

## Appendix 2: Site Assessment



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St. Mary's Church and Wheatley Bridge

# 1 Introduction

1.1 The Wheatley Neighbourhood Development Plan (WNP) is not required by the district council to deliver any new housing above what is proposed in the emerging Local Plan 2034. The WNP designated area contains the Oxford Brookes University (OBU) strategic allocation site, known as STRAT14 in the emerging South Oxfordshire Local Plan 2011-2034. In the emerging Local Plan 2034 it is proposed that this allocation will deliver at least 300 new homes within the plan period. It should be noted that in view of the present educational commitments undertaken by OBU there is unlikely to be any development on this site until 2022 at the earliest yet the WNP is faced with a current, pressing need for affordable housing. The challenge therefore for the WNP is to address local bespoke needs for housing in the village. In addition to meeting housing need, the delivery of housing allocations in a timely fashion could have significant benefits for the village of Wheatley.

1.2 The WNP Committee commissioned a Housing Needs Assessment (HNA, see Appendix 3) to establish the bespoke housing needs for Wheatley during the period of the Plan. The HNA established that 120 affordable homes are needed in Wheatley with a tenure mix of 40% affordable rented, 35% social rented and 25% other affordable routes to home ownership as required by the emerging South Oxfordshire Local Plan 2011-2034 Final Publication 2<sup>nd</sup> [10].

1.3 Wheatley is highly constrained by the Green Belt with the boundary drawn tight around the village, limiting the amount of potential development sites within the village. Through working with the Local Planning Authority, the Wheatley Neighbourhood Plan Group have established that exceptional circumstances exist that permit the release of land from the Green Belt in Wheatley in order to meet the identified need and aims and objectives of the neighbourhood plan.

1.4 The exceptional circumstances for the release of land from the Green Belt at Wheatley are:

- a) Wheatley is a Larger Village, which is an appropriate location for accommodating additional development
- b) There are limited alternatives for accommodating additional development at Wheatley other than through Green Belt release
- c) To meet bespoke housing needs of Wheatley
- d) To contribute towards the loss of employment at the OBU site
- e) To enable the relocation of existing employment uses to more suitable locations in Wheatley, thus creating better facilities and improving the interaction between different land uses. This will also enable vacated employment sites to be developed for housing.
- f) To enable development to take place to provide for a mix of uses to the benefit of existing and future residents
- g) To make efficient use of land that has few essential characteristics of the Green Belt

The WNP Committee has moved forward with the site assessment on this basis, using the relevant evidence available to them. The following table (Figure 1.2) summarises the process whereby the WNP Committee assessed the sites in Wheatley and Holton for potential

development. Using the process described in Figure 1.2 the WNP Committee was able to evaluate the sites for potential development that would address the housing needs of the village and meets the village enhancement objectives of the neighbourhood plan. The whole process will now be described in greater detail in the following sections.



Figure 1.1 The Manor House from the south

1.		The task of site assessment was delegated to the Housing sub-committee, subsequently renamed the Land Use sub-committee.
2.	<ol style="list-style-type: none"> <li>1 SODC SHLAA/SHELAA reports, including updates which were published during the NP process</li> <li>2 Local knowledge of the village</li> <li>3 Maps and Google Earth</li> <li>4 Brownfield sites were considered which could be created by the relocation of existing inappropriate development</li> <li>5 OCC calls for sites</li> </ol> <p>This process generated an initial list of 27 sites (subsequently extended to 35) and was reviewed by the Steering Group.</p>	
3.		A site can only be allocated in a Neighbourhood Plan if it can be demonstrated that it is available, suitable and deliverable. Committee members were tasked to determine ownership and find out if the owner was likely to permit development. This exercise resulted in the subdivision of some sites into sub-sites in different ownerships.
4.	<ol style="list-style-type: none"> <li>1 Feedback from the Straw poll, open days, and consultation meetings was analysed</li> <li>2 One member analysed nine published NP's and tabulated selection criteria used by them into a spreadsheet which resulted in just over 100 Criteria.</li> <li>3 We considered preparing a site matrix based on 50 criteria with each given a numerical weighting. We considered that scoring from 1 to 3 was too crude, and that 1 to 10 would allow a more nuanced result. However, we realised that it was not practical for our committee to consider nearly 1500 relative values.</li> </ol>	
5.	<ol style="list-style-type: none"> <li>1 Mindful of the national planning practice guidance which requires sites proposed for allocation to be available, suitable and deliverable for the development proposed, the Steering Committee suggested that crude filters be applied to reduce the number of sites under consideration to enable a workable final selection process. This process was called pre-screening. Some sites were eliminated from further consideration if:</li> <li>2 The site was confirmed as unavailable</li> <li>3 Outside the NP area</li> <li>4 Located in an area of flood risk</li> <li>5 In the Green Belt fulfilling the majority of the purposes of the Green Belt, with particular reference to the setting and history of the village</li> </ol>	
6.		The process was considered by the Land Use sub-committee and scores (pass, fail, or partial) were given to a set of key criteria whereupon potentially suitable sites emerged for further assessment.
7.		This exercise then led onto the detailed assessment, which was then reviewed in one of the Workshops. Potentially suitable sites were tested against the NP Vision and objectives to help determine which sites should be allocated.
8.		A total of 32* sites were assessed and from this process 4 sites emerged as suitable for allocation.

\*WHE3 (developed), WHE4 (in Shotover Estate), WHE18A (in development) removed from the initial 35 sites

Figure 1.2 Site Assessment Process

## 2 Site Selection Process

2.1 The WNP is not required by the district council to deliver any growth above what is proposed in the emerging Local Plan 2034. Provided there are exceptional circumstances for the release of land from the Green Belt, and this is established through strategic planning policies, the WNP can aim meet the bespoke needs of the neighbourhood area. Figure 2.1 identifies the key objectives which the WNP wants to deliver through detailed amendments to Green Belt boundaries in Wheatley.

Housing for the general public - Broad mix of housing options
Housing mix - Affordable housing (not less than 40%, sites with > 10)
General housing needs - Infill linear development should not be precluded to meet housing needs
Business - Relocate non-retail business out of residential areas Concentrate non-retail business on sites with similar or related businesses
Leisure (physical) - Playing fields and recreational facilities No net loss of sports facilities Close to good access Walking pathways
Leisure (social) - No loss of social amenities (pubs, restaurants, clubs). Bigger community hall close to core village population
Parking - Additional space near centre and/or bus stops
New space for burials - A dignified setting Suitable ground conditions
Change of Use - Provides village enhancement and improves the environment

Figure 2.1 Key objectives delivered through Green Belt release and site allocations in the WNP

2.2 In weighing up whether to allocate any sites for development, the key considerations are:

- a. There is sufficient land within the WNP designated area that is available to provide housing for “at least 300 homes” (SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [1]) when the built form of the OBU site is developed
- b. Land availability in the centre of Wheatley is limited and there are already issues related to the narrow streets and congestion associated with the lack of off-street parking. Any new development must avoid exacerbating these issues
- c. The Green Belt Review has identified sites that do not contribute or fulfil the purposes of the Green Belt as defined by the NPPF 2019 [2]. As a result, these sites could potentially be released from the Green Belt and made available for development.
- d. The Housing Needs Survey [3] identified a need for affordable homes
- e. The HNA [Appendix 3] established that a quantum of 120 affordable homes was required.
- f. Recognition of the opportunity to deliver the WNP vision and objectives whilst minimising any negative impact on infrastructure.

2.3 These key considerations were used to establish whether the neighbourhood plan should pursue Green Belt release and site allocations. Alongside the objectives in Figure 2.1 these considerations were also used, where appropriate, to inform the local criteria for assessing sites.

