

PUBLIC EXHIBITION ON NEW HOUSING: SITES B AND C

LAND EAST OF CUXHAM ROAD AND WEST OF PYRTON LANE, WATLINGTON

Providence Land Limited is promoting a planning application for the development of land east of Cuxham Road and West of Pyrton Lane, Watlington. The proposals will deliver a key section of the proposed 'Edge Road' around Watlington, together with up to 130 homes and wider community benefits. This is an opportunity for you to comment on the proposals.

WHO ARE WE?

Providence Land is a privately owned development company. We are not house builders. Instead, we produce the concept and vision and then bring in a house builder partner following permission being granted.

We understand the benefits of respecting the environment, engaging with the local community and securing high-quality design, tailored to the local context. Our projects aim to produce special places to live, work and play.

In order to achieve this, we have adopted a set of key principles, to be applied to every project. These principles have proven to be commercially realistic and deliverable, having regard to the challenging and competitive market environment.

These are:

- **Local Distinctiveness** - Interpreting local distinctiveness to ensure high quality design in the new development that is tailored to the local context
- **Culture and Community** - Meeting social needs and fostering community through development
- **Reduced Environmental Impact** - Minimising energy demand and improving well-being through design
- **Increased Biodiversity** - Delivering a gain to wildlife and the natural environment through development

SOUTH OXFORDSHIRE LOCAL PLAN CONTEXT

South Oxfordshire Local Plan 2011-2034 Jan 2019

This emerging plan incorporates the radical considerations towards growth inherent in the Oxford-Cambridge corridor and the Oxfordshire Growth Board. The direction of thinking is consistent with the spatial strategy concentrating development of the larger towns including Didcot, Henley, Thame and Wallingford.

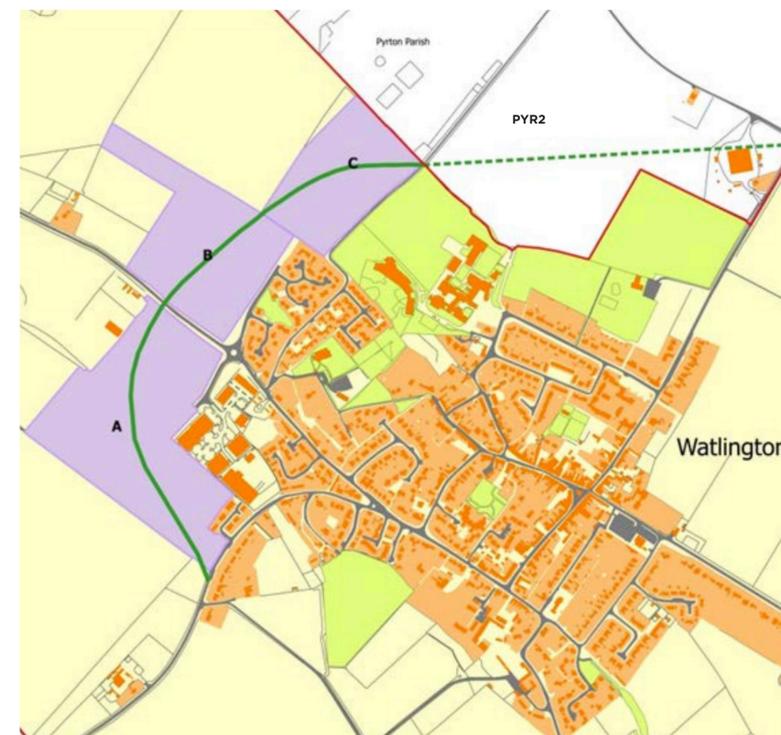
The Larger Villages in the Plan - flexibility in the approach

The approach involves 15% growth in the larger villages including Watlington. Every encouragement is given towards the completion of neighbourhood plans. A sensible degree of flexibility is retained in the approach. Under the emerging Policy H1 in the South Oxfordshire Local Plan there is an explanation of the constraints on some of the settlements in terms of 'factors such as Green Belt, AONB and flood areas'. All sites promoted and controlled by *Providence Land* are outside the AONB and are not within a Conservation Area.

