



Watlington Parish Council

Watlington
Neighbourhood
Development Plan



NEIGHBOURHOOD PLAN ADVISORY BOARD

MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY BOARD HELD ON MONDAY 19TH AUGUST 2019 AT THE WEST ROOM AT 8.00pm.

Present: Gill Bindoff (GB), Tony Powell (TP), Matt Reid, Terry Jackson (TJ), Keith Jackson (KJ), Tim Horton (TH), Andrew McAuley (AM), Peter Richardson (PR).

Officer: Kristina Tynan

In Attendance: Ian Hill

Members of the Public: 1

1. Welcome and apologies for absence.

GB welcomed everyone present and thanked Ian Hill for attending the meeting.

2. Minutes of the meeting held on 15th July 2019.

Resolved: That these minutes are a correct record of the meeting and that they be signed by the Chair.

3. Planning applications P19/S1927/O and P19/S1928/O:

Preparation of advice to the WPC Planning Committee.

GB stated that the NPAB need to give any information and evidence to the Planning Committee for their meeting on the 27th August when they will be looking at these applications.

The paperwork is very extensive, and we need to check if they comply with the NP Policies on the Development sites and that there are no material considerations that disagree with the NP.

TH said that no reference has been made to the OCC 'Manual for Streets' and it was stated that this issue will be for the Planning Committee to look at as this is not detailed in the NP.

It was agreed that the issues are mostly the same for the both sites although Site C has a couple of extra issues.

Sites B and C:

The following points relate to both the applications:

- P1:** Watlington Design Guide: outline application so there is only an overall design of the site layout. The actual design would be part of the Reserved Matters.
Housing numbers = 60 + 70 – green spaces (nearly 50% of the area) – 5 hectares total (3ha Site B and 2ha Site C)
The average density = 25 per hectare but slightly lower at the edges of development. OCC option 2 for the edge road is not included. It was noted that there are houses on both sides of the road (could be better for community not just houses in a line)
- P3:** Landscape led: appropriate to setting of AONB – Built Heritage Statement – break up massing of built area with tree planting. Views of Church tower factored in (D and A statement) - There are no references to views OF the AONB. Also, the views of the site from Watlington Hill are not from the top. Lighting: correct zone used = E1 because of proximity

to the AONB. Detailed strategy to be provided later but it seems to be on the right track. Recommendations in the Arboricultural report should be adopted. (The 'Dark Skies' issues are included in E1 which is because the areas are close to the AONB)

3. **P5:** Affordable dwellings: in line with SODC but Design and Access statement says 30% - we need to ensure that this is amended to 40%.
4. **P1:** Account taken of heritage assets: the Built Heritage Statement seems very thorough - limited intervisibility with Pyrton and Shirburn Conservation Areas. There is no reference to views of the White Mark from Site C.
5. **P2:** Edge Road is safeguarded. There seems to be a lot of access points. It was noted that there is a limited number of places it could cross Cuxham Road.
6. **P4:** Green spaces to provide for biodiversity. Notes from the NPAB Environment Group meeting on 9th August will be circulated to the Planning Committee members. They include suggestions for hedge and tree planting and the need for an effective management scheme for the whole development. Also, the Ecological Impact Assessment includes useful recommendations in the summary - the bullet points should be adopted.
7. **P4:** Land for formal/informal recreation – Complies.
8. **P5:** Connectivity – the NPAB need to produce a map of new/linked cycleways/footpaths with urgency and should also include a Bridleway. There are good opportunities to improve the network of linked routes and this would also benefit the residents of Marlbrook.
9. **P3:** The built edge needs to blend into the landscape with the density reduced at the edges. The Design and Access Statement indicates that the density will be 25 dwellings per hectare. Also lighting = minimum on North side and to avoid a 'prominent illuminated boundary'.
10. **P2:** Traffic mitigation. The main mitigation will be the delivery of the edge road.
11. **P5:** Mix of housing - to ask the developers to consider some self-build housing. SODC will specify the mix of housing needed for the District.
12. **P5:** Climate change – There is a meeting of the CC Group on 21st Aug. Allowance in the SuDS/rainwater harvesting etc Infiltration basins/swales etc. Electric charging points for cars are now standard. Other things: solar panels, water butts, embedding nesting boxes in the units, sustainable drainage.

