

# Wheatley Neighbourhood Plan



## CONSULTATION STATEMENT

*Who was consulted ? How were they Consulted ?  
What did they say ? What did WNP do about it ?*

**JOHN FOX**

WNP Committee Chairman

**WNP WEBSITE:** [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)

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## INTRODUCTION

1. On 14 November 2015, Holton Parish Council (HPC) agreed to “join with Wheatley to produce a joint Wheatley and Holton Neighbourhood Plan. The only part of Holton to be included would be the built area of the Oxford Brookes University Campus (OBU) ..... a Meeting on Thursday 19 November 2015 to which all are invited will set the Neighbourhood Plan process in motion.” The Wheatley Neighbourhood Plan (WNP) Area was mapped in December 2015 and confirmed in March 2016. It consists of “the whole of Wheatley Parish and the built-area of the Oxford Brookes Wheatley Campus in Holton.” [1].
2. “The built area of the OBU Campus means the part of the campus shown as the Green Belt suggested inset boundary” [2]. On 11 December 2015, Wheatley and Holton Parish Councils co-applied for designation of the WNP Area, confirmed on 31 March 2016. The two Parish Councils worked to collaborate, with Holton being kept informed, represented on WNP Committee and involved in all Consultations and the Final Referendum.
3. Twenty-one candidates from both parishes stood for the new WNP Committee in January 2016, creating a body large and representative enough to be a first community sounding board, as well as a broad skills resource. A Register of Interests [3] was drawn up in 2016 (and updated, 2018). Terms of Reference [4] were drawn up in February 2016.
4. The first question posed by the Committee to its own architects and to the Wheatley Society was, “how many homes have already been built since 1980?” The answer was, “at least 432, or 24% of the 2016 total”. It is a statistic that weights discussion of current development and infrastructure. In addition, beyond WNP Committee purview, 51 houses agreed by SODC in March 2016 were completed at Mill Green, London Rd, in 2018. A further 16 homes at The Sidings, Ladder Hill, are due for occupation in Autumn 2019. These 67 houses take the 1860 homes of the two parishes in 2016 to about 1930. Residents of the completed Mill Green were personally visited by WNP Committee members during summer 2019, and invited to the Final Public Consultation events during May-June 2019.
5. Early examples of the WNP informing and listening were the first three home / household surveys conducted in late 2016, for the First Draft WNP. They drew a response of 38.4%, slightly above the average Local Election turnout. Data anonymity (postcodes sufficed) prevented further analysis of respondents. The surveys comprised,
  - a. informal WNP Straw Poll, 750 homes [5]
  - b. formal Housing Needs Survey (HNS) (see Appendix 3 and HCAD4), 1860 homes, Aug-Oct 2016 conducted / analysed by Community First Oxfordshire (CFO)
  - c. formal Community Opinion Survey (COS) (see Appendix 3 and HCAD4), 1860 homes, Aug-Oct 2016. conducted / analysed by Community First Oxfordshire (CFO)
6. A First Draft WNP went to Wheatley Parish Council (WPC) as the Qualifying Body, on 08 May 2017, then to First Public Consultation. It proposed 'conditional' enhancement in

Wheatley, depending on the size of STRAT 10 development in Holton. It supported the SODC Strategic proposal for '300 homes' on the built-form at Wheatley OBU Campus. The WNP Committee learned several things from preparation of this Draft WNP. One was that it had no authority to allocate numbers of houses, let alone propose a conditional development. An extension to eight weeks Statutory Public Consultation, 08 May – 30 June 2017, was agreed with SODC, to compensate for the snap General Election. Finally, an Environmental Report (ER) was requested and that was commissioned (December 2017) via a Strategic and Environmental Analysis [SEA] carried out by AECOM Ltd. (see Section 6 below).

7. Once the issues relating to allocations and conditionality were properly understood then the emerging WNP (2017) text was duly amended. However, the essential Draft WNP proposals remained from First Public Consultation, 2017:

- a. a SODC Strategic Site in Holton, (STRAT 10, later STRAT 14), with 300 homes on the OBU built-form
- b. largely interdependent enhancements proposed by WNP Committee for Wheatley at Littleworth and London Road

8. “300 homes” on the OBU STRAT 10 site “built form” were supported by WNP Committee from the start (01 June 2016), but the Committee sought clearer publicised information about the qualification “at least” for the figure 300. It also objected twice to OBU Outline Planning Proposals for 500 homes in January 2018 - November 2018, which SODC Planning Committee also refused overwhelmingly (8 Against and 1 Abstention) on 28 November 2019. Holton and Wheatley communities had spent June 2016 - Nov 2018 in absorbing the implications of a Strategic Site development that would be close but isolated by its own landscape. The WNP Committee received a positive Environmental Report in 2018 (see Appendix 5) allowing the next step, a pre - Submission Consultation during May – June 2019.

9. Many discussions were held 2017-2019 with SODC advisers about Wheatley’s “complex”, even “unprecedented” Neighbourhood Plan. Local communities were kept informed by 36 Monthly Reports presented in person by WNP Committee to WPC as Qualifying Body and copied to HPC. WNP Reports in 22 bi-monthly Wheatley Newsletters went to all homes in both parishes. The minutes of all 28 WNP Committee meetings are available on the website, along with over 200 researches, surveys, conversations ranging from trees to air quality, as a website Evidence Base (EB). The WNP Chairman sent routine bulletins to around 140 WNP Volunteers. The major community concern still remained Traffic - with Congestion, Roads, Parking, Pavements, HGVs, Noise and Air Quality. Public awareness and general support for WNP Committee / Volunteers efforts also raised expectations beyond the Committee's brief. These have also been recorded.