The sites being promoted and controlled by Providence Land are:

1. Land to the east of Pyrton Lane (Ref: **PYR2** see Pyrton Neighbourhood Plan) - within Pyrton Parish. This site is the subject of a planning application for up to 100 homes. An indicative route for the Edge Road is shown across the site
2. Land to the west of Pyrton Lane (**Site C** in the Watlington Neighbourhood Plan) - within Watlington Parish. Allocated for residential development.
3. Land to the north of Cuxham Road (**Site B** in the Watlington Neighbourhood Plan) - within Watlington Parish. Allocated for residential development.

WATLINGTON NEIGHBOURHOOD PLAN



Plan extract from the Watlington Neighbourhood Plan
Data Crown Copyright 2012 - map prepared under PSMA agreement 0040083989

In June 2018, 808 residents voted in support of adopting the Watlington Neighbourhood Plan (80.9%).

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.

In August 2018, the District Council resolved to 'make' the Neighbourhood Plan part of the District Council's Development Plan.

Under Policy P5 the land areas controlled by *Providence Land* are allocated as Sites B & C in the Plan.

As shown in the map, the Watlington Neighbourhood Plan concentrates residential development within the three proposed housing allocations (Site A, Site B and Site C).

The Watlington Neighbourhood Plan sets out a range of criteria which have been taken into account in the proposals.

Mix of housing and standards - schemes will meet these:

- 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
- they include measures to provide resilience to the effects of climate change

THE EDGE ROAD:

AN ALTERNATIVE ROUTE TO RELIEVE THE TOWN CENTRE OF THROUGH TRAFFIC AND IMPROVE AIR QUALITY

The release of Sites A, B and C together with PRY2 on the adjoining land to the north (within Pyrton Parish) are closely related to the overall plan for the future of Watlington and the provision of the Edge Road. Public consultations have repeatedly shown that the traffic problems in Watlington town centre are of considerable concern.

These proposals deliver key sections of Edge Road but also they are the only proposals that actually deliver physical improvements to existing road network in by-passing the narrow bend at the lower end of Pyrton Lane.

THE SOUTH OXFORDSHIRE LOCAL PLAN SAFEGUARDS A ROUTE FOR THE EDGE ROAD

The South Oxfordshire Core Strategy was adopted in December 2012 and it provides the strategic and other planning policies across the District for the plan period up to 2027.

Policy TRANS3 of the emerging Plan safeguards land for identified transport schemes including Watlington edge road or 'bypass'.

WHAT ARE THE FACTS AND WHAT DOES THE EVIDENCE SHOW?

- The Neighbourhood Plan Committee commissioned a transport report early on in the process from specialist Transport Consultants, Transport Planning Practice (TPP), to study the traffic issues.
- In November 2014, TPP produced the Watlington Traffic Study (see para 2.27).

This states:

- Heavy Goods Vehicles and Buses travelling between the M40 and Britwell Road account for 4% of traffic but cause nearly half the noxious emissions (44%)
- Over 80% of traffic in Watlington is through traffic (See TPP Study, para 4.7)

Freeing up traffic in the town centre allows for improvements to the townscape and environmental benefits, making the centre more pleasant and attractive

EDGE ROAD: AN APPROACH ENDORSED BY NEIGHBOURHOOD PLAN POLICY

In June 2018 over 80% of residents voted in support of the Watlington Neighbourhood Plan. It will now become part of the District Council's Development Plan.

The Plan allocates three sites for new homes which together provide land for a safeguarded route for an Edge Road.