### Identifying Sites

2.4 The Strategic Housing Land Availability Assessment (SHLAA) [4] and Strategic Housing Economic Land Availability Assessment (SHELAA) [5] are processes whereby

SODC fulfils its statutory requirement to monitor whether there is an adequate supply of deliverable land for housing. In view of the fact that these documents are current and up-to-date there was no requirement to conduct a call for sites. However, to complement the SHLAA/SHELAA processes the WNP Committee have reviewed local sites and compiled a comprehensive list of sites related to the WNP including those already identified by SHLAA [4] and SHELAA [5]. All the sites identified are shown in Figures 2.2 and 2.3 below.

Ref	Site	Source
WHE1A	N of Old London Road, S of Christmas tree area	SO SHLAA 2011 / 2013
WHE1B	Christmas tree cultivation area, S of A40, N of Old London / London Road	SO SHLAA 2011 / 2013
WHE1C	Farm shop and equestrian area	SO SHLAA 2011 / 2013
WHE2	S of A40, W of Waterperry Road, N of Old London Road	SO SHLAA 2011 / 2013
WHE3	Between A40 and London Road	SO SHLAA 2011 / 2013 Development completed
WHE4	W of Primary School site, not in WNP designated area, part of Shotover Estate	SO SHLAA 2011 / 2013
WHE5	W of Kelly's Road	SO SHLAA 2011 / 2013
WHE6	W of road through Littleworth towards Gidley Way	SO SHLAA 2011 / 2013
WHE7	E of road through Littleworth, N of Windmill lane	SO SHLAA 2011 / 2013
WHE8	Between Littleworth and the Windmill	SO SHLAA 2011 / 2013
WHE9A	S of the old railway line, N of the Howe	SO SHLAA 2011 / 2013
WHE9B	N of the old railway line, SW of the Manor	SO SHLAA 2011 / 2013
WHE10	The Howe nature reserve and Allotments	SO SHLAA 2011 / 2013
WHE11	Earlywood Paddock	SO SHLAA 2011 / 2013
WHE12A	E of Ladder Hill, S of Kelham Hall drive	SO SHLAA 2011 / 2013
WHE12B	E of Ladder Hill, S of Kelham Hall drive	SO SHLAA 2011 / 2013
WHE13A	S of Beech Road, W of lane to Castle Hill Farm	SO SHLAA 2011 / 2013
WHE13B	S of WHE13A	SO SHLAA 2011 / 2013
WHE14	S of Beech Road, E of lane to Castle Hill Farm	SO SHLAA 2011 / 2013
WHE15	E of the Avenue, S of London Road (Miss Tomb's Field)	SO SHLAA 2011 / 2013 Excluding area in Environment Agency Flood Zones 2 or 3
WHE16	W of Asda, S of London Road (The Bungalows)	SO SHLAA 2011 / 2013 Excluding area in Environment Agency Flood Zones 2 or 3
WHE17	S of WHE15 (Mobbs' Land)	SO SHLAA 2011 / 2013
WHE18A	The Railway Inn	Development started (C3)
WHE18B	BT exchange	Local knowledge, not available
WHE19	To the S of line of railway at E end of village	Local knowledge, for completeness and to explore S link road possibility
WHE20A	Immediately N of the Windmill	Local knowledge, development spoiling setting of the Windmill
WHE20B	Paddock and field including the Windmill	Local knowledge, site is for sale
WHE21	S of Roman Road, N of line of disused railway	SO SHLAA 2011 / 2013
WHE22	Littleworth industrial area	Local knowledge, improvement opportunity
WHE23	E end of Primary School Site	Local knowledge, improvement opportunity
WHE24	Wooded area between A40 and London Road	Local Knowledge, similar to WHE3
WHE25	Oxford Brookes U. - built on area only	Pre-defined by SODC
WHE26	E end of village adjacent to river	Local knowledge, flood plain
WHE27	W end of the Primary School	Local knowledge, improvement opportunity
WHE28	Park Hill	Local knowledge, improvement opportunity

Figure 2.2 List of identified sites

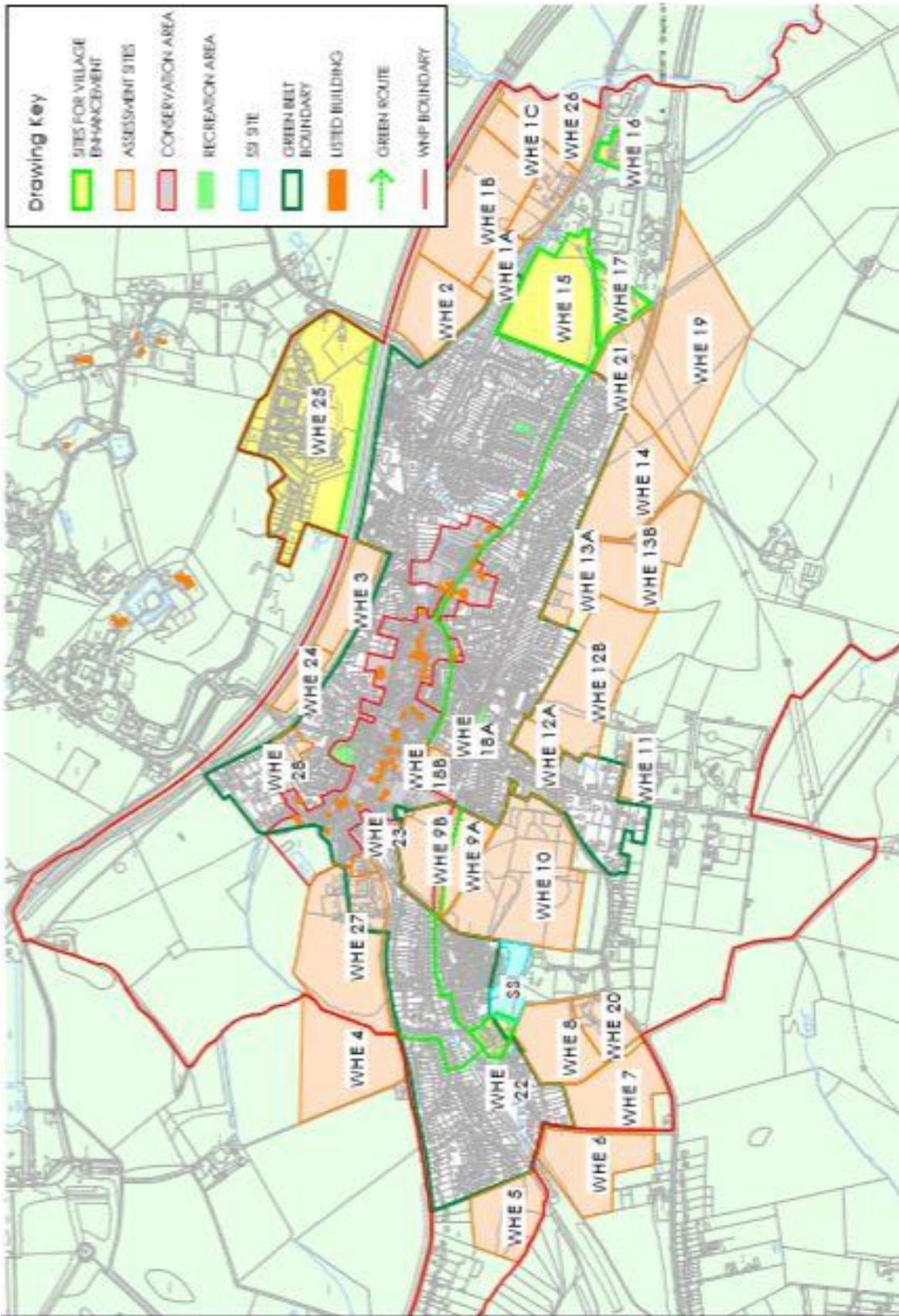


Figure 2.3 Map of identified sites [6]

2.5 All the sites were assessed in compliance with the National Policy, within the framework recommended by SODC and with regard to community opinion. The sites were pre-screened, assessed and evaluated using the process described already (see Figure 1.1).

