursing Home, and some park homes. Opportunities to identify Rural Exception Sites will be investigated during the period of the Plan in order to increase the supply of affordable housing for local people.

This level of growth will support WNDP objectives for sustainable development while being reasonable and proportionate to the capacity, services and facilities of a 'larger village'. It recognises the constraints to development in Watlington which comprise the Chilterns Area of Outstanding Natural Beauty, the town centre Conservation Area, the Air Quality Management Area and locations which are identified by the Environment Agency as within Flood Zones 2 and 3.

5. POLICIES

POLICY P1. PROTECT AND ENHANCE THE CHARACTER OF WATLINGTON AND THE HISTORIC SETTING OF THE TOWN

Proposals for new development which are in accordance with other policies in this Plan and the development plan will be supported, as appropriate to the particular site, where they comply with the following criteria:

- (a) The development respects the local and historic character of Watlington.**
- (b) The development should sustain and where possible enhance the significance of heritage assets. This includes putting them to viable uses consistent with their conservation and with regard to the SODC Watlington Conservation Area Character Study June 2011. (WNDP 7 Map 2)**
- (c) New development relates well to the established character of the street scene and street pattern of the town (WNDP 9 Photographs)**
- (d) Distance views of Watlington from the surrounding countryside are protected, especially from the Chilterns escarpment and Watlington Hill in order to minimise the impact on the setting of the town. (WNDP 8 Photographs)**
- (e) Development demonstrates high standards of design and reflects local distinctiveness in line with the SODC Design Guide 2016 and WNDP 11 :Watlington Design Guide 2017**
- (f) Appropriate archaeological investigations are carried out to ensure that any remains which may be present are identified and protected.**

These policies address Core Objectives CO1 (a)-(e). (See section 4.2)

This policy applies to all types of development, including small scale sites up to 5 houses, infill sites and extensions. The rationale for the design and layout proposals are expected to be included with detailed planning applications. For applications on smaller sites this is likely to be included in a design and access statement and for larger scale developments a Landscape and Visual Impact Assessment will be expected.

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 public consultations 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.

Development proposals are expected to demonstrate the six key aspects of good design identified in the NPPF paragraph 58 and, in particular, ensure that developments:

- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- Are visually attractive as a result of good architecture and appropriate landscaping.

The Watlington Design Guide (W NDP 11) has been produced to provide examples of the scale and materials which are characteristic of the town. The use of new designs and materials are encouraged but are expected to reflect the identity of local surroundings and materials in line with National policy. The two documents of photographs, W NDP 8 and W NDP 9 show characteristic views of the landscape and Conservation Area in order to provide visual context for the W NDP policies.

W NDP 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 P2. TRANSPORT

- (a) Proposals for development on allocated sites to the north and west of Watlington should provide land to safeguard a route for a re-aligned B4009 in accordance with the indicative route. (See Figure 11)**
- (b) Proposals for development should demonstrate how the additional traffic generated can be accommodated in a satisfactory way in the highway network. Development which has a severe impact on the transport network will not be supported unless it can be demonstrated that improvements within the network can be undertaken to limit those impacts.**
- (c) Proposals for development should demonstrate how they will minimise air pollution caused by vehicle emissions, particularly in the cumulative effect within the designated Air Quality Management Area arising from extra traffic generated by new development. (See figure 4)**
- (d) When considering mitigation measures arising from new developments in the neighbourhood area consideration should be given to proposals for the town centre contained in this Plan in general, and the most up to date version of the Watlington Traffic Management Plan in particular.**
- (e) Proposals for new or extended public parking facilities within or adjoining the built form of the town will be supported where they are of a scale that respects the historic street pattern in the town and safeguard heritage assets in the immediate locality of the site.**

These policies address Core Objectives CO2 (a) - (g) and CO5 (b). (See section 4.2)

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

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 an edge road 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. This proposal is in line with provision for infrastructure included in the emerging SODC Local Plan 2033. It's expected that drainage issues for the new route would be resolved in line with Sustainable Drainage Strategies (SuDs).

SODC has addressed the issue of air pollution in Watlington via an Air Quality Action Plan in 2014 and a Low Emissions Strategy in 2016. However, air quality continues to be an issue in the town and is expected to be adversely affected by the cumulative impact of development in the local area. The proposal in the WNDP to re-align the B4009 away from the town centre is intended to reduce through traffic and improve air quality. The new route will also have a beneficial impact for residents living along Pyrton Lane. The lane is likely to be closed for through traffic and become part of a network of footpaths and cycle ways connecting new developments and linking with Pyrton village.

The Watlington Traffic Management Plan (WNDP13) is a 'live' document and is being developed in partnership with SODC. If proposals are adopted by the Parish Council, SODC and Oxfordshire County Council it will be implemented as funding allows and the local portion of CIL funding will be allocated in accordance with priorities agreed by the parish council. Measures included in the plan would contribute to the reduction in air pollution, support the enforcement of the 7.5t vehicle weight limit, introduce traffic calming measures including a 20mph speed limit in the town centre, and possibly new technology using 'smart' traffic management. (See Section 7 Community Action)

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.

Residents and local businesses have highlighted problems with parking in the town in NDP consultations. In common with many historic settlements, Watlington has a shortage of off-street parking for local residents. The town is fortunate to have a public car park close to the centre but demand for spaces often exceeds availability. There are not enough spaces to meet the needs of local residents, visitors and people who come to the town to work. It is known that car dependency is high in South Oxfordshire and unlikely to reduce significantly in the period of the WNDP.