10. The WNP was described as 'Refreshingly positive' by a weary SODC councillor at a late-night Draft Local Plan Public Consultation meeting in November 2017. 'Unprecedented new ground' was the lead SODC Adviser's phrase.

11. Sometimes, hundreds responded to Consultations, at other times, only tens. Statutory surveys won the major responses. By 2017, public response to Consultation was better informed / more considered than in 2016, as community understanding grew, proposals crystallised and early confusion cleared. It was not surprising that the second (Final) Public

Consultation of 2019, on increasingly familiar ground after three years, brought fewer responses. Single, well-aimed remarks heard at Open Day, on doorsteps or at a Street Stall, can then say more than written responses or overloaded surveys. By August 2019, the Draft WNP was into its 40<sup>th</sup> Version, showing the extent that feedback from the public and statutory bodies was taken on board.

**JOHN FOX,**

**Chairman, WNP Committee, August 2019**

## **1. Beginnings**

1.1 Wheatley Parish Council (WPC) as the Qualifying Body, with Holton Parish Council [HPC], proposed the draft Wheatley Neighbourhood Plan (WNP) Area late in 2015. South Oxfordshire District Council (SODC) approved it in March 2016. Since then, WPC and HPC have worked closely together, and have continued close consultation with SODC, primarily through Ricardo Rios, adviser to WNP Committee since December 2016. Both Parishes will vote in the final WNP Referendum. On 19 January 2016, 21 residents from the two parishes volunteered for the WNP Committee. The Chair and vice-Chair were elected; two Associates were co-opted for their expertise; all members completed a Register of Interests [2].

1.2 The WNP Committee included five councillors, four from Wheatley PC and one from Holton PC. Toby Newman, WPC councillor, was also SODC Wheatley Ward councillor until May 2019, when he was succeeded by Alexandrine Kantor. In the same elections Sarah Gray succeeded John Walsh in Beckley Ward which includes Holton. Seven Committee members are in full-time employment. In the first six months, four members withdrew for personal reasons, while offering continued support. At Final Public Consultation and Submission to Examination in summer 2019, the Committee still stood at nineteen. The two Associates were responsible for overseeing WNP Finances (Tim Blightman) and advice on Personal Data Protection (Allan Hicks). The new General Data Protection Regulation (GDPR) Compliance legislation was introduced on 25 May, 2018 [6].

1.3 Two experienced architects, Mike Vaughton and Simon Shew, are members of the Committee, while others in the community offer expertise in Town Planning, Hydrology (Water Supply, Flooding and Sewerage) and Sustainability. Another member, Kevin Heritage, is Business Manager of Wheatley Park Academy which shares the former Holton Park with Oxford Brookes University. The very size of the Committee affords expertise, local knowledge and a community sounding board. Scientists, a website professional, two oil industry engineers, three teachers and business managers add to the variety. Over 150 Volunteers / Street Reps signed up to help in 2016, and still stand at approximately 130. They have backed the project on Open Days, in doorstep deliveries (and dialogues) and at public meetings. They are also kept informed fairly regularly by WNP Chairman.

1.4 WNP commissioned a Housing Needs Survey (HNS) [see Appendix 3] and also had a Community Opinion Survey (COS) (see Appendix 3) distributed and audited at the same time. Further commissions in 2017 were given to West Waddy to prepare a Basic Conditions Statement (see Appendix 6) and to AECOM Ltd to produce an Environmental Report (see Appendix 5). A Site Based Development Appraisal (see Appendix 4) was also commissioned to underpin negotiations in the “Enhancement” proposed by WNP to improve Wheatley.

## **2. Draft Local Plan [LP] Phases, January 2016 – July 2019**

2.1 WNP inherited the emerging South Oxfordshire Local Plan 2032, Refined Options [7] which allocated 180 +10% Homes in Wheatley as a larger village in the District. An allocation for the Oxford Brookes University [OBU] site in Holton Parish, as a Strategic Site, was announced on 01 June 2016, with the launch of emerging South Oxfordshire Local Plan 2032, Preferred Options [8].

2.2 The emerging South Oxfordshire Local Plan 2032, Preferred Options [8] ended Wheatley's Allocation. The OBU Wheatley Campus, announced for eventual sale, was designated as a strategic site, STRAT 10 with an allocation of “at least 300 homes”. Three weeks previously to this allocation on 1 June 2016 the WNP Committee had initiated a Straw Poll [9] with no reference to the emerging South Oxfordshire Local plan 2032, Preferred Options [8]. Although the Straw Poll [9] questions were broad and few there was still some understandable confusion over maps and housing figures. Nevertheless it was polled for two months, some of the results are discussed in chapter 5.

2.3 A Local Plan Consultation Day, held in Wheatley on 13 July 2016, displayed a map of the whole of the OBU campus (not the built form) with a caption apparently equating the whole campus with the area to be developed. On 7 September 2016, WNP Committee and HPC Chairman went through ten questions with two Planning Officers for over an hour in a formal Meeting [10]. Ambiguity affected the discussion between parish councils, it was difficult to verify press reports and there were many consultations with a concerned community. In addition, from August to December 2016, WNP Committee did not have an SODC adviser.