The benefits this edge road can bring to Watlington are noted in the Neighbourhood Plan:

- a reduction in the volume of traffic in the town centre
- improvements in air quality

The Plan sets out a number of preferred features of the road at section 6.4: The Edge Road through Sites B and C will:

- reflect the character of the existing B4009 road
- have substantial screening in all sections of the route where it traverses or is close to residential areas, with wide verges incorporating tree planting and other landscaping
- provide a safe 2m wide verge and a 3m wide shared wide footpath/ cycleway with protected crossing points at regular intervals to encourage and enable safe transit to the town's facilities and access to the wider countryside
- be a maximum of 6.75m in width



Extract from emerging South Oxfordshire District Council Local Plan

 Safeguarded Land for the Edge Road

DEVELOPMENT PROPOSALS

SITES B AND C

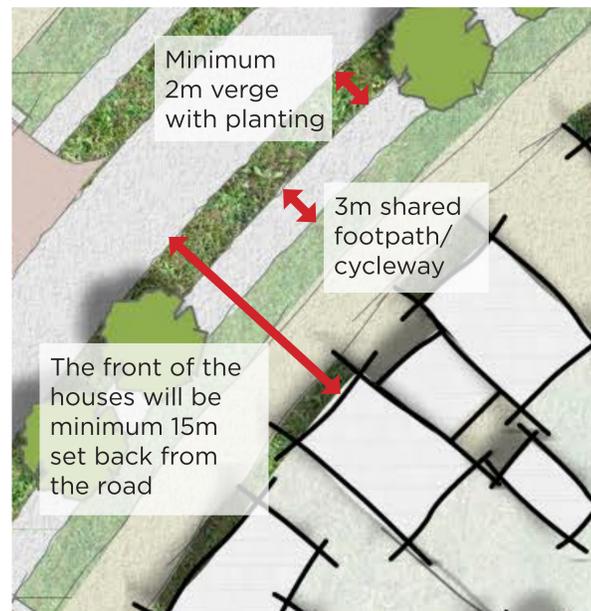
FORM OF PLANNING APPLICATIONS

The applications will be made in outline and will be supported by detailed assessments of all the key technical considerations. These show that the development proposals are acceptable and in several ways deliver net benefits to the local natural and built environments. This is in addition to the relief of through traffic and the improvement of air quality within the town centre.

THE EDGE ROAD AND ITS SETTING

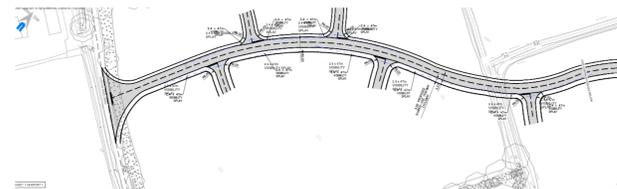
A key concern has been to avoid recreating the existing town centre problems at the edge of Watlington. The road has been carefully designed in consultation with state holders including the Highways Authority and developers of neighbouring land.

The new homes will be set back a considerable distance from the road, behind their own front gardens, private drives, footway and landscaped verge planted with trees.

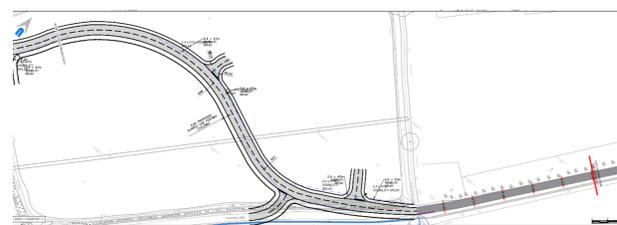


HIGHWAYS/ACCESS

- Existing agricultural accesses to the sites are from Cuxham Road and Pyrton Lane.
- The centre of Watlington with its extensive facilities is located approximately 1km to the east of the sites.
- Cuxham Road (B480) adjoins the south western boundary of Site B.
- Pyrton Lane adjoins Site C and links the B480 to the B4009, which connects Watlington centre with the M40 at Junction 6.
- The opportunity is to connect the B480 and B4009 with a safeguarded route for the edge road, linking Sites A, B, C and PRY2.
- The T1 bus stops on Cuxham Road and the nearest railway station is Chosley.
- A range of pedestrian routes lead into Watlington from the sites and Icknield College is immediately adjacent to Site C.