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 conducted over 3 days demonstrated that people visited Watlington from over 90 different places as customers for local shops, clients of local businesses, tourists and users of local facilities. In order to promote the town to visitors and support

economic sustainability, the WNDP seeks to identify additional areas for parking in the town as sites for development come forward.

Schemes for resident and visitor parking on development sites will be expected to be well designed to ensure that parking is not visually intrusive, is safe and avoids unplanned, anti-social use of verges and amenity areas.

POLICY P3 CONSERVE AND ENHANCE THE NATURAL ENVIRONMENT

Proposals for new development which are in accordance with other policies in this Plan and the development plan will be supported, as appropriate to the particular site, where they comply with the following criteria:

- (a) Views of and from the Chilterns AONB are protected especially from public viewpoints on Watlington Hill National Trust land and the White Mark. (WNDP 8 Photographs)**
- (b) Ponds, streams and the springs and groundwater sources of the streams are protected and enhanced. (WNDP 7 Map 8)**
- (c) Flood risk is assessed where necessary, and the natural management of water flows is improved to benefit areas identified in Flood zones 2 and 3.**
- (d) A net gain in biodiversity is achieved wherever possible, with a particular focus on creating wildlife corridors and linkage of habitats within and beyond the identified development sites.**
- (e) Good design limits the impact of light pollution from artificial light on the area surrounding the development.**

These policies address Core Objectives CO3 (a)(c)(d)(e) & (g). (See section 4.2)

For the purposes of the Policy, 'Development' relates to all scales and categories of development both within the built form of Watlington and the wider area covered by the WNDP.

The SODC Green Infrastructure Strategy (2017) 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 policies in the SODC Local Plan 2011, Core Strategy 2012 and the emerging SODC Local Plan 2033 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.

The area includes nationally and locally important landscape including the Chilterns AONB, areas designated as Sites of Special Scientific Interest, the Chilterns North Escarpment Conservation Target Area together with a small number of Special Areas of Conservation and a locally designated wildlife site.

An assessment of the impact of development proposals on the landscape and protected sites is expected. Proposals are also expected to be made for bio-diversity demonstrating how net gains can be made and how habitat linkages can be improved.

Dark skies are a feature of the area around Watlington and, in accordance with NPPF paragraph 125, the WNDP seeks to ensure that the local intrinsically dark landscape is protected from light pollution.

Where water courses, springs and ground water sources are on, or in proximity to a site it is expected that guidance from the Environment Agency and /or Oxfordshire County Council as the Lead Local Flood Authority will be followed and that conservation of these features will be a priority. 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. Projects to conserve the water courses will be considered by the Parish Council when determining priorities for the local CIL funding.

WNDP 7 Map 4 shows the areas in Flood Zones 2 and 3. Land in Flood Zone 2 has a medium risk of river flooding and between a 1 in 100 and 1 in 1000 annual probability of flooding. Land in Flood Zone 3 has a higher probability. Schemes to provide sustainable drainage will be expected on all development sites in line with Environment Agency national policy. In line with NPPF 103 and footnote 20, appropriate Sequential Tests and Flood Risk Assessments have been carried out (WNDP 14).

POLICY P4 GREEN SPACES

The following green spaces are designated as Local Green Spaces:

- **Pyrton Field Allotments**
- **Parish Recreation Ground**
- **Playing Field**
- **Bowling Green**
- **Tennis Courts**
- **The Paddock Community Garden**
- **West Meadow**
- **Mansle Garden**
- **Little Orchard**
- **Marlbrook Green**

New development will not be supported on land designated as Local Green Space except in very special circumstances.

These policies address Core Objectives CO3 (e) & (f), and CO4 (e) (See section 4.2)

Green spaces contribute very positively to opportunities for people to improve their health and wellbeing. In line with the NPPF (70,73,76), the WNDP seeks to provide a range of different environments where people

can be more active , maintain their independence for longer, make healthier food choices and improve their social interaction. These spaces include community gardens and orchards, woodlands, allotments, playing fields, fitness trails and formal and informal areas for sport and recreation.

The WNDP seeks to designate areas as Local Green Space because of their high amenity, environmental and biodiversity value. Existing green spaces are very well used and are detailed in WNDP 10 Watlington Green Spaces. The majority of these spaces are in the ownership of Watlington Parish Council. Others are in private ownership or owned by charitable trusts. The WNDP 10 Watlington Green Spaces document gives full site descriptions and location details.

POLICY P5 NEW HOUSING DEVELOPMENT

New residential development in Watlington will be concentrated in the three proposed housing allocations (Housing Policies Site A, Site B and Site C). The development of these sites should comply with the criteria set out in the three component policies.

Other proposals for residential development within the built-up area of Watlington which reflect the scale and character of the neighbourhood area will be supported where they accord with other policies in this Plan and in the development plan. Where appropriate development proposals should demonstrate how they meet the following criteria:

- **they deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study;**
- **they deliver affordable housing to development plan standards;**
- **they provide connectivity for pedestrians and cyclists to local facilities and services; and**
- **they include measures to provide resilience to the effects of climate change**

Proposals for new residential development elsewhere in the neighbourhood area will only be supported if they are appropriate for a countryside location and are otherwise consistent with other policies in this Plan and in the development plan.

These policies address Core Objectives CO3(g) & (h),CO4(a) - (d) & (f). (See section 4.2)

Policy P5 sets out the Plan's approach to the delivery of new housing development. It identifies three separate categories – development on the allocated sites, development in the built-up area and development elsewhere in the Plan area.

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 types of housing development will be expected to integrate well with the existing settlement by demonstrating sensitivity to the natural, built and historic environment. Design is expected to reflect National and Local guidance. WNDP 11 Watlington Design Guide provides examples of local distinctiveness.

