



Watlington Parish Council

Watlington
Neighbourhood
Development Plan



NEIGHBOURHOOD PLAN ADVISORY BOARD

**MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY BOARD
HELD ON
MONDAY 17th OCTOBER 2022 AT 8p.m. VIA VIDEO CALL.**

Present: Gill Bindoff (GB), Fiona Danks (FD), Andrew McAuley (AM), Tony Powell (TP).

In attendance: John Riddell, Loraine Daniels, Kate Brown

Officer: Rachel Gill

1. Welcome and apologies for absence
Apologies from Steve Bolingbroke
2. Declarations of Interest
There were none
3. Minutes of the meeting of 23rd MAY 2022 and matters arising:
N.B. For various, unavoidable reasons, no meetings of the NPAB have been held since May.
 - a) Conservation Area boundary review
WPC Full Council reviewed this at the meeting in September and have agreed to support the inclusion of the small extension off Britwell Road but not the 2 larger areas suggested in the draft CA Appraisal. This decision was in line with SODC advice.
4. Review of the WNDP: to re-set the timetable for the review following the 5 month break:
 - a) Review of objectives and policies (TP)

A workshop is needed to pull this together and get the first draft completed.
Resolved : To meet at 10:30 am on Thursday 27th October. RG to email SB to let him know. AM, FD, TP and GB can attend.
 - b) Policies on Watlington as a service centre, Employment and Infrastructure

AM asked Loraine and John of the Watlington Business Association if Lys Mill or the Industrial Estate on Cuxham Road had representatives on the group? They did not. AM also stated that the policies on Watlington as a service centre had not progressed much and there was plenty of opportunity for local businesses to get involved. It is likely to be in January before

consultations start. It was agreed that the run up to Christmas is a very busy time for local businesses and retailers so a consultation event in January would be good timing.

c) Review of the Sustainability Appraisal

FD has been reviewing this document and will meet with GB to discuss.

5. Locality funded projects:

a) High Streets and Social Infrastructure

This grant money is being used to help move forward on a scheme for 33 High Street. A building conditions survey and measured survey have been done. GB and Ian Hill have met with an architect on site. A lot of work is required to make the building safe and usable. The best option may be to renovate 33 as a residential dwelling and build a community building in the garden which is linked to the library. This is at early stages so nothing is decided yet. The architect will arrange an early meeting with the SODC Conservation Officer to discuss options.

b) Design Guide

A draft document has been completed. GB asked the group for feedback. The main points made were :

- Not much Watlington specific content
- Supports modern development alongside old buildings
- Very aspirational given that developers are not bound to follow the guide
- An improvement on the SODC guide and the previous WPC guide
- Some concern over external lighting / uplighting.
- Could renewable energy sources be strengthened ?

Resolved : To feedback comments and that overall that NPAB is happy with the document.

c) Trees survey

Despite a lot of chasing up the final report is still not available. A draft of some of the report was provided.

Resolved : RG/KT to write to the provider.

6. Update on development:

a) Site A Red Kite View

There are still some issues with landscaping and promises on provision for bio-diversity have not been kept. FD has spoken with Emma Bowerman (SODC Planning Officer) so she is aware and concerned.

RG to chase up a site visit.

b) Sites B and C

There have been some amendments to the Reserved Matters applications for the WPC planning committee to review. A meeting was held with Redrow on 14th October and they were receptive to WPC comments. FD has reviewed the detailed landscape designs and would like a meeting with the ecologists

or landscapers. GB said she has large scale plans and will meet FD to review. AM will contact Emma Bowerman to arrange a meeting to update on all three of the development sites, A, B and C.

c) Edge Road

There was a meeting for WPC and Pyrton PC with OCC on the Edge Road last week. It is now 'in contract' and representatives of the consultants were present. There will be a consultation in February 2023 with a full design specification. The route won't change unless the engineering survey throws up any issues. The planning application will be made in the summer of 2023 and building will start at the end of 2023 or early 2024. It is a 12 month build phase.

OCC plan to start from the new roundabout on Shirburn Road and through Pyr2 and Pyr1 to join Redrow Site C. Once this is joined up then Pyrton Lane will be closed to traffic and will be used as a footpath, bridleway and cycleway.

One area of concern is that the Environment Agency have not commented on the applications and WPC feel that a comment about the impact of Site B on the chalk stream is required. GB has contacted the EA to discuss the situation.

d) SODC: outcome of the Call for Sites

The results have now been published and a number of sites are listed for Watlington. This does not mean they will be approved for development but they will be assessed by SODC. TP suggested that NPAB apply the 16 point assessment process used when sites were assessed at the beginning of the neighbourhood plan process.

7. Other matters and date of next meeting

There were no other matters.

Those attending were thanked for their contributions.

The next meeting will be on the 21st November 2022.

THERE BEING NO OTHER INFORMATION THE MEETING CLOSED AT 9:32 PM