2.6 The first phase was the pre-screening, which used a set of criteria to eliminate sites from further assessment. This sifting process discounted any sites that were not available or where development would be clearly in conflict with national or local planning policy and there would be no way to mitigate the conflict. The criteria used in the pre-screening were:

- Availability,
- Within the WNP area,
- Flood Risk,
- Green Belt

### **How the pre-screening filters were applied**

#### *Availability*

2.7 The WNP Committee group consulted Land Registry and contacted the relevant landowners to ascertain availability of their land. In addition, conditional support for development was requested subject of course to subsequent terms and conditions. Sites that were unavailable were dismissed.

#### *Within the WNP designated area*

2.8 The WNP Committee dismissed sites that were not within the designated neighbourhood area.

#### *Flood Risk*

2.9 The WNP Committee used the Environment Agency flood map for planning to determine the extent to which sites were within Flood Zone 1, 2, or 3. If a site lay completely within Flood Zone 2 or 3 (for example, WHE26) it would be dismissed. However, there were some sites for which only a part of the site fell within a Flood Zone. For these sites, consideration had to be given as to the fraction of the site that was in a Flood Zone or whether or not with modern construction techniques any risk could be mitigated satisfactorily. Based on these considerations the site would be rated accordingly as pass, partial or fail.

#### *Green Belt*

2.10 The sites were rated either pass, fail, or partial, depending on if the site fulfilled or did not fulfil the purposes of the Green belt. This information was obtained from the Local Green Belt Study for South Oxfordshire District Council (September 2015) [7], which forms part of the evidence base for the emerging South Oxfordshire Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [1]. This study identified the potential for the Green Belt boundary to be revised in Wheatley, identifying 5 potential areas. These areas are shown in Figure 2.4. The conclusions regarding potential sites in Wheatley were used to inform the pre-screening.

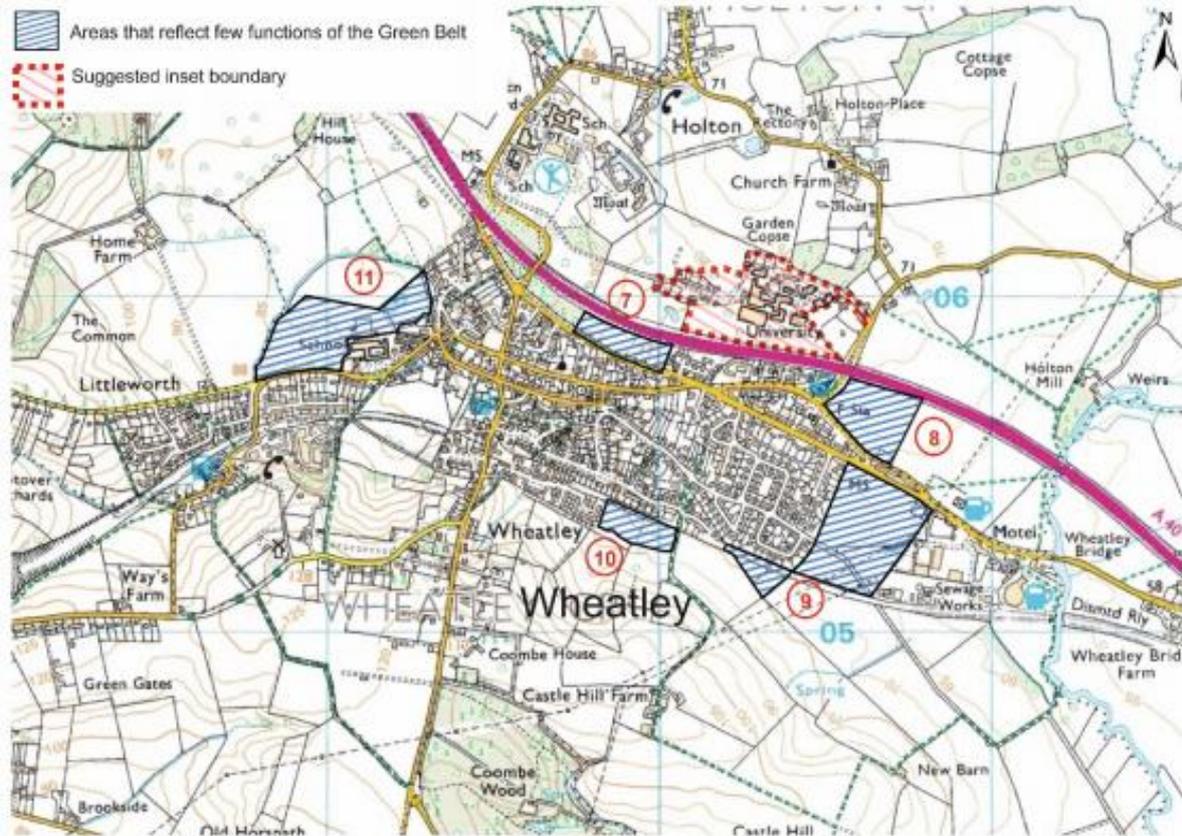


Figure 2.4 Map of potential areas for boundary revision, identified in the South Oxfordshire Green Belt Study [7]

### Pre-Screening

2.11 How the sites performed against these filters is set out in figure 2.5, using either ‘pass’, ‘fail’ or ‘partial’, to assess the sites. This assessment considered each site against:

- Pass – for sites that show no constraints and are appropriate as site allocations;
- Partial – for sites which are potentially suitable if issues can be resolved or constraints mitigated
- Fail – for sites which are not suitable due to insurmountable constraints.

**(This colour coding is used in the detailed assessment spreadsheets in Table 2.5 and in the site assessment charts)**

Site #	Site Designation	Availability	Within NP Area	Flood Risk Pass/partial/fail	Green Belt
1	WHE1A	Pass	Pass	Partial	Fail
2	WHE1B	Fail	Pass	Pass	Fail
3	WHE1C	Fail	Pass	Partial	Fail
4	WHE2*	Pass	Pass	Partial	Pass
5	WHE3	Fail	Pass	Pass	Fail
6	WHE4	Fail	Fail	Partial	Fail
7	WHE5	Pass	Pass	Pass	Fail
8	WHE6	Fail	Fail	Pass	Fail
9	WHE7	Fail	Pass	Pass	Fail
10	WHE8	Fail	Pass	Pass	Fail
11	WHE9A	Pass	Pass	Partial	Fail
12	WHE9B	Fail	Pass	Partial	Fail
13	WHE10	Fail	Pass	Pass	Fail
14	WHE11	Pass	Pass	Pass	Fail
15	WHE12A	Pass	Pass	Partial	Fail
16	WHE12B	Pass	Pass	Partial	Fail
17	WHE13A	Pass	Pass	Fail	Pass
18	WHE13B	Fail	Pass	Partial	Fail
19	WHE14	Fail	Pass	Pass	Partial
20	WHE15*	Pass	Pass	Partial	Pass
21	WHE16*	Pass	Pass	Partial	Pass
22	WHE17*	Pass	Pass	Pass	Pass
23	WHE18A	Fail	Pass	Pass	Fail
24	WHE18B	Fail	Pass	Pass	Pass
25	WHE19	Fail	Pass	Partial	Fail
26	WHE20A	Pass	Pass	Pass	Fail
27	WHE20B	Pass	Pass	Pass	Fail
28	WHE21	Fail	Pass	Pass	Pass
29	WHE22*	Pass	Pass	Pass	Fail
30	WHE23	Fail	Pass	Pass	Pass
31	WHE24	Pass	Pass	Pass	Fail
32	WHE25	Pass	Pass	Pass	Partial
33	WHE26	Fail	Pass	Fail	Fail
34	WHE27	Fail	Pass	Partial	Pass
35	WHE28*	Pass	Pass	Pass	Fail

\*See paragraph 2.12 below

Figure 2.5 Pre-Screening Table

**Selection of sites given further consideration**

2.12 The pre-screening criteria are considered fundamental to the availability, deliverability, and suitability of the sites. Therefore, it was justified to use these criteria as a means of determining whether to give a site further consideration at this stage. Most of the

sites considered at the pre-screening stage failed at least one of the criteria and therefore were not given further consideration. The exceptions were specific brownfield sites (WHE22, WHE25 and WHE28) and these were taken forward together with WHE2, WHE15, WHE16 and WHE17 of which WHE2, WHE15 and WHE16 had already been identified in the Green Belt Study [7] as “reflecting few functions of the Green Belt”. These seven sites will now be subject to a detailed assessment.