WNDP plans to increase the number of dwellings in the designated Neighbourhood Area by a minimum of 238 in line with the emerging SODC Local Plan 2033. The increase is proportionate to the services and facilities of a Larger Village (SODC Designation) and sufficient to meet the objectives of the WNDP 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. (Figures 3 and 4).

In order to ensure that new dwellings meet the identified needs of the community, as well as national and local policies for housing, WNDP includes policies for a range of dwelling types. The Housing Survey completed in March 2016 (WNDP 6) 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 WNDP 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 WNDP 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 provision of affordable homes for local people so that young people and families can stay in Watlington.

In seeking to bring forward a balanced range of housing types developers are encouraged to provide houses for older households seeking to downsize, for growing families, self-builders, for those who work from home and those with physical and sensory disabilities.

The third part of the policy adopts a more restrictive approach to residential development away from Watlington and the three allocated sites. This approach has regard to national and local planning policies. It also takes account of the position of Howe Hill, Greenfield and Christmas Common in the AONB. Any proposals which may come forward would be assessed against national and local planning policies.

In order to minimise the use of resources, new developments in Watlington will be encouraged to include opportunities for conservation of water and energy. The inclusion of renewable energy technologies which reduce conventional energy needs will be supported, including provision of built-in solar panels for heating water or generating electricity. Schemes for the reuse of 'grey water' will also be welcomed.

POLICY P6 ENHANCE WATLINGTON AS A SERVICE CENTRE

Proposals that would enhance the role as a service centre by any or all of the following initiatives will be supported ;

- (a) Contribute to the improvement of the public spaces in the centre of the town.
and/or**
- (b) Result in the opening of new retail facilities in the High Street, Shirburn Street and Couching Street.
and/or**
- (c) Result in the opening of new community facilities or the extension of existing community facilities.
and/or**
- (d) Improve signage to facilities and amenities appropriate to the scale and character of the town centre.
and/or**
- (e) Promote tourism of a scale and character appropriate to Watlington and the WNDP area.**

Proposals that would result in the loss of an existing retail facility as shown on Map 11 or in the loss of an existing Key Place as shown on Map 7 will not be supported unless:

- it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved services; or**
- it has been determined that the community facility concerned is no longer needed; or**
- in the case of commercial services, it is no longer economically viable**

These policies address Core Objectives CO2(b) & (g), CO5(a) - (d). (See section 4.2)

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 in the wider area within a radius of 5km. The mutual dependence of the town and surrounding communities enables the whole area to be economically sustainable. The WNDP recognises the changing nature of retail but seeks to ensure that the character and function of High Street shops and business premises is protected in order to promote the economic vitality of Watlington and preserve its character as a small, historic, market town.

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 and surrounding area.

The first part of Policy P6 supports a range of potential proposals that would enhance the town's role as a service centre. The policy's structure acknowledges that most such proposals will not be able to deliver the full range of initiatives as set out in that part of the policy. Its second part sets out to safeguard existing retail, commercial and community facilities.

Proposed schemes should indicate how they would contribute to the town's economy. There may be opportunities to deliver schemes jointly with the Parish Council with some funding being provided by the meaningful contribution of the CIL.

POLICY P7 EMPLOYMENT

Opportunities to increase employment will be supported which:

- (a) Are appropriate to the scale and character of the immediate locality or**
- (b) Provide new small-scale workshops and accommodation for small and medium sized businesses including start-ups, appropriate to the immediate locality or**
- (c) Includes small scale businesses for local growers and secondary food producers.**

These policies address Core Objective CO5(c).(See section 4.2)

The Census 2011 figures show that over 60% of employed and self-employed people work outside the parish and approximately 15% of people cycle or walk to work. The aim of the WNDP is to encourage the retention of existing employment sites and to promote an increase in local employment to provide more opportunities for people to live and work in the town. As the population grows during the period of the Plan there will be a greater need for local jobs and, if growth of the town is to be sustainable, more employment opportunities will be required.

Watlington's demographic data indicates a larger than normal amount of self-employed people. There has been a substantial creation of small, new, business in the WNDP area. The WNDP aims to support home workers and small businesses by encouraging Watlington to develop as a local networking hub.

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 for growers and secondary food producers will be encouraged.



POLICY P8 PHYSICAL AND SOCIAL INFRASTRUCTURE

Proposals that would enhance the role as a service centre by any or all of the following initiatives will be supported:

- (a) Improving the quality and provision of local sport and recreation facilities and/or**
- (b) The provision of land for additional sports pitches and/or**
- (c) The provision of land for possible future expansion of the primary and/or secondary schools and/or**
- (d) The provision of new and/or expanded facilities for early education and childcare and/or**
- (e) New or improved community buildings and facilities and/or**
- (f) Superfast broadband provision and/or**
- (g) Transport connectivity via support for local initiatives and/or**
- (h) Improved pedestrian and cycle safety and/or**
- (i) New and improved footpaths and cycleways and/or**
- (j) Improved bridleway links and provision for equestrians and/or**
- (k) The supply of water in the neighbourhood area and the development of waste water infrastructure**

These policies address Core Objectives CO4(c)-(g), CO5(d), CO6(b). (See section 4.2)

For the purposes of this policy 'development' relates to all scales and categories of development, both within the built form and the wider area covered by the WNDP with the exception of 8b and 8c which relate to larger sites only.

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. The Parish Council welcomes proposals for improvements to physical and social infrastructure. There may be opportunities to develop schemes which include some funding from the Parish Council's meaningful share of the CIL.