2.4 The emerging South Oxfordshire Local Plan 2011-2034 Publication Version [11] supported an OBU Wheatley Campus allocation of “at least 300 dwellings on the built-form”. In November 2017 the SODC Planning Committee supported the WNP’s village enhancement proposals for Wheatley. The enhancement proposals emerged from 28 hours of WNP workshop discussions between Holton and Wheatley representatives during November – May, 2016-17. (see chapter 3.2 below). On its website and in five Stakeholder meetings with OBU agents, the WNP Committee consistently criticised the ambiguity of the phraseology of “at least 300 dwellings” in the various versions of the Local Plan. Oxfordshire County Council (OCC) concurred in its response [12] to the OBU Outline Planning Proposal (P17/S4254/O) by stating that “at least 300” should be replaced by “approximately 300” and the emerging South Oxfordshire Local Plan 2011-2034 Publication Version [11] maintained “at least 300” whilst omitting mention of “built form”.

### **Background Uncertainties**

2.5 Several issues remain unresolved,

- a. Issues with the new political complexion of the SODC Council has caused uncertainty over the emerging South Oxfordshire Local Plan 2011-2034 Final Publication 2<sup>nd</sup> [10].
- b. Uncertainty about purchaser intentions for STRAT14 have dogged discussion of the OBU Site once intent to sell was declared in June 2016. OBU told stakeholders of interested parties other than developers. However, stakeholder meetings centred mainly on proposals for 500 dwellings across more than the built form of the Campus site.
- c. WNP has pressed SODC and OBU since 01 June 2016 for clarity over “at least 300 homes” on the OBU Strategic Site. “500 homes” was ruled out by the SODC Planning Committee on 28 November 2018. OBU and Agents (Avison Young) have lodged an Appeal against the decision on 12 June 2019.
- d. Wheatley lies on the edge of one of options for the Oxford-Cambridge Expressway, announced in September 2018. No further information is



available (as of August 2019). Undoubtedly, such an Expressway proximal to Wheatley must result in concomitant and unknown consequences. However, the WNP will have no influence on the final decision.

### **3. Advisers, Committees, Workshops and Consultations**

3.1 Charlotte Colver advised the WNP Committee during January - August 2016 until Rachael Riach and Ricardo Rios were introduced to the WNP Committee in December 2016 and worked increasingly with the WNP, most notably from August 2017, when SODC responded to the WNP's First Public Consultation May-June 2017. SODC explicitly supported the first Draft WNP in the emerging South Oxfordshire Local Plan Second Preferred Options [13]. WNP meetings with SODC multiplied considerably after August 2017, mainly to advise with the Wheatley 'Enhancement' Site Selection and to build up statutory and supportive documentation for pre-submission version of the WNP. Twenty-five meetings are recorded on Website EBs, but many more informal discussions were held at Didcot between WNP Committee members and SODC advisers. Twenty-one other informal meetings took place between August 2017 and September 2018 with a further four between September- December 2018, mostly at SODC offices (a 36 mile return journey from Wheatley). Vice-Chairman Roy Gordon, architects Simon Shew and Mike Vaughton, with Chris Hallsworth and John Fox (Chairman), were the main attendees. In December 2018, Ricardo Rios, at that time an adviser of 2 years standing, was applauded during a meeting by WNP Committee members for his efforts. The WNP Committee also met with Oxfordshire County Council for the first time (19 January 2018, 2.25 hours). Andrew Johnson (WNP) chaired the meeting with a WNP-devised agenda [14]. In summer 2018, OCC also answered written questions. The WNP Committee was surprised to be advised that a payment of £40 per officer, per hour would be required as a pre-condition for any further meetings with OCC.

3.2 The major changes to the Local Plan allocations on 1 June 2016 [7] caused the WNP Committee to revise its approach. Monthly Committee meetings were reduced to every 6 - 8 weeks. Five original sub-Committees were replaced with teams and *ad hoc* workshops, adaptable to the new situation. Eight WNP Committee members and up to four representatives from Holton Parish held eight Workshops totalling 28 hours during November 2016 – May 2017 to produce the first Draft WNP for the Public Consultation held during May-June 2017. These crucial winter meetings were genuinely memorable for quality, humour and bi-parish collaboration, not just their length! [15].

3.3 The WNP was introduced to the community at Wheatley Annual Parish Assembly, 20 April 2016, exhibiting and explaining its (then) brief to a full Community Hall. Communication issues between WPC and HPC resulting from boundary change in 2014 had affected the parishes but these were now resolved. The WNP Committee was as concerned as were parish councillors to improve collaboration and relations.

3.4 The HPC Chairman attended a 70-minute meeting entitled “Questioning of Planners” by WNP Committee on 7 September, 2016 [16]. Public consultation across both parishes has proved a positive experience. In May 2017, 2018 and 2019, the WNP Committee was represented, and given platform time, at both Holton and Wheatley Annual Parish Meetings.

3.5 The WNP Committee held twenty-eight formal meetings up to July 2019. We have had hospitality from Wheatley ASDA Community Room (courtesy Angie, Community Link officer); Wheatley Park Academy, 6<sup>th</sup> Form Common Room and Small Conference Room,



(courtesy Kevin Heritage, Business Manager and WNP Committeeman); Wheatley United Reform Church Schoolroom and the Chapel itself (courtesy Malcolm Benson, URC Chapel Secretary); The Merry Bells Committee has hosted NP meetings and Open events; Heather Flint, Events Manager, Wheatley Primary, hosted Final Consultation Open Evening, May 2019. We owe much to Wheatley's Parish Clerks, Gareth Morris (to 2017), Michelle Legg (2017 to date) together with Annette Richards and Lucy Collinson, our Assistant Clerks.