### Sites taken forward for detailed assessment

2.13 Using the pre-screening table (see Figure 2.5) and the site selection process outlined in paragraph 2.12 seven sites\* emerged following an initial assessment for suitability to continue for further assessment. These seven sites were taken forward for more detailed consideration, assessing their suitability and ability to deliver the goals and objectives of the Wheatley NDP. The vision and objectives set out by the WNP are driven by a desire to revitalise and enhance the village at the same time as meeting its housing needs. The enhancement of Wheatley aims to provide housing, to improve connectivity through the village, to provide a more suitable location for light industry uses and to provide opportunities for local employment.

Size of Site Assessment	-Gross Size that is useable -Estimate of houses and commercial space
Location Assessment	-Distance from centre of village -Coalescence -Integration on the site -Connectivity
Traffic, Site Access and Movement	-Main vehicular access -Presence of formal/informal footpaths -Time to walk to local facilities and services
Flooding Assessment	-Within or adjacent to identified Flood Zone -Any history of flooding or drainage issues
Landscape / Rural character & quality	-Any notable natural features -Impact on the village setting
Heritage and culture	-Visibility from heritage asset -Visibility from other features of historic interest -Within or visible from Conservation Area -Archaeology considerations
Setting (e.g. views in/out/through)	-Visibility from roads, paths and open spaces -Prominent location -Impact on setting of AONB
Ecology & wildlife	-Any significant habitats on site -Any known protected species on site -Any protected trees
Agriculture/current use of site	-What is the current use of the site -What grade Agricultural land is the site -Is the site used for formal or informal recreational activities
Title / Legal restrictions / Tenure issues	-Any known title issues -Does existing tenure impact on development
Other Plans / Assessment	-Consistent with SODC Local Plan -Consistent with aims and objectives of the NDP -Address recommendations from character assessment
Development proposals	-Any development proposals within the last 5 years -Status of the plans/proposal -Number of dwellings proposed -Any benefits for the community as a result of the proposal

Figure 2.6 Criteria used in the Site Assessment

Each of the seven sites was reviewed against a number of criteria to determine whether the site would be suitable to be considered for development. The criteria considered not only the availability, suitability and achievability of sites, but whether these sites could be consistent with the Visions and objectives of the WNP and also with the exceptional circumstances for making site allocations in Wheatley. Each site was then assessed using the key criteria identified in Figure 2.6.

### **The OBU site (WHE25)**

2.14 The brownfield part of the WHE25 site (OBU) is approximately 12.11HA. At present the whole of OBU Wheatley campus lies within the Green Belt. The built-up area of the campus is within the WNP area and is identified as WHE25. As the detailed assessment will demonstrate, this site is potentially available, suitable and deliverable.

2.15 The SODC Local Plan 2011 - 2034 Final Publication 2<sup>nd</sup> [1] proposes to allocate the WHE25 site together with the part of the OBU site that is not in the WNP designated area for residential development under Policy STRAT14. National Planning Practice Guidance [8] highlights the importance of avoiding duplicating planning processes that will apply to the neighbourhood area. On this basis, instead of seeking to allocate the WHE25 site and generate unnecessary duplication of planning processes, the WNP has developed a criterion based policy that helps guide any proposals for development on or redevelopment of this site.

**WHE25 (Built form of the OBU campus and two residential plots owned by OBU lying adjacent to A40 dual carriageway)**

**Detailed Assessment**

	<b>Assessment</b>
<b>Size of Site Assessment</b>	
Estimate of gross site area (HA)	12.11HA
Estimate of houses and commercial space	Houses only, quanta 300
<b>Location Assessment</b>	
How far is the site from the centre of the village (i.e. pub)	1.5Km from Primary School, 1Km from High Street shops, route involves crossing London Road.
Would development create coalescence between Wheatley, Holton and neighbouring settlements?	The development proposed in STRAT14 would not create coalescence
What characteristics of this site would either help or hinder a development on this site to integrate with the village?	The presence of the A40 dual carriageway is an issue. Not on proposed green route, OK for Thame/Oxford bus route.
<b>Traffic, Site Access and Movement</b>	
Where is the main vehicular access to the site?	Waterperry Road
Are there formal and/or informal footpaths across the site?	Yes, gated footpath connects Waterperry Road to the Holton flyover
Are there footpaths linking site to centre of the village (pub)?	Yes
Time to walk to: 1) Shop/Play area/Bus Stop, 2) Pub, 3) Church/School	1: 20min/15min/6min 2: 20min 3: 20min/25min
<b>Flooding Assessment</b>	
Is the site within or adjacent to an identified EA flood risk area?	No
Does the site have any history of flooding or drainage issues? If yes please describe.	No
<b>Landscape / Rural character and quality</b>	
Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	Yes, trees
Would a development on this site impact on the Village setting e.g. the soft transition between countryside and village / creation of hard boundaries?	No. The site is separated from the Village by the A40 dual carriageway
<b>Heritage &amp; Culture</b>	
Is the site visible from any heritage assets or listed buildings?	Yes, from Holton House
Is the site visible from other features of historic interest? (e.g. local monuments, setting of historic routeways etc.)	Yes, scheduled monument
Is the site within or visible from the Conservation Area?	No
Are there any archaeology considerations?	No
<b>Setting (e.g. views in/out/through)</b>	
Is the site clearly visible from roads, paths and open spaces? If so which ones?	
Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	Located on a ridge that slopes down to the east. There are views into Wheatley, Brill and east to the Chiltern ridge
Would development impact on views or the setting of the AONB?	No
Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	The development proposed in STRAT14 would not have any impact
<b>Ecology &amp; wildlife</b>	
Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	No
Are there any known protected species such as bats, amphibians etc?	Great crested newts
Are any trees protected by preservation orders (TPO's)?	Yes

<b>Agriculture / Current use of Site</b>	
What is the current use of the site?	Educational and residential
What grade Agricultural land is the site?	Non-agricultural
Is the site used for formal or informal recreational activities?	The site has tennis courts and a football field
<b>Title / Legal restrictions /Tenure issues</b>	
Are there any known title issues? (e.g. electric pylons or restrictive covenants etc)	No
Does existing tenure impact on development? If so how?	No
<b>Other Plans / Assessments</b>	
Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	WHE25 is part of the strategic site STRAT14 in the emerging Local Plan
Would development address recommendations from the character assessment?	Yes
<b>Development proposals</b>	
Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	Yes
What's the status of the plans / proposals?	Planning refused, now going to Appeal
How many dwellings proposed	500
Are there / Were there any benefits being offered to the community as part of the plans?	Improved cycle/pedestrian access. Sports pavilion.
Briefly describe the character / nature of the proposals	Residential development only
<b>Evaluation Result</b>	
	<div style="background-color: orange; width: 150px; height: 20px; margin-bottom: 10px;"></div> <p>Partial – the site is potentially suitable providing if issues can be mitigated and constraints resolved. These include proximity to A40 dual carriageway and the provision of adequate means of connectivity between the site and the village.</p>

### Consideration of the six remaining sites

2.16 The characteristics of the remaining sites (WHE2, WHE15, WHE16, WHE17, WHE22 and WHE28) will now be assessed and their development potential will be described in sections 2.18 – 2.24.