Uncertainties about population growth in Watlington and the wider area over the period of the plan affect the future needs of both Watlington Primary School and Icknield Community College. In order to protect the ability of the schools to expand, land will be safeguarded for the purpose on development sites adjacent to the school grounds. Local medical services have the capacity to meet the needs of new residents in the short to medium term.

Thames Water support the WNDP objective which seeks to ensure that there is sufficient capacity with regards to water supply and waste water treatment to meet the needs of a growing population and has provided the following text to clarify the situation.

“Thames Water has undertaken a stage 1 drainage strategy for the Watlington area. Whilst it is anticipated that capacity exists within the network and at their water and wastewater works, in some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development. Thames Water would therefore recommend that developers engage with us at the earliest opportunity to establish the following:

- *the developments demand for water supply and network infrastructure both on and off site*

and can it be met;

- *the developments demand for sewage treatment and sewerage network infrastructure both*

on and off site and can it be met; and

- *the surface water drainage requirements and flood risk of the area and down-stream and can it be met.”*

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). 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. This sport is thriving in Watlington with adult and junior teams and needs space for at least one additional full size pitch (WNDP 10 Green Spaces Paper).

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 provision for youth groups. Proposals to improve facilities at St Leonard’s Church to sustain its role as a community resource will also be supported.

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 (WNDP 10 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

and bridleways will be supported to enable cyclists and equestrians to have safe access to the surrounding countryside.

6. DEVELOPMENT SITES

6.1 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. 22 were confirmed as being 'available' during the period of the plan (using the guidelines included in the NPPF of March 2012). Of these 22 sites, two are located in Pyrton Parish, so could not be allocated in the WNDP. It was decided that a further four sites, offering up to 5 new houses each, would be treated as 'windfall' sites and determined through the normal parish planning process.

The remaining 16 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). A Flood Risk Sequential Test was also carried out for each of the sites (WNDP14). 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 WNDP 4 Sustainability Appraisal and Environmental Statement and WNDP 12 Development Sites Topic Paper.

6.2 Development Choices

Consultation exercises indicated that there was support in the 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 - 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 an edge road. 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.

No brownfield sites were available for development when the sites were allocated in the WNDP however, there are buildings on part of Site A for a pig rearing unit and another part of the site has been used in the past as an ancillary space for the local bus garage.

The find of a notable Viking age hoard near Watlington in an area without other previous archaeological finds suggests the potential for areas of archaeological remains outside the current built up area. In view of the large size of the allocated development sites and their contiguous location there is potential for considerable impacts on archaeological sites should any remains be present. In order to ensure that remains are identified and protected, archaeological investigations will be needed to inform the layout of development proposals and weight will be given to the preservation of any remains of National importance.

6.3 Preferred sites

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

- Provide sufficient new homes to meet the requirements of the emerging SODC Local Plan 2033 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
- Provide land for a safeguarded route for an edge road 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.

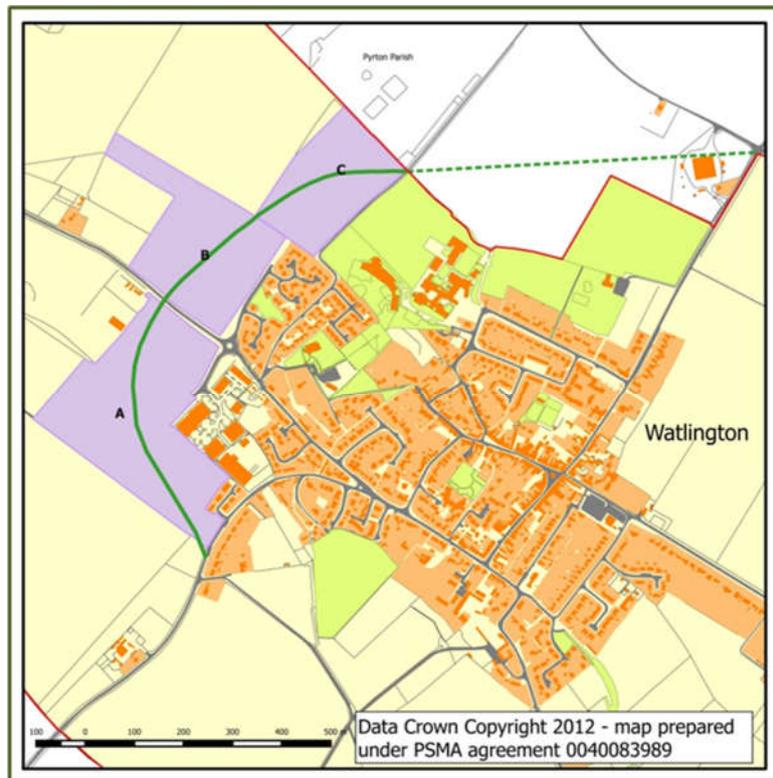


Figure 11 : Indicative Route for an Edge Road

6.4 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 understood that details of the proposed edge road will need to be determined by SODC and OCC. The WNDP makes provision for land to be safeguarded for the route on the allocated development sites. It is hoped that housing construction will not be started on the allocated sites unless the construction of the alternative route has been commenced to a timetable agreed by SODC and OCC. Watlington Parish Council will help facilitate the co-operation and consultation needed between land owners, agents, developers and builders.

If possible the new section of road will have the following features:

- Reflect the character of the existing B4009 road
- Be a maximum of 6.5m in width with verges on either side
- With 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, bridleways 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.
- 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 from using the B480 through Cuxham.
- Traffic calming measures should be installed on the town-side carriageway of the B4009 at Britwell Road and Shirburn Road.

6.5 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, is included in the WNDP Development Strategy Topic Paper (WNDP 12).