#### **4. Public Consultation – Informing and Listening**

4.1 The Wheatley Newsletter, published bi-monthly with WNP Reports, is delivered to all the homes in Wheatley and Holton. A total of twenty-two WNP Reports have been sent out through 2000 copies of the Newsletter, every two months during March 2016 – September 2019. In late April 2019 a crucial final Public Consultation Flyer with full details of the final Public Consultation Events was sent out, providing information for website access to the draft WNP documents and a summary of the purpose of Neighbourhood Planning, together with access for responding. It was inserted in 2000 Newsletters delivered to every home in Wheatley and Holton by Christine Vernede and her team [17].

4.2 The WNP Chairman / vice-Chairman reported in person to Wheatley PC at all meetings, (bi-monthly intervals during March 2016 - May 2017, with copies to Holton PC). Meetings and WNP Reports became monthly from May 2017, with copies to HPC and a total of thirty-eight reports was delivered up to July 2018 [18].

4.3 An interim version (v23) of the WNP was downloaded on to the WNP website ([www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)) that incorporated some of the comments that had been provided in the first Public Consultations together with an increasing Evidence Base and more details of “The Process” being adopted by the Committee in preparing the WNP. For the final Public Consultation (07 May – 21 June 2019) the draft WNP v37 was used. This version contained amendments based on continuing review by SODC and the responses to the Consultation that were considered reasonable and cogent to the WNP.

4.4 The WNP Committee was mindful of the need to maintain as much contact with the community as possible. This was achieved using a variety of approaches, these are summarised in Table 4.1.

4.5 Particular attention was paid to the circumstances of the 6-Bungalow community isolated behind the ASDA petrol station at the east end of the village. The residents welcomed the concern of the WNP Committee and have supported the aims of the enhancement plan in aiming to more fully integrate this group into the community.

Approach	Action
WNP Committee meetings	Regular meetings were essential to update Committee members and maintain communication. A total of 28 meetings were held during 2016 – 2019
Public meetings	WNP Committee members addressed Annual Parish Assemblies, Wheatley 20 April 2016; 3 May 2017; 3 May 2018, 20 May 2019 Holton 25 May 2017; 24 May 2018, 21 May 2019.
Wheatley Newsletter	A bi-monthly journal distributed to approximately 2000 residential and commercial addresses including all schools, nurseries and churches in the parish. Each issue includes a report from the Chairman WNP.
Publicity Posters and display material	Display points were used throughout Wheatley and Holton. 7 x Public Noticeboards 2 x Community Centres 2 x Parish Offices Wheatley Public Library ASDA (2016 – 2017) Maps of “enhancement plan” used at Open Days
Advertising	Leaflets distributed by volunteers (130 <sup>§</sup> ) for various events, First Public Consultation, May-June 2017* (1860 homes) 3 x Open Days
High Street Stalls	An information booth displayed information about the WNP on three occasions, 12 June, 2016 (HM Queen’s 90 <sup>th</sup> birthday) 21 June, 2017 (First Public Consultation) 28 June, 2017 (First Public Consultation)

\*postponed by 5 weeks and extended to 8 weeks to accommodate snap General Election on advice from SODC Democratic Services

<sup>§</sup>163 signed in December, 2015; approx. 130 remained by Final Public Consultation, May-June 2019

**Table 4.1 Maintaining contact with the community**

4.6 The WNP Committee also wanted to engage with the young people of the community. Two students from Wheatley Park Academy, Milly Whittington and Alison Driver, designed the WNP Logo in 2016. Wheatley and Holton constitute a major educational hub for east Oxford and nearby villages. Two academies and a junior / senior level Local Authority Special Needs School serve a wide area. Central government academies have no Local Authority Youth Service to link with the young. Many pupils are bussed from other communities. Fewer teachers can afford local housing, a major concern that WP Academy staff shared with WNP members [19]. Youth Workers too, would find local housing costs prohibitive. Wheatley United Reformed church is creating new built-space and funding for qualified-led youth work, and has already a list of some 15-25 members. St Mary's parish church also plans to re-allocate its church space for the community. An experienced Youth Worker is part of the Community Church. Three WNP Committee members (two architects and a teacher) advised on and pre-inspected the Town Planning Degree Practical in 2017 at Oxford Brookes University. The Practical included ideas for development at OBU Wheatley Campus. The work was strictly with students and not with any OBU Estates personnel. A rapport was established and the student perspective and humour being much appreciated. On

20 March 2019, 50 OBU Foundation Year students and 6 students from Wheatley Park worked with Town Planning staff on issues illustrated by OBU housing development proposals at Holton with the Chairman WNP in attendance.

4.7 OBU organised five events during September 2016-July 2017 to update the community on plans for the disposal of the site at Wheatley campus. WNP Committee members attended and engaged with the planners. Disappointingly, the base-figure of “300 homes” barely featured in the exhibits or any discussion. WNP responses [20] to these proposals were submitted to SODC Planning during February-October 2018.

## **5. Responses to first Public Consultation 2016 - 2017**

5.1 When the WNP Committee convened, January 2016, Wheatley had approximately 4,100 inhabitants with 1722 homes [21]. Holton had 293 inhabitants and 138 homes [22]. The 51 homes at Mill Green, London Rd, (site included in Wheatley after boundary change, 2014) were not inhabited by mid-2017, and therefore not included in WNP First Public Consultation May-June 2017. Once inhabited, Mill Green was visited by WNP Committee members and the new residents were invited personally to the final Public Consultation events during May-June 2019). Infill figures since 2016 appear to be approximately 62. By the final Public Consultation, May-June 2019, the total housing numbered 1963 with 16 at The Sidings scheduled for availability during the second half of 2019. The Wheatley Society researched the figure for housing built in Wheatley during the period 1980 – 2016. A figure of 432 homes was established corresponding to 24.3% of total housing stock. Much of this included development of the old British Rail Station site and associated rail track beds to the east and west. It was noted that little infrastructure improvement appeared to have accommodated 46 years of expansion which reinforced many of the concerns regarding infrastructure expressed in the various questionnaires.