**WHE2 (Occasional agricultural use land E of Waterperry Road, between Old London Road and A40 dual carriageway)**

**Detailed Assessment**

	<b>Assessment</b>
<b>Size of Site Assessment</b>	
Estimate of gross site area (HA)	3.4HA.
Estimate of houses and commercial space	35
<b>Location Assessment</b>	
How far is the site from the centre of the village (i.e. pub)	1.5Km from Primary School, 1Km from High Street shops, route involves crossing London Road.
Would development create coalescence between Wheatley, Holton and neighbouring settlements?	No
What characteristics of this site would either help or hinder a development on this site to integrate with the village?	Not on proposed green route, not on Thame/Oxford bus route.
<b>Traffic, Site Access and Movement</b>	
Where is the main vehicular access to the site?	From Old London Road, which is narrow with single narrow pavement and no pavement to the E, road widening and single pavement could be achieved on the N side.
Are there formal and/or informal footpaths across the site?	No
Are there footpaths linking site to centre of the village (pub)?	Pedestrian access to Wheatley and village amenities is via narrow single pavement which cannot be easily widened.
Time to walk to: 1) Shop /Play area/Bus Stop, 2) Pub, 3) Church/School	1: 12min/12min/6min 2: 6min 3: 12min/20min
<b>Flooding Assessment</b>	
Is the site within or adjacent to an identified EA flood risk area?	FZ 2 and 3 on S. edge along road.
Does the site have any history of flooding or drainage issues? If yes please describe.	Very rare flooding off London Road from adjacent stream and Waterperry Road
<b>Landscape / Rural character and quality</b>	
Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	Mature hedges to E, W and N, partial hedge to S Scrub developing
Would a development on this site impact on the Village setting e.g. the soft transition between countryside and village / creation of hard boundaries?	Houses would transition from village to boundary with A40 dual carriageway
<b>Heritage &amp; Culture</b>	
Is the site visible from any heritage assets or listed buildings?	.No
Is the site visible from other features of historic interest? (e.g. local monuments, setting of historic routeways etc.)	No
Is the site within or visible from the Conservation Area?	No
Are there any archaeology considerations?	No

<b>Setting (e.g. views in/out/through)</b>	
Is the site clearly visible from roads, paths and open spaces? If so which ones?	Yes, from Old London Road and from A40
Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	Rising ground visible from London Road and Old London Road and Castle Hill
Would development impact on views or the setting of the AONB?	No
Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	No
<b>Ecology &amp; wildlife</b>	
Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	No
Are there any known protected species such as bats, amphibians etc?	No
Are any trees protected by preservation orders (TPO's)?	No
<b>Agriculture / Current use of Site</b>	
What is the current use of the site?	Unused farmland
What grade Agricultural land is the site?	Grade 4
Is the site used for formal or informal recreational activities?	No
<b>Title / Legal restrictions /Tenure issues</b>	
Are there any known title issues? (e.g. electric pylons or restrictive covenants etc)	Restrictive covenant that does not allow housing
Does existing tenure impact on development? If so how?	No
<b>Other Plans / Assessments</b>	
Would development be consistent with the SODC Core Strategy, SODC Local Plan 2011, emerging SODC Local Plan 2034, Draft NP vision and objectives.	Yes
Would development address recommendations from the character assessment?	
<b>Development proposals</b>	
Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	Yes
What's the status of the plans / proposals?	Outline proposal only, no planning application
How many dwellings proposed	35
Are there / Were there any benefits being offered to the community as part of the plans?	No
Briefly describe the character / nature of the proposals	Residential development
<b>Evaluation Result</b>	<div style="background-color: orange; width: 100px; height: 20px; margin-bottom: 10px;"></div> <p>Partial – the site is potentially suitable if issues can be resolved or constraints mitigated. N boundary of site adversely affected by road noise and pollution, makes mitigation essential if all of the site to be available</p>

***WHE15 (Scrubland S of London Road, E of the Avenue)  
Detailed Assessment***

	<b>First Draft Assessment</b>
<b>Size of Site Assessment</b>	
Estimate of gross site area (HA)	5.2HA
Estimate of houses and commercial space	Approximately 55 dwellings on 1.7HA Approximately 1.7HA commercial space. Approximately 1.7HA recreational space
<b>Location Assessment</b>	
How far is the site from the centre of the village (i.e. pub)	0.9Km
Would development create coalescence between Wheatley, Holton and neighbouring settlements?	No
What characteristics of this site would either help or hinder a development on this site to integrate with the village?	Infill between residential and commercial use. Green belt land that does not satisfy all of the purposes of the green belt. Large enough to accommodate a number of uses that are needed, including housing, recreational space and commercial.
<b>Traffic, Site Access and Movement</b>	
Where is the main vehicular access to the site?	London Road
Are there formal and/or informal footpaths across the site?	Yes, informal dog walking and path to Asda from Roman Road. Start of proposed E/W Green Route
Are there footpaths linking site to centre of the village (pub)?	Yes, Start of proposed Green Route via Roman Road.
Time to walk to: 1) Shop/Play area/Bus Stop, 2) Pub, 3) Church/School	1: 2min/1min/2min; 2:5min; 3:10min/18min
<b>Flooding Assessment</b>	
Is the site within or adjacent to an identified EA flood risk area?	Yes. FZ 2 and 3 in NE corner around existing dwelling and electrical sub-station. Surface flooding in lane to S.
Does the site have any history of flooding or drainage issues? If yes please describe.	No
<b>Landscape / Rural character and quality</b>	
Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	Hedgerows to London Road and around site.
Would a development on this site impact on the Village setting e.g. the soft transition between countryside and village / creation of hard boundaries?	No, because a split of approximately 1/3 housing, 1/3 commercial use and 1/3 recreational space will enable a soft transition from the built form to the countryside.
<b>Heritage &amp; Culture</b>	
Is the site visible from any heritage assets or listed buildings?	No
Is the site visible from other features of historic interest? (e.g. local monuments, setting of historic routeways etc.)	No
Is the site within or visible from the Conservation Area?	No
Are there any archaeology considerations?	No

<b>Setting (e.g. views in/out/through)</b>	
Is the site clearly visible from roads, paths and open spaces? If so which ones?	No, screened by hedge
Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	No
Would development impact on views or the setting of the AONB?	No
Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	No
<b>Ecology &amp; wildlife</b>	
Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	No
Are there any known protected species such as bats, amphibians etc?	No
Are any trees protected by preservation orders (TPO's)?	No
<b>Agriculture / Current use of Site</b>	
What is the current use of the site?	Scrubland, unused farmland. Last cultivated 2004.
What grade Agricultural land is the site?	Grade 4
Is the site used for formal or informal recreational activities?	Yes informal, dog walking, informal footpaths
<b>Title / Legal restrictions /Tenure issues</b>	
Are there any known title issues? (e.g. electric pylons or restrictive covenants etc)	Presence of pylons and power lines precludes part of site from residential development
Does existing tenure impact on development? If so how?	The area under the power lines however could be used for commercial development.
<b>Other Plans / Assessments</b>	
Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	Yes (Emerging South Oxfordshire Local Plan 2034)
Would development address recommendations from the character assessment?	Yes
<b>Development proposals</b>	
Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	No
What's the status of the plans / proposals?	N/A
How many dwellings proposed	N/A
Are there / Were there any benefits being offered to the community as part of the plans?	N/A
Briefly describe the character / nature of the proposals	N/A
<b>Evaluation Result</b>	<div style="background-color: orange; height: 20px; width: 100%;"></div> <p>Partial – the site is potentially suitable providing care is taken with respect to the flood risk (FZ 2 and 3)</p>