Site A - Land between Britwell Road and Cuxham Road

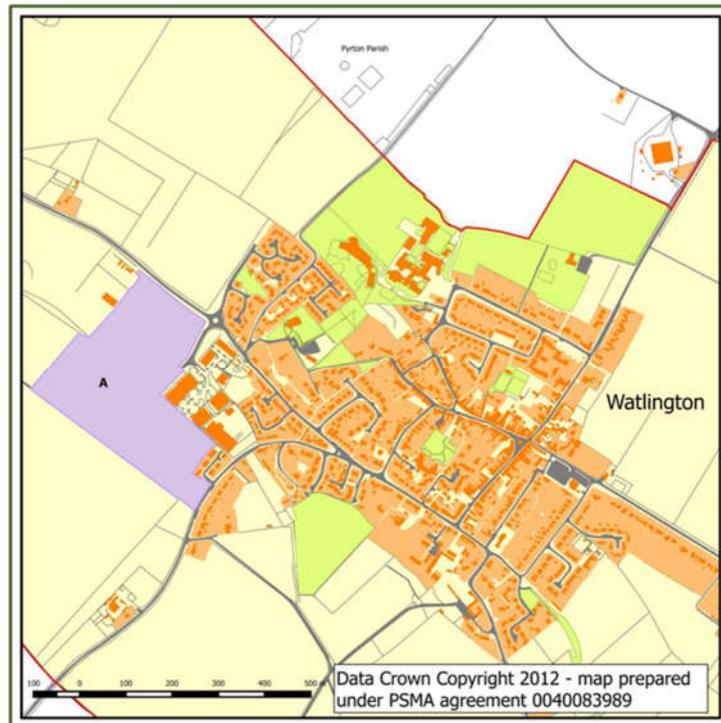


Figure 12 : Site A

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

Proposals for the development of residential use and for workshops and offices on Site A (as shown on Figure 12) will be supported where they comply with the following criteria:

- They conform to the principles set out in the Watlington Design Guide (WNDP 11)
- They are landscape-led and are appropriate for their location within the setting of the Chilterns AONB. All proposals should demonstrate that they have addressed site layout, design, orientation, height, bulk and scale of structures and buildings. In addition, careful consideration should be given to the use of colours, materials and the reflectiveness of surfaces in relation to the proximity of the site to the AONB. Careful consideration should be given to the use of street lights and other forms of external illumination to safeguard the dark night skies of the AONB
- They provide affordable dwellings to development plan standards
- They are designed in a way which takes account of heritage assets in the wider locality of the site
- They conserve and enhance the chalk stream alongside the north-eastern boundary
- They create the best use of the Flood Zone area with the objective of maximising its ecological value and complementing the adjacent chalk stream.
- They provide land for formal and informal recreation use and open space in accordance with development plan standards
- They provide land for a route for a re-aligned B4009
- They provide connectivity within the site and with the town and countryside
- They provide for the necessary traffic mitigation measures in general, and on Britwell Road and Cuxham Road in particular
- They are designed so that the built edge of the development blends into the landscape.
- They take account of the existing Watlington Industrial Estate to the south and east of the site. Where necessary planning applications should demonstrate the necessary measures to ensure that the existing industrial uses can continue and that the occupiers of the new dwellings can enjoy appropriate standards of amenity.
- They deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study
- They include measures to provide resilience to the effects of climate change

Site A represents in total an area of around 9.9ha. 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 11&12.

It is anticipated that the development of the site will yield approximately 140 dwellings. A key factor in its implementation will be the extent to which it responds to the second criterion on its relationship to the Chilterns AONB. It is important that proposed developments are landscape-led. The approach adopted by developers to this challenge should be set out in the associated Design and Access Statement or a wider

Planning Statement. In addition, proposals will be expected to have been tested through a full Landscape and Visual Impact Assessment which include photomontages showing the relationship of the development to the AONB in general, and the views from Watlington Hill and the White Mark in particular.

In addition to the need for the development of the site to address the proximity of the AONB to the south and east there are two other matters that are fundamental to its successful delivery. The first is the need for it to be designed in a fashion that respects heritage assets in the town and its wider locality. The second is the need for the site to mitigate any traffic issues that arise in the town as a result of its development. At this stage the relationship between the implementation of residential development and the delivery of an effective Watlington edge road is not known. The scale and extent of any mitigation will depend on the yield of the site and its delivery in relation to sites B and C. In this regard there will be an expectation that the developers concerned will address on and off-site issues in conjunction with both the District Council and the County Council.

The development of this site raises particular issues around the potential relationship between the proposed residential development and the existing Watlington Industrial Estate to its south and east. It is important that the layout, design and orientation of the residential development takes account of the proximity of existing industrial uses and implements any necessary mitigation.

The policy requires that affordable housing is delivered on the site in accordance with development plan standards. This is important in its own right and to reflect specific housing needs in the town. Other criteria in the policy address matters such as open space on the site and a series of ecological matters.

The area on the Northern side of the site, adjoining Cuxham Road is affected by fluvial flooding. This area 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. The site has been the subject of a level 2 Strategic Flood Risk Assessment (W NDP 14). It is expected that recommendations for the development of the site included in the assessment will be followed.

It is also expected that proposals will be made to demonstrate how sustainable drainage systems will be provided. Parts of the site are previously used land. There are buildings for a pig rearing unit and a different part of the site was used as an ancillary area for the local bus garage.

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 provision of plots for self-build is encouraged in view of the strong level of interest demonstrated in the Watlington Housing Survey (W NDP 6). Support will be given for a small number of plots which could be offered for a limited period of time. This is in line with the Housing White Paper and Policy H12 in the emerging SODC Local Plan 2033.