5.2 A WNP Open Day was held on 7 May, 2016 at The Merry Bells, 3 weeks after WNP went public on 20 April at the Annual Wheatley Parish Meeting and was attended by 108 people. With all allocation removed from Wheatley Parish itself, WNP began to consider the opportunities for enhancement in Wheatley. After intensive discussions during 2016-2017 between representatives of both parishes and the WNP Committee members, outline enhancement proposals were included in the emerging South Oxfordshire Local Plan, Second Preferred Options [23] and at the an SODC Planning meeting in November 2017 councillors referred to the proposals as “refreshingly positive”. As of the end of final Statutory Public Consultation, May-June 2019, the enhancement proposals remain unchanged in the pre-submission version of the WNP.

5.3 A Straw Poll [24] was conducted during May-June 2016. A total of 750 questionnaires were distributed to households rather than individuals. It was the first WNP Consultation and Holton with no housing allocation was not polled. When the OBU site was designated as a Strategic Site with an allocation on 01 June 2016 (by then three weeks into the WNP Straw Poll) the WNP Committee invited both PC chairmen to meet in August 2016 to ensure future collaboration. In the Straw Poll, 452 / 750 households responded to three non-leading open questions. This produced a 60% response from the 40% of Wheatley homes

contacted. The breadth of the simple questions gave an insight into community concerns and particularly the 27% of those polled who supported limited but thoughtful and appropriate new housing. The results [24] are summarised in Table 5.1 below.

Q1 What is good about living in Wheatley?	# Household responses	% Response
Shops, amenities & facilities	256	57
Community spirit & friendliness	182	40
Excellent bus services*	156	36
Good access for Oxford, London & motorways	142	31
Rural setting	123	27
Q2 What could be improved?		
Road surfaces, pavements & footpaths	160	35
Improve traffic flow (reduce, stop rat running, make Church Road one way)	132	29
Deal with parking (Primary School, Church Road, London Road, High Street & nuisance commuter/holiday parking)	127	28
Q3 What would you change?		
Improve traffic flow	122	27
Improve parking	84	19
Additional housing	117 for, (with conditions) 4 against	27 0.8

\*However, the Miltons – Horspath – Cowley bus service 103/104 was terminated in 2016

**Table 5.1 Main results of the Straw Poll**

5.4 A combined WNP/SODC Open Day was held on 13 July, 2016 at The Merry Bells. 104 people attended. SODC sought Public Consultation for the emerging South Oxfordshire Local Plan 2032, Preferred Options [8] announced 01 June 2016. 44 people completed proforma sheets for WNP with general comments on the LP [25]. The event confused many about the proposed figures not only for housing on the OBU site but also the area that was due for development. The WNP Committee moved to try and establish more clarity for these issues. One concern was clear however and that was using the Green Belt for development.

Issue	Response	Number
Looking to move/downsize within Wheatley	Y	5
	N	37
	Undecided	2
Type of development for OBU site	Housing	5
	Sheltered Housing	4
	Retirement Housing	2
	Starter Homes	1
	Educational Establishment	11
	Light Industry	7
	Science Park	3
	Leisure, sports, swimming facilities	8
	Shops	5
	Community Centre	3
	Care Home/Health Centre	3
	More Green Space	3
	Other	12
Views on proposals for OBU site	For development	14
	Against high density	3
	Concerns over traffic & congestion	5
	If too large could swamp Holton	4
	Not to be used for further development	4
	Insufficient information	4
Relax Green Belt for development	Other	13
	Not in favour	29
	Yes, Under certain circumstances	11

**Table 5.2 Results from 44 proforma comments, Open Day [25]**

5.5 Wheatley Parish Council responded through WNP Committee, to the emerging South Oxfordshire Local Plan 2032, Preferred Options [8] in the Public Consultation held during July – Aug 2016. Holton Parish Council commented independently.

5.6 A four-part Housing Needs Survey (HNS) [26] was delivered to all 1860 households in Wheatley and Holton. Parts 1-4 were compiled by Community First Oxford [CFO]. Part 5 was added as a Community Opinion Survey (COS) [26] with a series of WNP questions on residents' views, concerns and aspirations for the villages. The HNS had a 36% response (664 / 1860 households). 651 of the respondents (98%) gave the numbers in the household, totalling 1457 persons, equivalent to a 33% population turnout of both WNP villages [4,400] and comparing well with Local Election turnout. The key Housing Needs messages from the CFO-conducted survey are summarised in Table 5.3. below.

