



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> FEBRUARY 2019 AT THE WEST ROOM AT 8.00pm.**

---

**Present:**, Gill Bindoff (GB), Tony Powell (TP), Andrew McAuley (AM), Terry Jackson (TJ), Keith Jackson (KJ), Tim Horton (TH)

**Officer:** Rachel Gill

1. Welcome and apologies for absence.

Peter Richardson (PR) and Matt Reid (MR) sent their apologies

2. Declarations of Interest

None

3. Minutes of the meeting held on the 20<sup>th</sup> January 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:

**(1) Conservation Area Review.** We still don't have details from SODC on monitoring the WNDP and whether a full review is needed this year. It is unsure as the Local Plan situation is also unclear. We can only get funding from Locality if it's part of a full review of the plan. TH felt it is still timely to do the Conservation Area review anyway. There was some discussion on this. The cost would be around £5k.

**Recommendation to Full Council – To carry out a Conservation Area Review this year and to get 3 quotes for this work.**

**(2) Fibre to the Premises.** The meeting on the 30<sup>th</sup> January was not well attended but provided a useful forum for information. Airband have a contract with the County Council to provide the fibre spine for South Oxfordshire. This will go through Watlington but the exact route has not been announced yet. Airband will promote their service and handle the publicity themselves - they are keen to get people in Watlington to sign up. There have been plenty of comments on facebook. The meeting notes and presentations have been put on the website.

**(3) Paper on the use of area reserved for commercial use at Site A.** This has not yet been written by TH but will be discussed at a future meeting.

GB added the following points :

A report on the concerns over the use of delegated powers by SODC has been agreed by Full Council. The notes of the meeting with OCC on 30<sup>th</sup> January have been sent to the Highways team to check accuracy. They have been returned with minor changes.

## 5. OCC Highways Meeting Watlington, Pyrton and Shirburn

There have been two meetings with OCC – on the 20<sup>th</sup> and 30<sup>th</sup> January.

The meeting on the 20<sup>th</sup> was just with Pyrton. It was agreed to look at the approach with OCC and the route of the road through the Pyrton sites.

The meeting on the 30<sup>th</sup> January was very useful. Susan Halliwell (OCC Director for Planning and Place) attended and took on board our comments. There is still no timeline for the consultant to review the route of the edge road. An EIA (Environmental Impact Assessment ) is now required for the road. This will impact the timing. Optimistically there will be an application mid 2021 with work starting autumn 2022. Opposition from some sources is expected whichever route it takes.

Funding needs to be spent by 2023 and there are risks to the eventual delivery. The figure for growth board funding is £6m. The S106 edge road contribution will be £7,400 per house.

There was a tentative agreement between the 3 parishes to get a better traffic survey for the area, to include true figures and projected growth. OCC have said that their Strategic Model for forecasting traffic is out of date but a replacement is not available yet.

Susan Halliwell agreed that once a consultant is appointed we can meet and see the specifications. The consultant will look at the viability of routes. OCC said they do not have a preferred route. We need to understand the brief for the consultants.

## 6. Air Quality

### 1. SODC Scrutiny Committee: 21.01.20

Cllr Anna Badcock had asked for an item on air quality to be on the agenda. An update was considered which appeared to provide a rather complacent view of the current state of air quality in the District. GB attended this meeting to make representations to the committee on WPC's behalf. It was agreed by the Committee that a small working group of Councillors would be set up to consider air quality issues. It is hoped that WPC will be able to attend a meeting of the group to raise issues regarding the situation in Watlington.

### 2. Ricardo Addendum 15.01.20

This has been circulated. The traffic base data has changed without communicating this to WPC. WPC are concerned that inconsistencies and uncertainties in the Report lead to a conclusion that traffic from the Site A development will not have an adverse impact on the Watlington AQMA.

### 3. Review of the Addendum by Dr Christine McHugh

There have been several exchanges and rebuttals from both sides. WPC will send another set of comments from Dr McHugh to Paula Fox and Emma Bowerman tomorrow. We may need a WPC summary added if we send this to the SODC Scrutiny Committee members.

### 4. Meeting with Paula Fox and Emma Bowerman - AM and GB to discuss the latest AQ information.

This meeting was held today to discuss areas of agreement and disagreement. WPC are focussing on the uncertainties of which there are many. The Ricardo report does not use the most up to date data or traffic numbers validated by OCC.

With the publication of new documents SODC have an opportunity to review their decision. WPC are pushing for a Grampian Condition to limit the number of houses built before the edge road is completed and in full use.

WPC suggested that there should be an independent 3<sup>rd</sup> party review of the Ricardo, AQ Consultants and Dr McHugh documents rather than Ricardo reviewing their own work. SODC said that is not how they operate.

It was agreed that SODC AQ officers would be asked to review the documents, specifically looking at risk and uncertainty, including the documents from Dr McHugh sent by WPC. It was hoped that, following the review, a meeting could be held with WPC to discuss the outcomes.

5. Meeting with SODC Councillors to present the WPC AQ evidence.

AM has asked Cllr Anna Badcock to organise a meeting, this has been arranged for next Tuesday (25<sup>th</sup> Feb) at 3:30pm. The meeting invitees are Sue Cooper, Leigh Rawlings (Planning) , David Rouane (Housing and Environment), Ian Snowdon, Stefan Gawrysiak (Henley) and Senior Officers from the Environment Team. WPC attendees to be confirmed but will include AM and GB. AM to prepare a presentation for this meeting.

## 7. Planning Update

(i) Development at Britwell Road – Appeal 3222822

There is no further information on this appeal.

(ii) Development at Britwell Road planning application P19/S4585/O

The 3<sup>rd</sup> application will be part of the call in. The SODC Planning Committee can determine the application but cannot confirm their decision until after the decision regarding the call in has been made.

The Environment Agency has asked for a new flood risk analysis to be carried out. This will take some time to complete so the application is unlikely to go the SODC planning committee in February or March.

## 8. Review of WNDP

This has already been covered under Conservation Area review. Further guidance is awaited from Ricardo Rios (SODC).

## 9. WPC Strategic Plan

A copy of the Strategic Plan was circulated. AM had updated the Plan following the Workshop held on 25<sup>th</sup> January.

TP said that it was a great outcome and much more coherent.

## 10. AOB

Aston Rowant NP Consultation. This has been circulated, please send comments to GB.

Watlington Climate Action Group – TJ asked if this can be added to next month's agenda. GB said we need to be clearer on the WNDP review first.

**THERE BEING NO OTHER INFORMATION THE MEETING CLOSED AT 10 PM**