



Watlington Parish Council

Watlington
Neighbourhood
Development Plan



NEIGHBOURHOOD PLAN ADVISORY BOARD

**MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY BOARD
HELD ON
MONDAY 25th APRIL 2022 AT 5.00p.m. VIA VIDEO CALL.**

Present: Gill Bindoff (GB), Terry Jackson (TJ), Keith Jackson (KJ), Steve Bolingbroke (SB), Tim Horton (TH), Fiona Danks (FD).

Officer: Rachel Gill

1. Welcome and apologies for absence
Apologies were received from Andrew McAuley and Tony Powell
2. Declarations of Interest
There were none.
3. Minutes of the meeting of 21st March 2022 and matters arising
Resolved: That these minutes of the meeting be agreed as a correct record and that they be signed by the Chairman.

Matters Arising :

Meeting with SODC Housing Officers – we are still waiting for a meeting with the officers responsible for allocation of housing.

Proposal to Full Council on level of review for WNDP (material modifications but not a full review requiring a referendum). This has been deferred to a later meeting to allow full discussion.

4. Review of the WNDP:
 - (i) Update on project plan and review of remaining policies
SB went through the updated project plan. Policies 2 and 5 have been reviewed and more detailed actions and timings added. All the other policies now need to have the same level of detail. Once this is complete the plan will be handed to RG so she can chase up outstanding actions and review progress. GB added that an additional policy on design needed to be added – GB/SB to meet and add this to the plan.
SB has also updated the approvals timeline to reflect the option with no referendum.

GB needs to contact Matt Reid to go through the economy sections of the plan.

(ii) Traffic 2030

SB asked for further comments on the draft document. The next steps are to discuss in depth at Full Council and look at the feasibility of the options. There was some discussion on how best to prioritise the options. KJ asked for the latest version of the document to be circulated again.

(iii) Review of the Sustainability Appraisal and Environmental Report

SODC are waiting for our draft policies but we do not expect changes to be required if no new major sites are included. A revised Strategic Environmental Assessment should not be needed. FD is reviewing the base data, the objectives and monitoring criteria.

(iv) Workshop to evaluate the match between draft policies and draft objectives

It was agreed to schedule this for next month.

(v) Consultation programme – this will come out of the strand details.

There was some discussion on this. It was agreed that we have an initial meeting with Redrow before organising any public consultation. There was also some discussion on how to communicate with residents about the Edge Road.

Post meeting note: Redrow have agreed to provide display materials for public consultation.

(vi) Locality technical support:

- High Streets and Social Infrastructure - WPC have been successful in this application and are organising the relevant surveys.
- Design Code – TJ/GB have met with AECOM. A draft report is due next month.

(vii) Draft Conservation Area appraisal and survey – there is a backlog of work due to limited resources at SODC so there will be some delay in making progress on the adoption process.

(viii) Trees Survey – Martin Gammie is expected to deliver the report shortly.

5. Update on development:

(i) Site A Red Kite View

There has been an off-site meeting and issues have been raised about adherence with the Management Plan for the environment during the construction period. WPC are waiting for feedback on the agreed provision for bird boxes, hedgehog highways and information for residents.

(ii) Sites B and C – Reserved Matters planning application P22/SO858/RM (Edge Road) and P22/SO893/RM (site detail on landscaping, biodiversity etc).

GB ran through some further detail on whether WNDP site criteria were being met. It was agreed that the details in the Reserved Matters application broadly meet the criteria. There are some very positive aspects of the application although there are some points of concern which need to be resolved.

Pyrton Lane. It was agreed that there should be no access onto Pyrton Lane from Site C as an interim measure before the edge road was fully constructed and in use.

Design Guide. The style is very 1930s and not particularly reflective of Watlington. There are a lot of close board fences which may be better replaced with hedges on parts of the site.

Landscape. No views in or out from Watlington Hill have been included in the document. Dark skies need to be considered. The documents include good proposals for suitable lighting which should be followed.

Green Spaces and Biodiversity. The documents claim a biodiversity gain of 25%. There was some discussion on management of green spaces – particularly the ‘community orchard’. There was concern over single species hedges – it was felt hedging as per site A, which has a good mix of native species, would be more appropriate. In particular, the planting along the Edge Road should be mixed native hedging (as in Site A) instead of the proposed beech hedging. TH suggested that WPC take on management of the green spaces. This proposal will need to be considered by Full Council. GB suggested the LAP play area be located more centrally. The uncontrolled crossing is not marked up on the Edge Road.

SB suggested investigating the possibility of a cycle path to Cuxham via the community orchard area and the Cuxham Field which WPC own. It was agreed to investigate this opportunity.

SB added that the Community Energy Group are looking for opportunities to install ground source heat pumps and could this be included in one of these 2 sites?

Other concerns raised by GB included drainage and more detailed information on hard landscaping.

Resolved : Comments to be sent to GB for her to consolidate into a report for the WPC Planning Committee.

Post meeting note : 2 further reserved matters applications have now been received for these sites. All will be discussed at Planning on the 3rd May.

There is an extended deadline.

Update on Edge Road – no further update. The consultant has still not been appointed – one year later than initially planned and we have no transparency on what is causing the delay. Freddie Van Mierlo has been chasing up a meeting.

6. Other matters and date of next meeting

There were no other matters.

The next meeting will be Monday 23rd May

THERE BEING NO OTHER INFORMATION THE MEETING CLOSED AT 6:45 PM