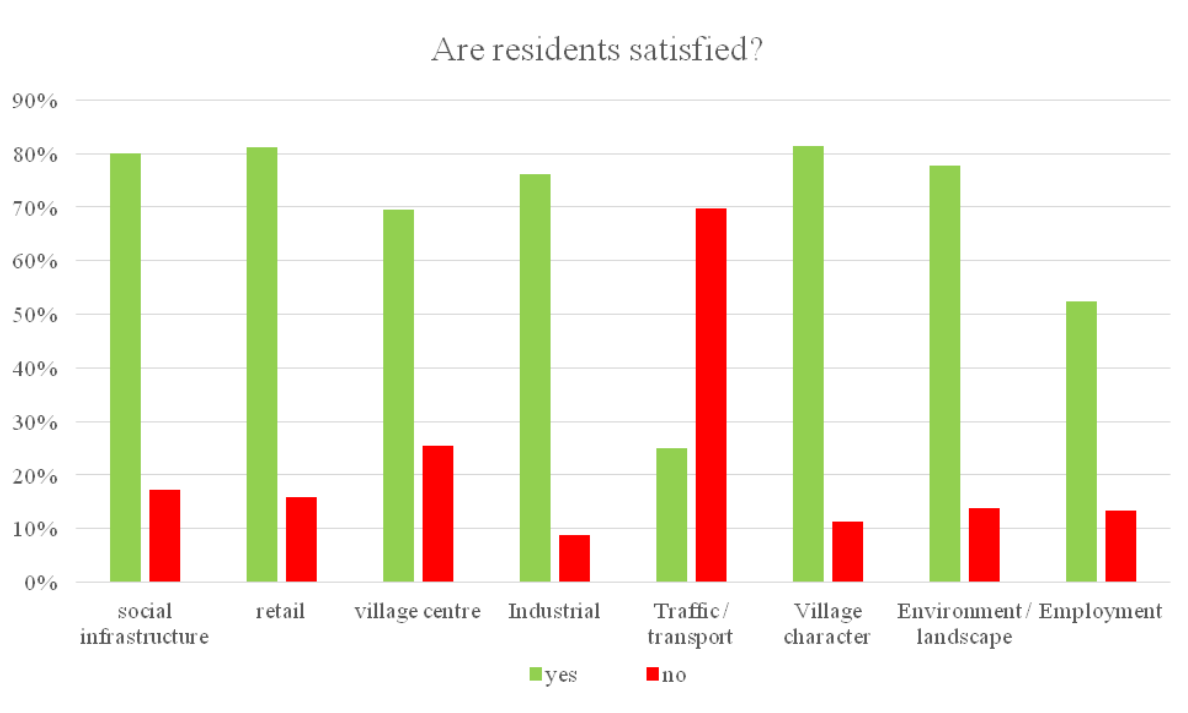
<b>Housing Status</b>
Most houses are owner occupied (91% )
Most houses have 3 bedrooms or more (77% )
Aging population (64% aged 45+)
Large retirement population (38% )
42% of individuals in some form of employment
Strong village association (58% have lived in the area for 20+ years)
<b>Aspiration</b>
Appetite for downsizing (26% of respondents might be interested)
Lack of affordable housing is a major reason given for leaving the village (36% of leavers)
Strong support for affordable housing (63%), starter homes (53%) and supported housing (47%), with preference towards independent care accommodation.)
Strong support for owner occupied/shared ownership properties; home ownership is preferred among families/individuals wishing to move within the next 5 years (80%)
Most families/individuals wishing to move require 2+ bedrooms (90% of respondents)
Need for supported housing among families/individuals wishing to move is low (only 9 expressed a need)
There is demand for housing from households living outside Wheatley; the greatest demand is for 2 and 3 bedroom properties

**Support for Green Belt (56%)**

**Support for building on brownfield/part developed sites (86%)**

**Table 5.3 Key results of the Housing Needs Survey (HNS) [26]**

5.7 Response to the COS was less than that for the HNS. 603 homes responded (32% of total households), which on best estimate = 1327 individuals, or 30.1 % of the population). 16 unused blank COS Parts 5 were also returned, detached from (completed) HNS Parts 1-4. Residents may have been deterred from completing both HNS and COS, by the COS-extended total of questions to 49. General concerns illustrated by this survey are shown in Figure 5.4.



**Table 5.4 Key Resident Concerns COS (Part 5)**

5.8 Concern (52 comments) centred on the impact of development on infrastructure in general (13 comments), on traffic & roads (18 comments), on Green Infrastructure and Air Quality (9 comments), and on Capacities and Services (12 comments). Some (61 mainly supportive comments) supported housing, (25 for starter, 14 for affordable and 11 for 'the right mix', with 11 against Green Belt development). Of 75 wider responses on development, none were against, but many attached conditions, e.g. "caution" and "common sense", "proper infrastructure" and "right mix", also warning against "isolation by downsizing", against "Buying to Let" and against too many big houses. The results of both these surveys encouraged the WNP towards the idea of "Enhancement", including additional housing within Wheatley, but observing the requirements of caution, common sense, and right mix. A dialogue is formed by "successful surveys" between the community and community Neighbourhood Planners and a trust follows. People are fearful of anonymous "wall papering" of their community landscape. From these surveys we had a basis for the 28 hours of informed workshop discussions involving both local communities and WNP Committee members during November-May 2016-2017. Transport / road infrastructure is the major local community concern. A mediaeval village street and pavement structure becomes suddenly in 1990 a slip road to the M40 and according to OCC, "a rat run" [27]. In January 2018 WNP held a meeting (2.25 hours) with OCC on transport issues and preparations are being made with Wheatley and Holton parish councils hopefully to talk transport / infrastructure / bus services / air quality and other linked issues once the WNP is adopted.

5.9 The WNP has canvassed extensively opinion from various organisations and groups via conversations, meetings and general contact through mailings and leaflets. The details are described on the WNP website under the Evidence Base and an illustrative list of some of these meetings is shown in Table 5.5.



