

WATLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

Meeting with Will Russell, the Land Agent for Barrie Haigh, and James Coker, a planning consultant, on 9th March at the Town Hall, Watlington in relation to the development site known as WAT 10.

PRESENT : Will Russell, Perdix Partnership, James Coker
Tony Powell , Peter Richardson , Gill Bindoff , (Watlington NDP Forum)
Terry Jackson and Tom Bindoff (Watlington Parish Council)

- 1 . The Watlington Neighbourhood Development Plan team explained the current position of the plan and the intention for the Draft Plan to be published immediately after Easter .
2. The proposed indicative position of the alternative route for the B4009 was discussed . Current thinking is putting this as an ' edge street ' crossing the B480 Cuxham Road towards the Cuxham side of WAT11/12 and WAT10 . It was agreed that it was important that any development on WAT10 would respect the need to limit further development on the Cuxham side of the new road although this might be most effectively achieved on WAT10 by building a single line of houses with land behind being allocated to a public space with a recreation area or allotments or a community orchard .
3. The Neighbourhood Plan team stressed the importance for Watlington of having the road built , or at least the line of the road completely agreed , before any development took place on any of the sites and this was understood by Will Russell / James Coker .
4. Will Russell and James Coker will need to discuss the situation with Mr Haigh but they believe he may have no objection to the construction of the road across WAT10 on the following basis :

The building of the road does not trigger any payments under the covenants and Mr Haigh would be indemnified against this happening .

There was agreement as to the general shape of the development on WAT10 and the number of houses was established in advance of the road being constructed .

The cost of the road had been allocated to the various partners involved and the share to be contributed by each agreed in advance of construction.

It is understood that the construction of the houses on WAT10 would not commence until at least 2026 .
4. If Mr Haigh is agreeable to the conditions listed in 3. it would be very helpful to the Neighbourhood Plan team if this could be confirmed by the end of the Draft Plan consultation period (about the third week of May) .
5. The Neighbourhood Plan team explained that it was felt the development on WAT10 should be designed to integrate with the adjoining Marlbrook Estate rather than be a stand alone development .
6. The Neighbourhood Plan team discussed the aim for Watlington to find one or more exception sites for development to cater for the known demand for housing amongst local residents including those who are not usually eligible for affordable housing using SODC's housing criteria . One possible site that has been considered in this context is the small lozenge- shaped site near Watcombe Manor (WAT 40) . Will Russell and James Coker agreed to also discuss this with Mr Haigh . It was made clear that no land for rural exception sites will be identified in the WNDP and that proposals are unlikely to be brought forward early in the period covered by the Plan.

7. Will Russell and James Coker were thanked for attending the meeting. It was agreed to have been very constructive. The WNDP Forum will be contacted when there is some further information available.

Notes taken by T. Bindoff
10.03.17