Additional points for Site C:

- P8: Expansion of Primary and/or Secondary schools. OCC are only looking to safeguard land on site PYR 2.
- P3: Buffer between site and Pyrton Manor estate – there seems to be a good buffer in place in the plan.

Other points raised

1. There needs to be an absolute guarantee of limited development on the outside of the schemes or of no future development on these sites.
2. Houses should have different faces – some looking away from the road. Would like to see a softer approach to the views of the houses on the road (not like Chinnor Development).
3. There seems to be several connections to the road (Wat A only has 2).

4. Height of 2.5 storey houses need to be carefully looked at. The lower houses could be too high. It was noted that some residents of Ash Close are concerned over this.
5. Future permitted development rights on houses as there may be a way of reserving or restraining some permitted rights such as addition of conservatories (light issue).
6. It was noted that none of the green spaces will be dedicated to the Parish Council with the exception of the rectangular part of site B to the north. Is this enough provision?
7. It is important that there is a width of play opportunities.
8. Oxford Bus should loop around these areas via the new edge road.
9. Grampian Conditions. It was noted that until Section 106 are agreed, Grampian Conditions do not get signed off.

It was noted that a lot of detail will come under Reserved Matters, but timing is crucial regarding site management etc in relation to the fact that we have stated we want the road before any housing is built/occupied.

4. Land at Britwell Road Applications

a) **Planning Appeal Site, A** (Britwell Road)

It was noted that WPC have been granted Rule 6 Status. It was noted that SODC has withdrawn its objections to the appeal on air quality grounds which leaves only their objection on traffic grounds. We have been trying to meet with SODC to discuss their reasons, but they seem unwilling to meet with us and it was agreed we should engage our District Councillor on this issue. Now that SODC has withdrawn its air quality objections they are distanced from the Appeal and it will now be in OCC's court on the traffic objections.

The Air Quality issue is a real problem and WPC will take up this issue and will speak at the Appeal. It was noted that this can involve calling witnesses and being cross-examined. It was suggested that perhaps there has been a Government directive on Air Quality issues, and it was agreed that this should be investigated.

It was agreed we also investigate having an Independent Company to do a Desk Top Survey of the Air Quality documents. TH to look into if this could be done within the time frame of the appeal and at what cost.

Resolved: That we have two working meetings this week on Wednesday and Thursday to discuss Air Quality and Traffic Issues and put together the information required for the Appeal. GB will circulate relevant information for these meetings.

The first thing to do is to prepare a Statement of Case for the Inspector which needs to be with them by the 28th August.

b) **P19/S0818/O Amendment to Site A** (Britwell Road)

This now shows both options for routes within the application because of OCC tendering for survey work of the edge road route. It was noted that Archstone will add this amendment to the Appeal documents if it is not determined by SODC before the Appeal date. The due date for WPC response is 3rd September.

5. **Edge Road:** update and information for OCC.

It was noted that we have not been able to see a copy of the tender document which is felt very important that we do see the detail.

Resolved: That TH and the Clerk send in a FOI request to OCC.

6. WNDP: workshop on the implementation of the Plan with members of WPC Strategy Committee

This will be put on hold due to the work needed to be done on the Appeal.

7. Fibre to the Premises (FTTP): update and draft survey arrangements.

A survey has been drafted. There will be a recommendation on the September Full Council Agenda.

8. Date of next meeting

The next NPAB monthly meeting will be held on the 16th September.

THERE BEING NO OTHER INFORMATION THE MEETING CLOSED AT 10PM