Event	Date
WNP Committee meetings (32)	Jan 2016 – July 2019
WNP Chairman Reports to Parish Councils (32)	March 2016 – July 2019
Wheatley Parish Newsletters (17)	April 2016 – Sept 2019
Stakeholder meetings with OBU and GVA (5)	Sept 2016 – July 2017
WNP workshops with HPC: 8 sessions = 28 hrs	Nov 2016 – May 2017
Wheatley Society	1 March 2016
Women’s Institute	September 2016 + Survey (internal) response
Wheatley Churches	4 October 2016
Wheatley Park Academy – Head & Governor Chair	23 May 2016
Sustainable Wheatley	1 July 2016
Wheatley Flood and Drainage Committee	October 2015; January & March 2016
Extra Community Feedback on “enhancement”	November 2017
Northern Villages Labour Party (Prof.D.Dorling, Oxford University) on Housing	11 June 2018, Wheatley

**Table 5.5 Examples of Contact with local groups**

5.10 The first Public Consultation 8 May – 30 June 2017 followed publication of the Draft WNP on 8 May 2017. A total of 1860 households were leafleted twice in order to publicise the Public Consultation and also to invite residents to the Public Consultation Open Day held on 17 June, 2017. The Open Day was attended by approximately 260 people. During that day a further 55 completed proformas were added to the 54 residents' correspondences already submitted from the previous eight weeks and also to the 14 proformas completed at WNP Street Stalls on 21 and 28 June 2017 giving a total 123 written responses. From the Stalls also a further 90 conversation topics were noted. Finally, 25 out of the 26 Statutory Bodies contacted did respond, as well as 16 landowners [28].

5.11 SODC responded to the draft WNP in first Public Consultation, on 27 July 2017, a month after deadline. Much work and discussions were needed between WNP Committee members and the SODC advisers such that they lasted from 10 August 2017 to the start of final Public Consultation held on 7 May – 21 June, 2019. WNP had contacted OCC in spring 2017, and again in Nov. 2017, about when to discuss Infrastructure. OCC 's response to the Public Consultation had arrived on deadline day, 30 June 2017. The main findings of the Public Consultation May-June 2017 are summarised in Table 5.6.

Key Issue	Response (%)
Support for WNP proposals	78.7
No discernible support for WNP proposals	15.7
Opposition to WNP proposals	6.7
Concerns about traffic in Wheatley	23.6
Concerns about Parking in Wheatley	15.7
Concerns about School capacity	12.4
Concerns about Health Care capacity	12.4
Support for housing on OBU site	12.4
Support for development at Littleworth (WHE22)	15.7
Opposition to development at Littleworth (WHE22)	15.7
Concerns about traffic impact at Littleworth (WHE22)	13.5
Support for development in the eastern part of Wheatley (WHE15, WHE16 & WHE17)	12.4

**Table 5.6 Key Issues from Public Consultation May-June 2017**

5.12 In 2018-2019, the WNP Committee requested that WPC delegate a small body of councillors to consider the infrastructure mitigation proposed by OCC to help integrate people and traffic from the OBU campus site with Wheatley and the neighbouring area. It is hoped that this link of councillors will maintain continuity of contact with OCC and other Statutory Bodies after the WNP Committee disbands, leaving main responsibility for implementation of the adopted WNP policies with Wheatley Parish Council as WNP Qualifying Body. The analysis of the responses to the first Public Consultation (2017) were a sufficient spur for the WNP Committee to make the appropriate amendments to the draft WNP text, to begin to amass required and advised supporting documents for the next WNP draft version and to spend two more years bringing a final draft WNP closer to the standards needed for pre-Submission.

Event	Opposition to use of Green Belt	Support for Housing and Enhancement
Straw Poll [24]		√ at 43%
WNP/SODC Open Day [29]	√	
HNS [26]	√ at 56%	√ at 63%
COS [26]		√ at 52% (but not at OBU)
Age Concern [30]		√
1 <sup>st</sup> Public Consultation [31]		√ at 98%

**Table 5.7 Balance between Green Belt and Housing Needs**

5.13 One of the striking features of all of the polls and many of the discussions was the need for making balanced decisions. Wheatley's constrained position meant that there were concerns for invading Green Belt but there was also a recognition of the need for housing that

met Wheatley’s bespoke needs. In Table 5.7 these competing factors are summarised via the polls and discussions.

## 6. Pre-Submission Consultation

6.1 During the second half of 2018 it became clear that the WNP would be in a position to proceed towards examination sometime in 2019. SODC advised on the documents that would be required for a submission. They are listed in Table 6.1, only some of the documents\* would be required for the pre-Submission consultation.

Documents required for Examination
WNP document*
Appendix 1 Wheatley Character*
Appendix 2 Site Selection*
Appendix 3 Housing Needs Assessment
Appendix 4 Site base development appraisal
Appendix 5 Environmental Report
Appendix 6 Basic Conditions Statement
Appendix 7 Consultation Statement

**Table 6.1 WNP documents to be available for Examination**

### Preparing for the pre-submission Public Consultation

6.2 Between August 2017 and May 2019, WNP met with SODC advisers to discuss amendments and revision to the draft WNP after the first Public Consultation. The provision of documentary and evidence-based support for the revised draft WNP was also a priority in the discussions. WNP Committee had presented in the first draft WNP a village enhancement plan for Wheatley that was “contingency” dependent on the emerging South Oxfordshire Local Plan 2011-2034 Final Publication 2<sup>nd</sup> [32].

6.3 After months of securing support documentation (and the money needed to pay for it), a final pre-Submission and Public Consultation was agreed with SODC as being 2 April to 13 May 2019. It was then postponed to 7 May – 21 June 2019 as a local election *purdah* was announced by SODC Democratic Services. A total of 2000 folded flyers, prepared for April-May, were due to be distributed in late March in all copies of the Wheatley Newsletter (April-May edition). A huge effort by Volunteers, Committee members and Christine Vernede (responsible for Newsletter distribution) allowed 2000+ amended flyers to be produced, folded and finally distributed to every home in Holton and Wheatley. The flyers annulled the dates printed in the WNP Report in the Newsletter (April-May) and presented the new May-June dates, as well as summary information about implications for the WNP together with information regarding a response to the Public Consultation.

