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**Notes of the meeting with Archstone on 23rd May 2017 at 7.00p.m.**

Present:

The Archstone Team:

Matthew Gough Archstone

Jonathan Porter Archstone

David Joseph Bloor Homes

Jason Hill Savills

Max Thurgood Clarke Bond

Jacques Toerien Barton Wilmore

James Bonner Barton Wilmore

WNDP Forum:

Gill Bindoff

Tony Powell

Peter Richardson

Watlington Parish Council:

Tom Bindoff (note taker)

Ian Hill

Terry Jackson

Tony Williamson

1. The meeting was held to share information on the progress of the WNDP and to give an update on proposals for development of the site identified in the WNDP as Site A (formerly WAT 11 and 12). The meeting was ‘without prejudice’ to the planning application being prepared for the site.
2. Update on the WNDP:
3. The pre-submission consultation is current and will end on 02.06.16.
4. The expected ‘timeline’ is that the Plan will be submitted to SODC in July with the SODC consultation and Examination in August/September and the referendum by the end of the year.
5. The emerging SODC Local Plan includes a proposal to safeguard land for a re-aligned B4009 – this applies to Site A.
6. Other draft documents have been prepared as part of the WNDP. The draft Design Guide is now available. It is on the WNDP website and will be taken into account by the Barton Wilmore design team.
7. Archstone supports proposals in the WNDP and will send a response to the consultation.
8. Site A Design Update:
9. Proposals for office accommodation have been changed. The location is now near the Industrial Estate – this is in response to concerns expressed by residents of Britwell Road about an adverse impact on their amenities of business deliveries etc. to the new commercial buildings. The proposal is for a courtyard with buildings designed to reflect a ‘farmyard’ type design – buildings to be 1.5 storey but with a two storey section. Use will be B1 but not B2 – so no workshop space is proposed. The floor space has been increased to 450 sq.m. Bloor Homes will not develop this part of the site – it will be offered to a commercial developer.
10. Parking spaces: these are provided in line with OCC standards – i.e. 2 spaces for 2 and 3 bed dwellings and 3 for 4 bed dwellings. An additional 20% of parking spaces will be provided for visitor parking. It was noted by the WNDP team that provision for parking on the site is essential to good design. There should not be a pressure on parking spaces for the new residents resulting in vehicles parking on amenity areas and parked vehicles being visually intrusive.
11. Roadways:
12. Within the site the roadways will be 6.8m wide with multi-use surfaces plus driveways for dwellings.
13. The main road through the site (to be the re-aligned B4009) will be 6.5m wide with a 3m green verge and 3m cycleway/footpath.
14. Land will be safeguarded for the re-aligned B4009 via a planning condition. Discussions have been held with OCC on site. The possibility of marking out the line of the route with fencing etc was discussed in order to make clear where the route will be provided on the site. This would make the route visible in the period before construction of the road begins and provide evidence of the re-aligned B4009 route in the WNDP.
15. The dwellings which face the road will have a garage and 3 parking spaces with front gardens of approximately 3m to 4m long.
16. There is space along the existing ‘spur’ road to the Industrial Estate for a 3m cycleway and a 2m footpath. Traffic related to the Industrial estate will be discouraged from ‘cutting through’ the new housing development once the re-aligned B4009 is complete.
17. The B4009 will be re-designed to take traffic through the new development and there will be a new T junction to take traffic into the town via Britwell Road. The design has been amended in order to move the junction further away from existing houses in Britwell Road. When the re-alignment of the B4009 is complete Britwell Road should be used for local traffic only.
18. Housing: proposals are for 183 units comprising 29% 2 bed, 50% 3 bed and 16% 4 bed. Two x 2 bed bungalows have been added to extend the housing mix in line with the WNDP. The Affordable housing will be provided according to SODC guidance and will be integrated on the site in clusters of 12 – 15 dwellings.
19. Design/materials: the main material will be brick using colours reflecting Watlington vernacular buildings. It is not intended to make use of flint panels but to use some grey brickwork to introduce a similar contrast with the basic multi brick colours. There will be some use of weatherboarding and some painted brickwork which will also reflect existing building types in the town. Roofs will be profiled tile and slate and ‘heritage’ colours will be used for fenestration etc. It was noted that 2.5 storey dwellings are not characteristic in this part of Watlington but are mainly sited at the centre of the town. If they are used on the site they will need to be located carefully so that they do not dominate the street scene.
20. Sustainable drainage: SUDS and environmental schemes are proposed on the site. Balancing ponds will be provided together with other ‘wetland’ features and access will be via boardwalks and some ‘pond dipping’ platforms. These will be in the area of the flood zone at the Cuxham Road part of the site. The need to protect and enhance the Chalgrove Brook is well understood. The green area will also need to provide some informal recreation space for ball games etc. Discussions have been held with the neighbouring property in order to prevent changes to the existing balance of land drainage.
21. Green areas: proposals are for a green ‘buffer’ at the southern side of the site from the Britwell direction. This is intended to soften the edge of the development and provide a Local Equipped Area for Play (LEAP) with a ‘trim trail’. A smaller Local Area for Play (LAP) will be provided within the site. Additional planting will be provided along the western boundary of the site and the boundary with Windmill Piece. It was noted that access from Windmill Piece through the existing southern boundary would improve access to facilities for residents. Maintenance arrangements for all the green spaces on the site will be incorporated into planning conditions if planning permission is granted by SODC.
22. Planning Application: this is expected to be made towards the end of June/July.

Archstone is willing to hold a further meeting with the WNDP group and to display proposals to the public. It is expected that, if planning permission is granted, the timescale could be: permission granted in the last quarter of 2017; 3rd quarter of 2018 work started on the site; 1st quarter of 2018 first houses occupied. It is expected that the first phase of development will be for approximately 50 dwellings - at this stage the number of affordable homes will be a higher % than the agreed 40% because of the way the site is designed.

Notes taken by T. Bindoff

02.06.17.