Road and access design for Site B



Road and access design for Site C

KEY ELEMENTS OF THE PROPOSALS

Site B: up to 70 homes

Site C: up to 60 homes

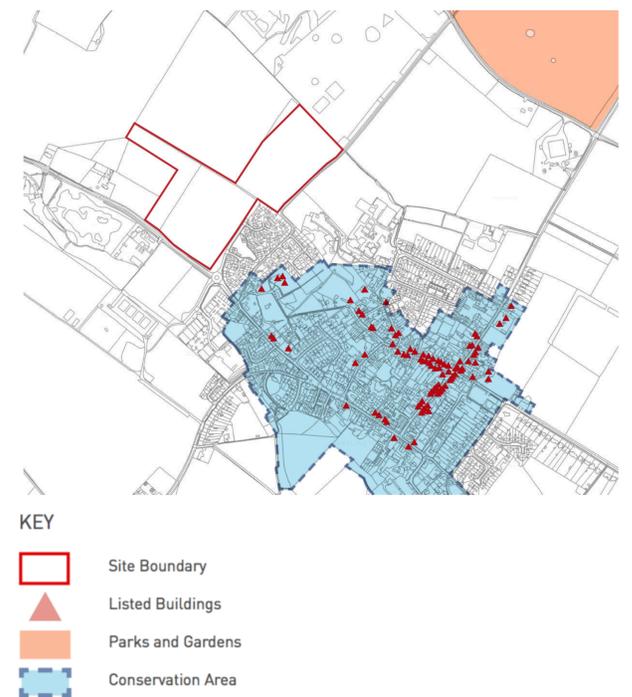
Affordable housing:
40% of the total

LANDSCAPE

- The sites do not fall within any specific protected landscape designations. The AONB is approximately 700m to the east.
- South Oxfordshire's Landscape Character Assessment places the sites within LCA5 'Eastern Vale Fringes'. The Landscape Type is 'Semi-Enclosed Rolling Downs' which is considered to have a medium level of visual sensitivity and a moderate sensitivity to change.
- The sites are relatively flat, so views are restricted by vegetation, built form and other landscape elements. From a longer distance the sites are visible within the context of the existing settlement. Road embankments, vegetation and the flat topography serve to severely limit views from the adjacent Registered Parks and Gardens and nearby Conservation Areas.
- Existing trees and vegetation create a mature setting.
- The development offers opportunities for new woodland buffer planting and street trees. The location of open spaces and the scale of development will respond to views within and across the sites.

HERITAGE

- No designated archaeological assets are within or close to the sites.
- There is a low potential for the sites to contain unrecorded buried archaeological evidence.
- The Watlington Conservation Area is well separated from the sites by modern intervening development.
- The grounds of Pyrton Manor are to the north and are enclosed by a substantial tree screen. This will be supplemented by tree buffer planting on site C.
- The opportunity of the edge road will help to protect and enhance the Conservation Area and its listed buildings currently blighted and damaged by excessive through traffic and pollution.
- At the detailed stage the development should contribute to local distinctiveness by responding to historic forms and styles.



SITES B AND C: INDICATIVE LAYOUT



Key

-  Site Boundary
11.00Ha
-  Site Access
-  Illustrative Built Form
Circa 130 Dwellings
-  Drainage & Swales
-  Primary Street
3m verge, 3m cycleway
-  Lanes
-  Private Drives
-  Illustrative Landscape Planting
-  Tree-lined Avenue
-  Feature Trees at the End of Axial Routes
-  Potential Allotment Gardens
-  Potential Location for Natural Play Space
LEAP equivalent
-  Pedestrian and/or Cycle Links
-  Public Rights of Way