***WHE16 (Land adjacent to Builder's yard and ASDA, split site)  
Detailed Site Assessment***

	<b>First Draft Assessment</b>
<b>Size of Site Assessment</b>	
Estimate of gross site area (HA)	0.35HA (two fragmented parts)
Estimate of houses	Up to 10 dwellings. Car parking for up to 30 cars.
<b>Location Assessment</b>	
How far is the site from the centre of the village (i.e. pub)	1.2Km
Would development create coalescence between Wheatley, Holton and neighbouring settlements?	No
What characteristics of this site would either help or hinder a development on this site to integrate with the village?	Development on fragmented vacant parts of the site would help to consolidate an existing residential viable community surrounded by commercial uses. A minimum of 30 car parking spaces for adjacent businesses would be desirable.
<b>Traffic, Site Access and Movement</b>	
Where is the main vehicular access to the site?	N parcel from London Road and S Parcel via unadopted entrance from access road used by businesses.
Are there formal and/or informal footpaths across the site?	No
Are there footpaths linking site to centre of the village (pub)?	Yes, proposed Green Route
Time to walk to: 1) Shop/Play area/Bus Stop, 2) Pub, 3) Church/School	1: 1min/4min/1min; 2: 1min; 3: 20min
<b>Flooding Assessment</b>	
Is the site within or adjacent to an identified EA flood risk area?	Yes
Does the site have any history of flooding or drainage issues? If yes please describe.	Yes, related to sewage works
<b>Landscape / Rural character and quality</b>	
Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	Trees, hedges
Would a development on this site impact on the Village setting e.g. the soft transition between countryside and village / creation of hard boundaries?	No. Although in the green belt, this land does not satisfy all of the purposes of the Green Belt.
<b>Heritage &amp; Culture</b>	
Is the site visible from any heritage assets or listed buildings?	No
Is the site visible from other features of local historic interest? (e.g. local monuments, setting of historic routeways etc.)	No
Is the site within or visible from the Conservation Area?	No
Are there any archaeology considerations?	No

<b>Setting (e.g. views in/out/through)</b>	
Is the site clearly visible from roads, paths and open spaces? If so which ones?	Front part open to London Road. Rear part open to business access road
Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	No
Would development impact on views or the setting of the AONB?	No
Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	No
<b>Ecology &amp; wildlife</b>	
Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	No
Are there any known protected species such as bats, amphibians, monsters etc?	No
Are any trees protected by preservation orders (TPO's)?	No
<b>Agriculture / Current use of Site</b>	
What is the current use of the site?	Vacant and commercial adjacent to existing residential
What grade Agricultural land is the site?	N/A
Is the site used for formal or informal recreational activities?	No, but informal parking occurs, used by adjacent businesses
<b>Title / Legal restrictions /Tenure issues</b>	
Are there any known title issues? (e.g. electricity pylons or restrictive covenants etc)	No
Does existing tenure impact on development? If so how?	Access to rear of site has been agreed through curtilage of one dwelling.
<b>Other Plans / Assessments</b>	
Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	Yes, emerging South Oxfordshire Local Plan 2034.
Would development address recommendations from the character assessment?	Yes
<b>Development proposals</b>	
Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	Yes
What's the status of the plans / proposals?	Refused
How many dwellings proposed	8-10 between front and rear sections
Are there / Were there any benefits being offered to the community as part of the plans?	No
Briefly describe the character / nature of the proposals	Flats and houses
<b>Evaluation Result</b>	<div style="background-color: orange; width: 100px; height: 15px; margin-bottom: 5px;"></div> <p>Partial – the site is potentially suitable providing care is taken with respect to the flood risk</p>

**WHE17 (Land W of commercial area and sewage works)**  
**Detailed Site Assessment**

	<b>First Draft Assessment</b>
<b>Size of Site Assessment</b>	
Estimate of gross site area (HA)	1.4HA
Estimate of commercial floor area	Approximately 2,500M <sup>2</sup> commercial space
<b>Location Assessment</b>	
How far is the site from the centre of the village (i.e. pub)	0.9Km
Would development create coalescence between Wheatley, Holton and neighbouring settlements?	No
What characteristics of this site would either help or hinder a development on this site to integrate with the village?	Rationalising commercial development in Wheatley, commercial use essential to allow residential development of WHE22 without loss of employment. Adjacent to and accessed from existing commercial area.
<b>Traffic, Site Access and Movement</b>	
Where is the main vehicular access to the site?	Via existing business access road from London Road
Are there formal and/or informal footpaths across the site?	No
Are there footpaths linking site to centre of the village (pub)?	Yes, proposed green route via Roman Road and London Road pavements
Time to walk to:1) Shop/Play area/Bus Stop, 2) Pub, 3) Church/School	1: 1min/4min/1min; 2: 1min; 3: 20min
<b>Flooding Assessment</b>	
Is the site within or adjacent to an identified EA flood risk area?	Yes, surface flooding occurs along old route to bridge N of site.
Does the site have any history of flooding or drainage issues? If yes please describe.	No
<b>Landscape / Rural character and quality</b>	
Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	Yes, hedges to drovers' track
Would a development on this site impact on the Village setting e.g. the soft transition between countryside and village / creation of hard boundaries?	No, screened from S by railway embankment
<b>Heritage &amp; Culture</b>	
Is the site visible from any heritage assets or listed buildings?	No
Is the site visible from other features of local historic interest? (e.g. local monuments, setting of historic routeways)	No
Is the site within or visible from the Conservation Area?	No
Are there any archaeology considerations?	No

<b>Setting (e.g. views in/out/through)</b>	
Is the site clearly visible from roads, paths and open spaces? If so which ones?	No
Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	No
Would development impact on views or the setting of the AONB?	No
Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	No
<b>Ecology &amp; wildlife</b>	
Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	No
Are there any known protected species such as bats, amphibians, monsters etc?	No
Are any trees protected by preservation orders (TPO's)?	No
<b>Agriculture / Current use of Site</b>	
What is the current use of the site?	Meadow
What grade Agricultural land is the site?	Grade 4
Is the site used for formal or informal recreational activities?	No
<b>Title / Legal restrictions /Tenure issues</b>	
Are there any known title issues? (e.g. electricity pylons or restrictive covenants etc)	No
Does existing tenure impact on development? If so how?	No
<b>Other Plans / Assessments</b>	
Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	Yes (Emerging South Oxfordshire Local Plan 2034)
Would development address recommendations from the character assessment?	Yes
<b>Development proposals</b>	
Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	No
What's the status of the plans / proposals?	
How many dwellings proposed	
Are there / Were there any benefits being offered to the community as part of the plans?	
Briefly describe the character / nature of the proposals	
<b>Evaluation Result</b>	<div style="background-color: #f4a460; width: 150px; height: 20px; margin-bottom: 5px;"></div> Partial – the site is potentially suitable providing care is taken with respect to the flood risk