The design of the development should incorporate land required to safeguard a route for an edge road in accordance with strategic infrastructure proposals in the emerging SODC Local Plan 2033.

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.

In order to minimise the use of resources, new developments in Watlington will be encouraged to include opportunities for conservation of water and energy. The inclusion of renewable energy technologies which reduce conventional energy needs will be supported, including provision of built-in solar panels for heating water or generating electricity. Schemes for the reuse of 'grey water' will also be welcomed.

Site B - Land Off Cuxham Road and Willow Close

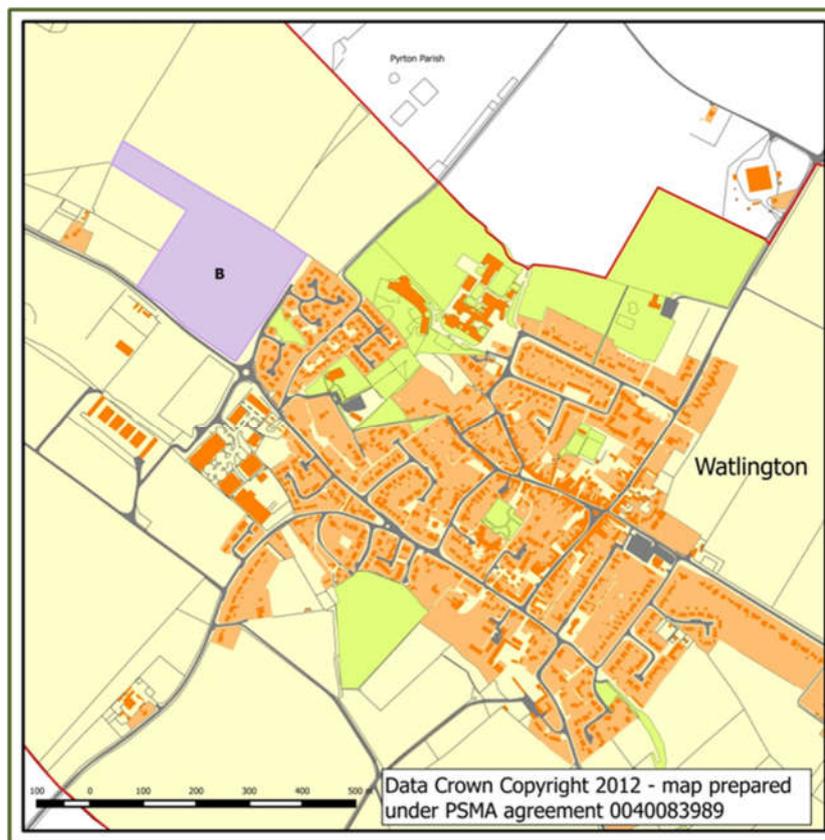


Figure 13: Site B

WATLINGTON HOUSING POLICY: Site B

Proposals for the residential development of Site B (as shown on Figure 13) will be supported where they comply with the following criteria:

- They conform to the principles set out in the Watlington Design Guide (WNDP 11)
- They are landscape-led and are appropriate for their location within the setting of the Chilterns AONB. All proposals should demonstrate that they have addressed site layout, design, orientation, height, bulk and scale of structures and buildings. In addition, careful consideration should be given to the use of colours, materials and the reflectiveness of surfaces in relation to the proximity of the site to the AONB. Careful consideration should be given to the use of street lights and other forms of external illumination to safeguard the dark night skies of the AONB
- They provide affordable dwellings to development plan standards
- They are designed in a way which takes account of heritage assets in the wider locality of the site
- They provide land to safeguard the route for a re-aligned B4009
- They provide land for formal and informal recreation use and open space in accordance with development plan standards
- They provide space for an informal recreation area
- They create connectivity with the existing Marlbrook development, town centre and the countryside
- They are designed so that the built edge of the development blends into the landscape to the north and west
- They provide for any necessary traffic mitigation measures
- They deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study
- They include measures to provide resilience to the effects of climate change

Site B represents in total an area of 6.4 ha. 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.

It is anticipated that the development of the site will yield approximately 40-60 dwellings. A key factor in its implementation will be the extent to which it responds to the second criterion on its relationship to the Chilterns AONB. It is important that proposed developments are landscape-led. The approach adopted by developers to this challenge should be set out in the associated Design and Access Statement or a wider Planning Statement. In addition, proposals will be expected to have been tested through a full Landscape and Visual Impact Assessment which include photomontages showing the relationship of the development to the AONB in general, and the views from Watlington Hill and the White Mark in particular.

In addition to the need for the development of the site to address the proximity of the AONB to the south and east there are two other matters that are fundamental to its successful delivery. The first is the need for it to be designed in a fashion that respects heritage assets in the town and its wider locality. The second is the

need for the site to mitigate any traffic issues that arise in the town as a result of its development. At this stage the relationship between the implementation of residential development and the delivery of an effective Watlington edge road is not known. The scale and extent of any mitigation will depend on the yield of the site and its delivery in relation to sites A and C. In this regard there will be an expectation that the developers concerned will address on and off-site issues in conjunction with both the District Council and the County Council.

The policy requires that affordable housing is delivered on the site in accordance with development plan standards. This is important in its own right and to reflect specific housing needs in the town. Other criteria in the policy address matters such as open space on the site and a series of ecological matters.

The design of the development should incorporate land required to safeguard a route for an edge road in accordance with the emerging SODC Local Plan 2033.

It is also expected that proposals will be made to demonstrate how sustainable drainage systems will be provided.

