



**Watlington Parish  
Council**

**Watlington**  
Neighbourhood  
Development Plan



## NEIGHBOURHOOD PLAN ADVISORY BOARD

### MINUTES OF THE MEETING HELD ON MONDAY 24<sup>TH</sup> MAY 2021 VIA ZOOM

#### **Present:**

Gill Bindoff (Chair), Steve Bolingbroke, Fiona Danks, Tim Horton, Tony Powell

Steve Bolingbroke was welcomed as the WPC appointment to fill the vacancy on the NPAB for a parish councillor.

#### **1. Apologies for absence:**

Apologies were received from Keith Jackson, Terry Jackson, Andrew McAuley and David Robins

#### **2. Declarations of Interest:**

GB is a member of the Board of Community First Oxfordshire and declared her non-pecuniary interest. CFO has carried out the Housing Needs Survey.

#### **3. Minutes of the meeting of 26<sup>th</sup> April 2021:**

It was agreed that the minutes are a correct record of the meeting. The minutes will be signed by the Chair.

#### **4. Matters arising from the minutes:**

It was noted that WPC Full Council confirmed that Kathy Davies would be appointed to carry out the Conservation Area appraisal as soon as the finance was agreed by Locality. There were no further matters arising.

#### **5. Review of the WNDP:**

(i) It was noted that Full Council approved the draft WNDP Aims and Objectives

(ii) The existing policies have been reviewed by GB and TP and a draft of proposed policy amendments had been circulated in advance of the meeting. It was agreed to send the policies to Stephanie Brewer (SB) who will prepare a critique of the policies and provide an Evidence Base and Policy Development Report (EBPD). The relationship between planning policy and strategic delivery plans was discussed in relation to timescales and delivery goals. The availability of evidence of current local energy use/demand was also discussed in view of the need to provide evidence of improvement through the application of the revised policies. These issues will be followed up with SB as part of the Watlington report. The following points were agreed:

- The policies should be more specific to Watlington. They need to comply with national policies and the SODC Local Plan but should relate more directly to the WNDP area;
- The text is now very lengthy but will be refined and sharpened up as the drafting process progresses;

- There is some repetition in the draft policies which should be corrected;
  - Specific points should be included for provision for car parking in the town and for the legal protection of the internal alleyways;
  - The exact requirement for a net gain in biodiversity in all developments should be checked and included;
  - The Green Spaces policy needs further thought – not just in relation to green spaces to be provided on the development sites A, B and C but also to proposals for use of the Recreation Ground which include a building for youth groups and a multi-sports games area. The policy could also cover the ‘buffer’ land alongside the edge road at its junction with Britwell Road but detailed route proposals are not finalised yet;
  - Future inclusion in the Green Spaces policy of the sports field and sports facilities at the Icknield Community College was discussed. The possibility of designating these assets as Assets of Community Value was considered. GB has recently attended a seminar given by SODC on ACV and has up to date information about the opportunities available to local communities. Further information is required before any decisions can be made on these matters.
- (iii) No further information is available yet from Locality about the grant application. A further application has been made for support for a new High Street and Social Infrastructure programme. If successful, this could give advice and support to the project to renovate 33 High Street and to develop it for community use.
- (iv) Notes of the meeting of the Transport Group with Dave Harrison, OCC Senior Public Transport Planner, had been circulated. It was agreed that the draft questionnaire could be improved further to gain additional data. SB has extensive experience of producing surveys and agreed to produce a new draft. It was agreed that publicity would be given to the survey on the Watlington Face Book site and that consideration will be given to ensuring that all residents can access the survey, including those without access to the internet.
- (v) The report on the Housing Needs Survey is expected shortly and will be circulated. The outcomes of the survey will be discussed at the next NPAB meeting.
- (vi) Sports Survey. A draft has been produced by DR, AM and Rachel. It was agreed that this covers the key aspects for the survey well but still includes opportunities for text which would need to be collated. SB agreed to take a look at this survey as well as the one for transport.
- (vii) Possibilities for provision of land outside the built form of the town were discussed in relation to the opportunity provided by the revision of the WNDP to set a settlement boundary for Watlington. It was agreed to defer this until further information is available.

## 6. Update on development:

- (i) Bloor Homes – Red Kite View:
- Discharge of conditions: Emma Bowman (SODC) has agreed to the discharge of conditions included in application P20/S1089/DIS. This includes the off-site provision of new bus stops and shelters on Cuxham Road. WPC has repeatedly expressed strong objections to this provision but OCC would not agree to remove the condition and the Environment Agency had withdrawn its objections;
  - OCC has carried out a survey of land adjoining the site which could provide a better junction between the edge road and Britwell Road. It has estimated that 0.75ha of land would be required. A meeting will be

arranged by WPC with the stakeholders to assess if this alteration to the approved route can be achieved.

- (ii) Delivery of the edge road: notes of the meetings of the Interface Group, comprising Watlington and Pyrton parish councillors, were noted.
- (iii) The status of the applications for development on sites B and C will be checked with Emma Bowerman. It was thought that the SODC Planning Committee had granted a resolution to approve the applications but no decision is recorded on the application websites. There is a holding objection from OCC regarding the safeguarding of land for the expansion of the Icknield Community College which is expected to be resolved when permission is granted for development on site PYR 2.
- (iv) It was noted that the planning application by Homes England for the development of 3000 new homes on Chalgrove Airfield has been withdrawn following evidence provided by the Civil Aviation Authority (CAA). Homes England has stated that a new application will be made when it is possible to resolve the issues raised by the CAA.

**7. Other matters raised in the meeting:**

There were none.

**8. Date of next meeting:**

This will be held on Monday 21<sup>st</sup> June 2021.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9PM**