***WHE22 (Brownfield site in Littleworth currently in commercial use)  
Detailed Site Assessment***

	<b>First Draft Assessment</b>
<b>Size of Site Assessment</b>	
Estimate of gross site area (HA)	0.8HA
Estimate of houses	Approximately 20-28 small scale dwellings. Off street parking for adjacent cottages and flats
<b>Location Assessment</b>	
How far is the site from the centre of the village (i.e. pub)	0.9Km
Would development create coalescence between Wheatley, Holton and neighbouring settlements?	No
What characteristics of this site would either help or hinder a development on this site to integrate with the village?	Redevelopment of brownfield site in commercial use, and associated areas that are underused is possible if the commercial uses can be relocated to a better site in the village. There is huge potential for environmental improvement at the heart of Littleworth.
<b>Traffic, Site Access and Movement</b>	
Where is the main vehicular access to the site?	Littleworth Road
Are there formal and/or informal footpaths across the site?	Yes, towards Wheatley windmill
Are there footpaths linking site to centre of the village (pub)?	Yes. Excellent
Time to walk to: 1) Shop/Play area/Bus Stop, 2) Pub, 3) Church/School	1: 20min/5min/12min; 2: 1min; 3: 10min
<b>Flooding Assessment</b>	
Is the site within or adjacent to an identified EA flood risk area?	No
Does the site have any history of flooding or drainage issues? If yes please describe.	No
<b>Landscape / Rural character and quality</b>	
Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	No. Immediately to the N is an SSSI geological site and a boundary with the Green Belt
Would a development on this site impact on the Village setting e.g. the soft transition between countryside and village / creation of hard boundaries?	No. Brownfield site with existing piecemeal commercial development. An eyesore which will be improved greatly by development
<b>Heritage &amp; Culture</b>	
Is the site visible from any heritage assets or listed buildings?	No
Is the site visible from other features of local historic interest? (e.g. local monuments, setting of historic routeways)	No
Is the site within or visible from the Conservation Area?	No
Are there any archaeology considerations?	No

<b>Setting (e.g. views in/out/through)</b>	
Is the site clearly visible from roads, paths and open spaces? If so which ones?	Yes, Littleworth Road
Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	No, but rising ground which would benefit from clearance and development
Would development impact on views or the setting of the AONB?	No
Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	No
<b>Ecology &amp; wildlife</b>	
Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	No
Are there any known protected species such as bats, amphibians, monsters etc?	No
Are any trees protected by preservation orders (TPO's)?	No. Chestnut trees on "village green" worthy of retention
<b>Agriculture / Current use of Site</b>	
What is the current use of the site?	Commercial, light industry, one dwelling.
What grade Agricultural land is the site?	N/A
Is the site used for formal or informal recreational activities?	No
<b>Title / Legal restrictions/Tenure issues</b>	
Are there any known title issues? (e.g. electricity pylons or restrictive covenants etc)	No
Does existing tenure impact on development? If so how?	Currently in multiple ownership, potentially one owner is trying to purchase all sites.
<b>Other Plans / Assessments</b>	
Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	Yes, Emerging South Oxfordshire Local Plan 2034
Would development address recommendations from the character assessment?	Yes
<b>Development proposals</b>	
Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	No
What's the status of the plans / proposals?	N/A
How many dwellings proposed	N/A
Are there / Were there any benefits being offered to the community as part of the plans?	N/A
Briefly describe the character / nature of the proposals	N/A
<b>Evaluation Result</b>	
	Pass <span style="border: 1px solid black; display: inline-block; width: 100px; height: 15px; vertical-align: middle;"></span>

**WHE28 (Land at Park Hill)**

**Detailed Assessment**

	<b>First Draft Assessment</b>
<b>Size of Site Assessment</b>	
Estimate of gross site area (HA)	0.56HA
Estimate of houses and commercial space	3 – 6 houses
<b>Location Assessment</b>	
How far is the site from the centre of the village (i.e. pub)	400m from shops, 750m from Primary School
Would development create coalescence between Wheatley, Holton and neighbouring settlements?	No
What characteristics of this site would either help or hinder a development on this site to integrate with the village?	Helped by proximity to heart of village.
<b>Traffic, Site Access and Movement</b>	
Where is the main vehicular access to the site?	Access from Park Hill close to mini-roundabout and zebra crossing.
Are there formal and/or informal footpaths across the site?	No
Are there footpaths linking site to centre of the village (pub)?	No but single pavement down to Church Road
Time to walk to: 1) Shop/Play area/Bus Stop, 2) Pub, 3) Church/School	1: 5min/3min/1min 2: 4min 3: 6min/10/min
<b>Flooding Assessment</b>	
Is the site within or adjacent to an identified EA flood risk area?	No
Does the site have any history of flooding or drainage issues? If yes please describe.	No
<b>Landscape / Rural character and quality</b>	
Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	3 large houses in large mature gardens, some trees worthy of retention.
Would a development on this site impact on the Village setting e.g. the soft transition between countryside and village / creation of hard boundaries?	Brownfield development, trees contribute to softening of the site when viewed from the Howe (S)
<b>Heritage &amp; Culture</b>	
Is the site visible from any heritage assets or listed buildings?	No
Is the site visible from other features of historic interest? (e.g. local monuments, setting of historic routeways etc.)	No
Is the site within or visible from the Conservation Area?	No
Are there any archaeology considerations?	No
<b>Setting (e.g. views in/out/through)</b>	
Is the site clearly visible from roads, paths and open spaces? If so which ones?	Clearly visible from London Road.
Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	Park Hill indicates rising ground to N of the Wheatley valley. Distant views from the S Windmill Lane, the Howe
Would development impact on views or the setting of the AONB?	No
Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	No
<b>Ecology &amp; wildlife</b>	
Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	No
Are there any known protected species such as bats, amphibians, monsters etc?	No
Are any trees protected by preservation orders (TPO's)?	No?
<b>Agriculture / Current use of Site</b>	
What is the current use of the site?	Residential
What grade Agricultural land is the site?	N/A

Is the site used for formal or informal recreational activities?	No
<b>Title / Legal restrictions / Tenure issues</b>	
Are there any known title issues? (e.g. electric pylons or restrictive covenants etc)	No
Does existing tenure impact on development? If so how?	No
<b>Other Plans / Assessments</b>	
Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	Yes
Would development address recommendations from the character assessment?	Yes
<b>Development proposals</b>	
Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	Yes
What's the status of the plans / proposals?	Withdrawn, future proposals uncertain
How many dwellings proposed	75-bedroom care home
Are there / Were there any benefits being offered to the community as part of the plans?	No
Briefly describe the character / nature of the proposals	75-bedroom care home with communal facilities, large development, partial 3 storey, traditional appearance.
<b>Evaluation Result</b>	
 Partial but subject to clarification of intentions of landowner	

2.17 WHE22 (the Littleworth industrial area) is an underused, brownfield site that contains a few industrial units accommodated mainly in ageing buildings surrounded by near derelict land that is not well maintained. The site represents an opportunity for a small housing development provided that the existing businesses could be relocated successfully, without concomitant loss of any employment, to a better location. As a small portion of the site is within the Green Belt then any development or redevelopment within this portion of the site will be subject to Green Belt policy. Nevertheless this opportunity will enhance the village by providing affordable homes together with the ability for businesses to operate in a modern environment and perhaps expand to provide new employment. Furthermore, a new development could provide the means to rationalise and regenerate the centre of Littleworth. The enhancements brought about by this development opportunity help justify exceptional circumstances for making detailed amendments to Green Belt boundaries in Wheatley. WHE15, WHE16 and WHE17. These are sites that do not fulfil all the criteria of the Green Belt.

2.18 In the NPPF [2] it states the five purposes of the Green Belt, viz:-

- a. To check the unrestricted sprawl of large built-up areas;
- b. To prevent neighbouring towns merging into one another;
- c. To assist in safeguarding the countryside from encroachment;
- d. To preserve the setting and special character of historic towns; and
- e. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

To some extent WHE15, WHE16 and WHE17 are now isolated tracts of unused farmland that are partially surrounded by the developments around the London Road, the Avenue and the neighbouring industrial estate. These developments have taken place over many years with the result that WHE15, WHE16 and WHE17 have now been enclosed by Wheatley with the exception of part of the southern boundary of WHE15 and WHE17. Their ownership is no longer part of any farming concern so their use is undetermined. As a result of perhaps inappropriate historical planning decisions they really no longer serve purposes a), b) and c) of the Green Belt although, ironically, being incorporated as part of the village enhancement they would satisfy purpose e) in encouraging and enabling the regeneration of WHE22.