The provision of plots for self-build is encouraged in view of the strong level of interest demonstrated in the Watlington Housing Survey (WNDP 6). Support will be given for a small number of plots which could be offered for a limited period of time. This is in line with the Housing White Paper and Policy H12 in the emerging SODC Local Plan 2033.

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. The existing margin comprising green space, trees and hedging should be retained and enhanced.

In order to minimise the use of resources, new developments in Watlington will be encouraged to include opportunities for conservation of water and energy. The inclusion of renewable energy technologies which reduce conventional energy needs will be supported, including provision of built-in solar panels for heating water or generating electricity. Schemes for the reuse of 'grey water' will also be welcomed.

Site C - Land off Pyrton Lane



Figure 14 : Site C

WATLINGTON HOUSING POLICY: Site C

Proposals for the residential development of Site C (as shown on Figure 14) will be supported where they comply with the following criteria:

- They conform to the principles set out in the Watlington Design Guide (WNDP 11)
- They are landscape-led and are appropriate for their location within the setting of the Chilterns AONB. All proposals should demonstrate that they have addressed site layout, design, orientation, height, bulk and scale of structures and buildings. In addition, careful consideration should be given to the use of colours, materials and the reflectiveness of surfaces in relation to the proximity of the site to the AONB. Careful consideration should be given to the use of street lights and other forms of external illumination to safeguard the dark night skies of the AONB
- They provide affordable dwellings to development plan standards
- They are designed in a way which takes account of heritage assets in the wider locality of the site
- They provide land to safeguard the route for a re-aligned B4009
- They accommodate any identified needs for expanding the primary school or the secondary school into the site
- They provide a suitable buffer zone between housing development and the Pyrton Manor estate
- They provide land for formal and informal recreation use and open space in accordance with development plan standards
- They provide space for an informal recreation area
- They create connectivity with the existing Marlbrook development, town centre and the countryside
- They are designed so that the built edge of the development blends into the landscape to the north and west and mitigates the impact of the development on views from the AONB.
- They provide for any necessary traffic mitigation measures
- They deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study
- They include measures to provide resilience to the effects of climate change

Site C represents in total an area of 4.6 ha. 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.

It is anticipated that the development of the site will yield approximately 60 dwellings. A key factor in its implementation will be the extent to which it responds to the second criterion on its relationship to the Chilterns AONB. It is important that proposed developments are landscape-led. The approach adopted by developers to this challenge should be set out in the associated Design and Access Statement or a wider Planning Statement. In addition, proposals will be expected to have been tested through a full Landscape and Visual Impact Assessment which include photomontages showing the relationship of the development to the AONB in general, and the views from Watlington Hill and the White Mark in particular.

In addition to the need for the development of the site to address the proximity of the AONB to the south and east there are two other matters that are fundamental to its successful delivery. The first is the need for it to be designed in a fashion that respects heritage assets in the town and its wider locality. The development of the site will need to take account of important heritage assets to the east and north east of the site. These include the Pyrton Conservation Area, Pyrton Manor, Shirburn Castle and its associated Registered Park and Garden.

The second is the need for the site to mitigate any traffic issues that arise in the town as a result of its development. At this stage the relationship between the implementation of residential development and the delivery of an effective Watlington edge road is not known. The scale and extent of any mitigation will depend on the yield of the site and its delivery in relation to sites A and B. In this regard there will be an expectation that the developers concerned will address on and off-site issues in conjunction with both the District Council and the County Council as part of the development management process.'

The policy requires that affordable housing is delivered on the site in accordance with development plan standards. This is important in its own right and to reflect specific housing needs in the town. Other criteria in the policy address matters such as open space on the site and a series of ecological matters.

The design of the development should incorporate land required to safeguard a route for an edge road in accordance with the emerging SODC Local Plan 2033. Land should also be safeguarded for the possible future expansion of Watlington Primary School and Icknield Community College if this is not available elsewhere.

It is also expected that proposals will be made to demonstrate how sustainable drainage systems (SuDs) will be provided.

The provision of plots for self-build is encouraged in view of the strong level of interest demonstrated in the Watlington Housing Survey (WNDP 6). Support will be given for a small number of plots which could be offered for a limited period of time. This is in line with the Housing White Paper and Policy H12 in the emerging SODC Local Plan 2033.

In order to minimise the use of resources, new developments in Watlington will be encouraged to include opportunities for conservation of water and energy. The inclusion of renewable energy technologies which reduce conventional energy needs will be supported, including provision of built-in solar panels for heating water or generating electricity. Schemes for the reuse of 'grey water' will also be welcomed.

