



Watlington Parish Council

**Watlington**  
Neighbourhood  
Development Plan



**NEIGHBOURHOOD PLAN ADVISORY BOARD**

**MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY BOARD  
HELD ON  
MONDAY 16<sup>th</sup> NOVEMBER 2020 AT 8.00p.m. VIA VIDEO CALL.**

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

**Officer:** Rachel Gill

1. Welcome and apologies for absence

None

2. Declarations of Interest

None

3. Minutes of the meeting held on the 19<sup>th</sup> October 2020

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

4. Matters arising from previous minutes:

Site A – WPC comments on the discharge of conditions have been passed on. The hedge which WPC hopes to retain has been partially left in place for now.

It was noted that minutes of meetings with the Conservation Area team and Emma Bowerman (SODC) have been circulated.

Transport Group. An updated version of the questionnaire was circulated. It has been transferred to Survey Monkey by RG with input from TJ, IH and GB.

TH felt that the main relevant areas are buses, electric cars and cycling and walking. A realistic level of bus use was important. There was some discussion on whether all new houses would have electric vehicle charging points. It was thought that basic provision would be provided if requested. This will be confirmed with Bloor Homes.

TJ added that the survey should be filled in by individuals and not just one per household.

AM and TP requested that a 'no' option be added to questions where there is not one.

RG will produce a revised version of the survey and will circulate it for approval. It is intended that the survey will be able to go 'live' in the new year. The data will be used to influence decisions about the use of developer contributions to public transport and to contribute to a decision about WPC support for a community minibus scheme.

Renewable Energy –The document was updated and sent to Providence Land.

Air Quality –GB has contacted David Dickie in Henley regarding particulate monitoring. There is one unit in Henley and the cost was split 50:50 with Henley Town Council and SODC. Since the unit was installed traffic levels have fallen significantly. WPC to keep in touch regarding this unit.

Resolved: to keep informed about the Henley monitor and to defer a decision about the installation of a similar monitor in Watlington until more evidence of its usefulness is available.

#### 5. Review of the WNDP.

(i) Conservation Area Appraisal – GB has sent the notes from the meeting of 07.10.20 attended by TH, TJ and GB. Some detailed information and guidance has been sent through from SODC. GB has made a start on a draft specification document which will need to be approved by SODC. The specification will be submitted to Full Council for approval before being sent out to consultants. Hopefully, this can be done in the December meeting.

(ii) Locality Grant Application. This is waiting for further detail on the projects and costs.

(iii) Aims and objectives Nick Hancock/TP have met to review the document. If the WNDP undergoes major changes in format then it would be seen as a new plan and full consultation would be needed again. At this stage, it is expected that the review will result in strengthened policies rather than more significant changes.

There has been a big push back on the Planning White Paper as a result of the consultation. If the WNDP review can go ahead quickly it may pre-empt significant changes to the planning system.

(iv) **Resolved : TP to work on WNDP objectives 4,5,6 based on NH text.** There will be further discussion between NH, TP and GB. **Once a rough draft is ready it will be circulated to other interest groups for comment.**

**Resolved : RG to send TP the latest version of the plan in word format for editing**

#### 6. Development Sites:

(i) Amended plans for Sites B and C: P19/S1927/O and P19/S1928/O

These applications are not going to SODC Planning Committee this month as comments from OCC have not been received. It is expected that they will be considered by the Committee in December.

#### 7. Edge Road:

(ii) OCC specification document. This has finally been received following a Freedom of Interest application by WPC. It was noted that the document had been prepared well before the planning inquiry into development on Site A in October 2019 and had been withheld even though there appeared to be no content which was commercially sensitive. It was agreed that the document contains interesting information about the aims of the contract and the relevant stages of the process to deliver the road.

(iii) OCC meetings 04.11.20 and 12.11.20: feedback from MR and AM.

There is another meeting tomorrow with representatives from WPC and Pyrton PC. The previous meetings discussed the engineering needed for the crossing from Site A to sites B and C, topography of Sites B and C and rules on the sweep of roads. Pyrton PC favour

a route across Pyr2 site to the south of the care home which is not acceptable to Watlington as it would take out land from the sports field. They also favour a road across the site with no development. It has also been suggested that land safeguarded for expansion of Icknield Community College could be on site C not Pyr2. This would compromise either housing numbers or density of the site, neither of these would be favourable for the developer.

- (iv) GB has drafted WPC views arising from the meetings in writing and will circulate to AM, MR and IH for checking. It is proposed to send the notes to OCC to supplement notes which may have been taken by OCC at the meetings.
- (v) TP added that SODC has been consistent on Pyr2 (back to when the SHLAA was published in 2013) that the site is visible from the White Mark and housing numbers should be limited and screening is needed. There is no evidence that they favour increased development on the site.

#### 8. Walking and Cycling Strategy

TJ/Keith Woolfson have been looking at walking and cycling routes. A lot of work has already been done, including the WNDP Green Spaces Paper. We need to check that there is not duplicated effort.

TH added that he felt it was important to consider :

- Links to Pyrton/Cuxham path from Site C
- Lewknor/Watlington cycle link
- Potential route via Copas land to Britwell Salome and then to Ewelme. OCC highways have confirmed the route from Watcombe Manor should be open now. The next step is to review the Britwell Salome enclosure map to confirm the route.

#### 9. Reading University Report

The ministry (MHCLG) has held workshops on Neighbourhood Planning. ONPA (Oxfordshire Neighbourhood Planning Association) have attended 2 of them. There are proposals for a toolkit of how to work with Neighbourhood Plans to cover integrated decision making, alignment with local plans and supporting clear and specific policies. The key points are that we need to be as unambiguous as possible in writing policies so they are not open to mis-interpretation.

#### 10. AOB

PR informed the meeting that the ONPA AGM is this Saturday at 10:30 am. Anyone interested can register to attend.

TJ has received an example of a business plan for a community bus service and will work to make a Watlington version.

GB noted that this was probably the last NPAB meeting which PR would attend as he will be moving away from Watlington. The meeting warmly thanked him for the huge contribution he had made to the WNDP and for all the other efforts he has made to support the community, especially by working to improve broadband connections in the area and to promote the interests of the smaller settlements within the parish.

**THERE BEING NO OTHER INFORMATION THE MEETING CLOSED AT 9:40 PM**