2.19 Wheatley has experienced substantial expansion since the early 1960's which has created a site for light industry towards the eastern parish boundary. One of the initial ideas for this site was to accommodate the relocation of inappropriately sited facilities (those facilities associated with the railway station, post-Beeching, and the centrally located industry in the village) as part of a plan to provide housing near the centre of the Wheatley. Development of this light industrial area has had benefits in terms of employment, location of a supermarket and also in accommodating the village sewage works. Planning however has not been well coordinated to the extent that a small development of 6 bungalows (#'s 148 – 158 London Road (even numbers)) has now become isolated within the area, serviced only by an unadopted road and located next to the sewage works. WHE16 (**The Bungalows**) is fragmented and lies almost completely within the light industrial area adjacent to the bungalows. A modest development on WHE16 would provide the opportunity to rationalise the site, provide housing, improve the road infrastructure and landscape the surroundings. Such a development is supported by the local community.

2.20 The sites designated as WHE15 (**Miss Tomb's Field**) and WHE17 (**Mobbs' Land**) lie between the light industrial site and the eastern boundary of the built-up residential area and thereby prevent unrestricted sprawl of built up areas. This land is visually important, particularly when approaching the village from the east. It has restricted access as it is in private ownership. However, the release of these areas from the Green Belt could have several advantages for Wheatley:-

- a. relocation of the businesses at WHE22 to a modern setting (and thereby enabling housing development at WHE22)
- b. relocation of other businesses in Wheatley to less constricted premises
- c. provision of expansion space for businesses located on Wheatley Business Park
- d. to enable Cornfield Bakery to amalgamate current dispersed bakeries on to one site (thereby removing need for 3 x HGV deliveries daily to the High Street)
- e. improved opportunities for employment
- e. provision of affordable housing development at WHE15 and WHE22
- f. provision of public recreational space public (especially children and the elderly)
- h. facilitation of a soft transition from the built form to the surrounding countryside, especially to the south.

2.21 These potential developments are all predicated on establishing a practical and financially sustainable overall project that would be able to integrate all of these desired features within the framework of the SODC Local Plan 2011 - 2034 Final Publication 2<sup>nd</sup> [1].

2.22 The change of use proposed for WHE22 meets all of the vision and objectives of the WNP Committee and as such will greatly improve the environment of Littleworth. A necessary requirement of this change of use is the appropriate relocation of the present light industry to a better and modern setting within Wheatley. WHE15 and WHE17 provide the ideal location for such a relocation whereby these sites will also be revitalised by commercial activity, affordable homes and properly managed recreational opportunities.

2.23 There are many similarities between WHE2 and the recently developed WHE3. Both lie to the north of Wheatley where they are bounded by the A40 dual carriageway on their N boundaries. The proximity of the A40 raises issues of road noise and air pollution for any residential development. Such disadvantages with some mitigation have been accepted at WHE3 where there are now 51 new houses including affordable homes. However, WHE2 does not enable the completion of a Green Route through the village, improvements on the Old London Road would be required to provide access and a development would lead to urban encroachment into Green Belt. The site assessment demonstrated that there were other sites, when developed, would lead to completion of a Green Route through the village and would provide an opportunity for consolidation and rationalisation in the village. No further consideration will be given to this site for allocation in the WNP because better alternatives exist, although there may be a case for the WPC to consider approaching the landowner for permission to use part (0.3 HA) of the S half of WHE2 as burial space still subject to suitable access being delivered together with improvements for pedestrians on the Old London Road.

2.24 There has been recent speculation about development at WHE28. At present the site consist of three detached houses with large gardens. So, it is a brownfield site that represents a good location for residential redevelopment in that it would afford the possibility of providing affordable housing near the village centre and the schools. Care would have to be taken regarding access as the site opens on to a busy roundabout. However, the site has been the subject of planning proposals for a 75-bedroom (partially 3 storeys) residential care home. The proposal has been refused and any future course of action seems uncertain. The WNP Committee recognise the need for homes for the elderly in Wheatley and welcome a proposal that was proportionate and appropriate. No further consideration of this site will be given until the present owners decide on the nature of the availability of this site and their desired use.

2.25 Of the seven sites considered further, following the detailed assessment four will be included as allocations in the WNP. The sites that will be proposed as allocations are WHE15, WHE16, WHE17 and WHE22. Two of the sites, WHE2 and WHE28, will not be allocated for development because of the reasons outlined in 2.23 and 2.24 respectively. Finally, WHE25 will not be given an allocation but instead will be the subject of WNP policies that guide any proposals for development on or redevelopment of the site.

2.26 Paragraphs 2.17 – 2.21 constitute the basis for the Village Enhancement Plan as already described in Section 10 of the WNP. This Enhancement Plan can only be realised and supported within the framework of the emerging SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [1] since the plan depends on the strategic policies of the Local Plan to amend the Green Belt Boundaries in Wheatley through the allocations made in the WNP. Within the boundaries of the Green Belt, development is restricted unless very special circumstances can be demonstrated to outweigh the loss of Green Belt. These very special circumstances have

already been described in the emerging SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [1] and in section 10 of the WNP document and the key benefits are summarised in Figure 2.5. Moreover, each of the sites has been analysed in the Development Appraisal described in Appendix 4 and the analysis has shown that each site is viable.

### **What opportunities exist for future site assessment?**

2.27 The WNP will be subject to regular review during its lifetime. It will be the responsibility of the Wheatley Parish Council to regularly re-assess the status of housing opportunities in Wheatley and if appropriate then re-assess any sites that the WNP had recorded as being unavailable. If any other sites become available, then they should conform to our land use strategy (see policies H1, H3, H4 and VCE1 of the WNP), with all central sites being used primarily for housing for the elderly and community parking. Ideally, such developments should not incur any net loss of shops, social amenities (pubs, restaurants, clubs) and community/sports facilities.

## **3 Conclusion**

3.1 In addition to the likely development at WHE25, there are exceptional circumstances to promote additional development in Wheatley and the site assessment has helped identify sites which can deliver residential, commercial and recreational development at WHE15, WHE16, WHE17 and WHE22 in a manner that is viable and enhances integration and connectivity throughout Wheatley and at the same time meets bespoke local needs.

3.2 This site assessment has identified 4 sites in Wheatley that would be suitable for an allocation, subject to the adoption of the SODC Local Plan 2011 - 2034 Final Publication 2<sup>nd</sup> [1], and thereby fulfil the objectives of the Village Enhancement Plan. The benefits to Wheatley are summarised in Figure 3.1.

<b>Site</b>	<b>Available, Suitable and Deliverable fo</b>	<b>Contributes to Village Enhancement Plan</b>
WHE15	Yes	Relocation from WHE22 Opportunity for commercial expansion Housing Recreational space Facilitate Green Route
WHE16	Yes	Remove isolated aspect Housing Provision of organised parking
WHE17	Yes	Permits commercial expansion Employment opportunities
WHE22	Yes	Efficient land use Housing close to school Provision of organised parking Rationalisation of Littleworth with a village green

Figure 3.1 Site Selection Benefits

#### 4 References

- 1 SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> (2019), [www.southoxon.gov](http://www.southoxon.gov)
- 2 NPPF National Planning Policy Framework (NPPF), 2019, [www.gov.uk/government/publications/national-planning-policy-framework](http://www.gov.uk/government/publications/national-planning-policy-framework)
- 3 EB Consultation 2 and 3, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
- 4 SHLAA, Strategic Housing Land Availability Assessment, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
- 5 SHELAA, Strategic Housing Economic Land Availability Assessment, (2019) [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
- 6 Lewis Hillsdon, private communication
- 7 Green Belt Study, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
- 8 National Planning Practice Guidance November 2016, [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance) (Paragraph: 043 Reference ID: 41-043-20140306, Revision date: 06 03 2014)



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