6.6 Windfall sites and other opportunities

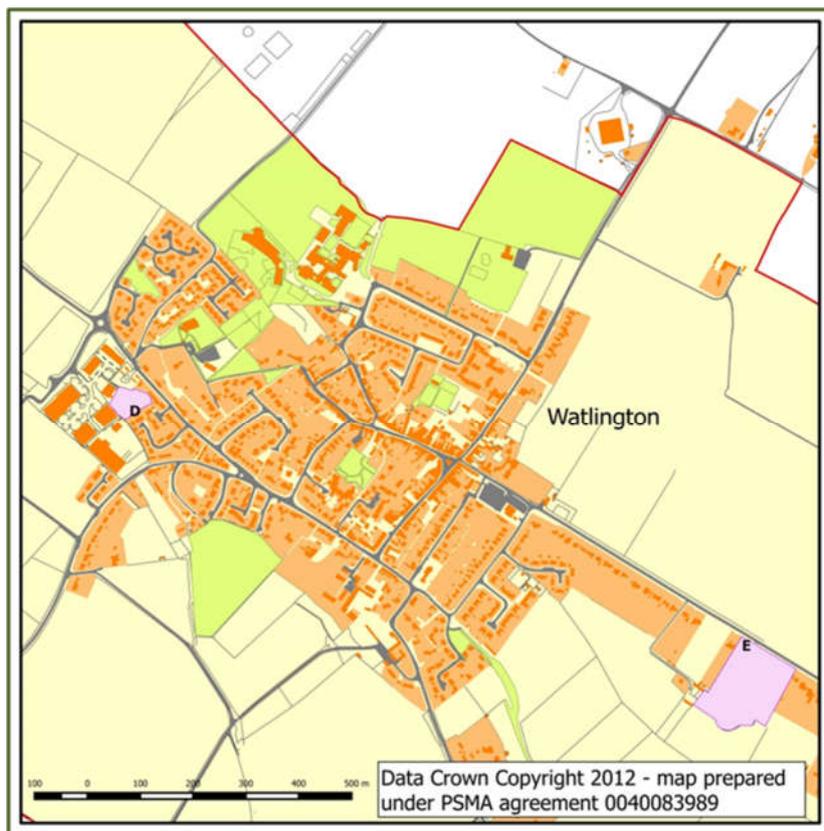


Figure 15: Sites D and E

Additional Sites

It is anticipated that 'Windfall' development gains will result in a small number of additional dwellings over the period of this Plan from small sites determined through the normal local planning process.

In addition to the sites allocated in WNDP in support of its overall development strategy there are some very specific and specialist housing needs that could 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 the 3 large sites allocated in the WNDP.

Four such opportunities have been identified:

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

There is potential for staff accommodation for Watlington & District Nursing 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 Nursing Home.

The Parish Council will look favourably on an appropriate development of affordable staff accommodation on the Hospital site (Site E – 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) Extra Care Housing for Elderly People (Site E)

There is an identified 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 E – sites formerly identified as WAT19 and WAT 29) adjacent to the existing Nursing 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 D – 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.

A level 2 Strategic Flood Risk Assessment detailed site summary has been prepared for the site (WNDP 14).

iv) Rural Exception Sites

Rural exception sites will be considered in order to increase the range of homes available to local people. Rural Exception Schemes provide Affordable Housing in perpetuity for local people and for people who have been permanently employed in a full-time job in Watlington for a minimum of 5 years. Opportunities for Community Led Housing schemes will also be explored.

7. COMMUNITY ACTION

The following infrastructure projects have been identified during the production of the plan. They will be prioritised as CIL funding becomes available:

- **Traffic management improvements informed by the Watlington Traffic Management Plan (WNDP13)**
 - **Outcomes of assessment will prioritise the following:**
 - Implementation of a 20mph limit throughout the town
 - Installation of traffic calming measures
 - Use of ANPR cameras and other technology to reduce speeding and unauthorised access to the town by HGVs
 - Implementation of one-way traffic systems
- **Improvement and creation of local footpaths as listed in the Green Spaces Paper (WNDP 10)**
- **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**

In working through the various projects and coming to decisions on their relative priority and delivery, the Parish Council will work with partner organisations to identify their various costs. It will also have regard to the SODC Infrastructure Delivery Plan. This Community Action refers specifically to the Parish Council's use of the local element of any CIL funding generated in the neighbourhood area.

8. MONITORING AND IMPLEMENTATION

8.1 Implementation

Implementation of the WNDP will be ongoing. The sites allocated for development are available and are deliverable within the period of the plan. Responsibility for determining planning applications within the period of the Plan rests with the local planning authority, South Oxfordshire District Council.

8.2 Monitoring

Annual Monitoring:

The WNDP will be monitored twelve months after its adoption by SODC and, thereafter, annually. Watlington Parish Council, as the qualifying body, will establish the monitoring process and will monitor the Plan in partnership with SODC. The purpose of the process is to ensure that housing development is delivered as planned and in accordance with WNDP policies. Planning applications will be monitored during the course of the plan to ensure that the proposed development meets WNDP policy requirements. An assessment will be made of the extent to which WNDP objectives, including sustainability objectives, have been met and the continuing relevance of WNDP policies. Any errors and omissions will be identified and corrected.

Review of the Plan:

To take account of the relationship between this Plan and the emerging South Oxfordshire Local Plan 2033 the Parish Council will liaise with the District Council about the need or otherwise for an early review of the neighbourhood plan. In the event that there are fundamental revisions to the strategy of the emerging Local Plan and/or that the residential development of the Chalgrove Airfield site is not included in the Local Plan a formal review of the neighbourhood plan will be started within two years of its making or within three months of the adoption of the South Oxfordshire Local Plan 2033 whichever occurs first.

Appendix A: 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
HRA	Habitats Regulations Assessment
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 B: 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 Emerging Local Plan 2033

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

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

SODC Design Guide 2016

SODC Green Infrastructure Strategy 2017

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 Conservation Board 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:

(All available on the WNDP website www.watlingtonnp.org.uk)

Data from Consultation 1 2014

Data from Consultation 2 2015

Consultation 2 document: Visions, Objectives and Options 2014

Summer Roadshows June 2016 – feedback

Pre-Submission Consultation 2017

Housing Survey 2016 (Community First Oxfordshire)

Traffic Survey 2015 (Transport Planning Practice Ltd)

Watlington Traffic Management Plan October 2017

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 with Developers

Notes of meetings of WNDP Forum working groups

WNDP Sequential Test and Strategic Flood Risk Assessment 2017

Watlington Habitats Regulation Assessment 2017

Watlington Traffic Management Plan 2017

