



Watlington Parish Council

**Watlington**  
Neighbourhood  
Development Plan



**NEIGHBOURHOOD PLAN ADVISORY BOARD**

**MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY  
BOARD HELD ON  
MONDAY 8<sup>th</sup> JUNE 2019 VIA VIDEO CALL.**

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

**Officer:** Rachel Gill

1. Welcome and apologies for absence.

None

2. Declarations of Interest

None

3. Minutes of the meeting held on the 16<sup>th</sup> March 2020.

No meetings were held in April or May

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

**It was noted that meetings of the NPAB had not been held in April or May 2020.**

4. Matters arising from previous minutes:

**(1) FTTP** PR gave an update on this. AIRBAND have leafleted some of Watlington but did not want to put anything in the Watlington Times. Take up is still low. People are confused about what FTTP is and some think they already have fibre. KJ has spoken to neighbours to keep them informed. AIRBAND are due to send some digital marketing. PR to get an update.

**(2) Air Quality** There was a meeting with SODC in March but nothing has happened since. The Air Quality team are currently helping support COVID work.

**(3) Watlington Transport Group** AM has passed on discharge of conditions information on Bus Stops for the Land at Britwell Road application. TJ has added to AM's notes. There was some discussion on questionnaires and when they should be sent out.

**Resolved : TJ to respond directly to Jason Sherwood from the Watlington Transport Group**

**Resolved : TJ to circulate the questionnaire for comments again and review after that when is appropriate to send them out.**

5. Examination of SODC Local Plan 2034

Relevant documents were circulated before the meeting. There is some strong opposition to the Plan, especially housing numbers and designation of strategic sites for development. All responses to the consultation are available on the SODC website. The inquiry Hearings will be held virtually using Microsoft Teams. The Inspector will only consider representations which have already been made – no new submissions will be allowed. The inspector starts from the assumption that the plan is sound. Objectors need to provide evidence that it is not sound. There should be an update on unmet need for Oxford City very soon as the City Council is expected to adopt its development Plan.

GB asked whether WPC should make further representation, or send a representative to attend the Hearings?

There was some discussion on this. Some felt the original submission was strong enough, others felt we should send something even if there is a risk it will be disregarded.

TH felt that detail on the consequences of development of large sites like Chalgrove was missing and opposition to Chalgrove development should be restated. MR also felt we should state our opposition to development at Chalgrove.

TP and KJ felt that sustainability of the strategic sites needed to be addressed.

**Resolved : TH to draft a statement to put to Full Council next week**

**Resolved : No representative to attend but it was noted that GB will attend as she submitted a response to the consultation as an individual.**

#### 6. Review of the Neighbourhood Plan

No update on the review of the WNDP. RG/GB to contact Ricardo Rios about the 2 year deadline to review the plan.

Conservation Area review – there are now a couple of other consultants to consider so we can get 3 quotes. Funding from Locality will only be available if it's part of a full review of the plan, otherwise WPC will have to source other funding.

#### 7. Development at Site A Land at Britwell Road

GB and AM had a Zoom meeting with David Joseph. It is encouraging that Bloor are planning to build as per the first application with the Edge road in the preferred route and not using the Industrial Estate spur. Demolition of the pig farm will happen soon followed by roads and services. Building is expected to start by October 2020 with first occupation in Q1 2021. There will be no access for construction traffic from Britwell Road, only via the Industrial Estate spur. The first houses will be at the Britwell Road end and they will build backwards, building around 60 houses per year. This will mean 3-4 years to completion of the site. We have received the Site Management Plan and the Traffic Management Plan. The traffic management plan will not send vehicles through Watlington and they will use mainly small vehicles. They plan to keep traffic away from Pyrton Lane.

TH noted his disappointment that the connection to the B4009 Britwell Road could have been better designed. AM said that this design was not part of the original application so there is no requirement for the developer to include it but we could still push for changes.

The 3<sup>rd</sup> application has not yet been withdrawn but this may happen soon. Emma Bowerman has written to Bloor to ask what their intentions are regarding the application. Bloor will not develop the commercial area. That part of the site remains in the ownership of Archstone. It is not known yet who will develop it. Overall the news is positive.

TH was concerned that archaeological surveys may delay the build schedule. TH gave an update on naming streets and the overall site. A group from WPC have been in discussions with the developer about site and street naming. Although it is for the developer to choose they are allowing WPC to make suggestions.

#### 8. Watlington Edge Road Update

No update. Although AM has been in contact with OCC (Susan Halliwell) there is still no information about the appointment of the consultant to carry our survey work and prepare for the planning application.

#### 9. Providence Land developments at WNDP Sites B and C and also PYR 2

There has been no recent contact with Providence Land.

**Resolved : To make contact again after the SODC Planning Committee Meeting on 19<sup>th</sup> June 2020.**

#### 10. Beechcroft PYR1 Reserved Matters

This application is going to the SODC Planning Committee this week.

#### 11. WPC Strategy for spending CIL payments

GB asked for ideas on how to move this forward as we need a plan. We have looked at assets of community value before and what is eligible for CIL spending. We have 5 years to spend the money. There was some discussion on this matter.

**Resolved : Proposal to Full Council to set up a working group on CIL**

#### 12. AOB

Garden Sheds in the conservation area – are there any restrictions ? RG to check this.

**THERE BEING NO OTHER INFORMATION THE MEETING CLOSED AT 10:05 PM**