6.4 The required documents for the Consultation were made available through accessing the WNP website address published in the amended Consultation Flyer for the Newsletter (April-May 2019). A single dedicated response address ([responseswnp@gmail.com](mailto:responseswnp@gmail.com)) was similarly posted exclusively for email responses. Hard copies of the Consultation Documents were made available for the entire 46-day (6 weeks + 4 days) Consultation. These were located in the community centres of both villages, at both parish offices and in Wheatley Public Library. The flyer directed hand-written letters to Wheatley or Holton Parish Offices

respectively. All Responses, printed-out emails or hand-written letters were collected from both Parish Clerks the weekend after the Consultation closed.

6.5 On the advice of the SODC NP Consultation support team, the WNP Committee followed up key “community supporting” groups on 6 May 2019, just prior to the start of the final. Full references were given for finding the Consultation documents on the WNP website or in hard copy depositories. All houses and businesses in Wheatley and Holton had already received delivery of folded A4 flyers (almost 2000) from the WNP Committee, amended and inserted in the April-May Wheatley Newsletter at the end of March 2019. These further contacts amounted to twenty-nine and are listed as follows in short form,

Wilson/Solicitor; British Orchard Nursery; Age UK Oxford; Maple Tree Centre; Wheatley Archive; Wheatley Nursery School at John Watson School; Wheatley Primary Academy; Wheatley Dental; Wheatley Windmill; Gordon Ewbank/Community Church; Shotover Girl Guiding; John Watson School; Wheatley Library; Seesaw; Shotover Wildlife; SPS Shotover; Wheatley CAG; Aunties (Old School) Nursery; Nigel Hawkes/CE Church; Malcolm Benson/Colin Thompson URC Chapel; Wheatley pre-School; Johnnie Alden, Hollands Farm; Holton Age UK; Mary Hall, Wheatley Society; John Guy, Area Churches & RC Chapel; Dan Evenhuis, Youth Work; Triangle Nursing Home, Tracy Desmond Carers.

### **Public Events during Pre-Submission Consultation**

6.6 The WNP Committee organised or attended several events to maintain public interest in the Pre-submission Consultation as described in Table 6.2,

Date	Event	Activity
7 May	WPC meeting	WNP report to WPC
13 May	Invitation	New residents of Mill Green
16 May	Wheatley Parish Annual Meeting	Display and discussion
21 May	HPC meeting	WNP display and report to HPC
23 May	Meeting at Bungalows’ site	Discussion
25 May	WNP Open evening	Presentations by Ricardo Rios (SODC), Alexandrine Kantor (new SODC councillor) & Toby Newman (former SODC councillor)
3 June	WPC meeting	WNP report to WPC
3 June	Wheatley Newsletter	Reminder on Consultation
15 June	WNP Surgery	Display and discussion

**Table 6.2 Pre-Submission Consultation Events**

6.7 During the Consultation 812 unique users visited the WNP website (909 sessions, 6084 pages with 182 “likes”).

## **7. Response to Pre-Submission Consultation**

7.1 Prior to the start of the Consultation a total of 36 Statutory Bodies were contacted as listed in Table 7.1. This number was greater than those contacted during the previous Consultation. In addition, following the SODC Local Elections the newly elected ward councillors (Alexandrine Kantor (Wheatley) and Susan Gray (Holton)) were consulted.

Statutory Body	Consultation Response 2019	Consultation Response 2017
1. Oxfordshire County Council	Response	Response
2. SODC /VWH Planning	Response	Response
3. Wheatley Parish Council (Qualifying Body)	Response	Response
4. Holton Parish Council (on WNP Committee)	Response	Response
5. Historic England	Response	Response
6. CPRE	Response	Response
7. Thames Water Planning	Response	Response
8. National Grid	Response	Response
9. Natural England	Response	Response
10. Sports England	Response	Response
11- 16: Six neighbouring Parish Councils*	No Response	Not approached
17. Planning THM Environmental Agency	Acknowledgement	Response
18. Thames Water Development	Acknowledgement	Not approached
19. H&S Executive**	Acknowledgement	Response
20. Network Rail Assets	No Response	No Response
21. Planning at Coal	No Response	Not Approached
22. Environment Agency (THM)	Acknowledgement	Response
23. Oxford University Hospitals (RTH/OUH)	Acknowledgement	Not Approached
24. Planning at Oxnet, NHS UK/England	No Response	Not approached
25. Cadent (Plant Protection)	Acknowledgement	Acknowledgement
26. THREE	No Response	Not approached
27. BT	No Response	Not approached
28. Planning at SSE	“No Comment”	Acknowledgement
29. EMF Vodaphone	No Response	Not approached
30. Planning OCCG	Acknowledgement	Response
31. GPC Oxon NHS	Acknowledgement	Not approached
32. Highways England	“No Comment”	Response
33. UK Power Net	No Response	Not approached
34. Homes England: sent 08 May	No Response	Response
35. Town Planning Western Network Rail	No Response	Not approached
36. EE	No Response	Not approached

\*as advised by SODC

\*\*no longer a statutory body

**Table 7.1 Statutory Bodies contacted during Pre-Submission Consultation**

7.2 The result of the Consultation was that from the list of statutory bodies 10 responded substantially, 10 acknowledged or offered “no comment” and 16 did not respond. There were responses from several “interested parties” together with responses from agents for OBU and the owners of WHE16 together with representations from Taylor Wimpey. The majority of the responses came from members of the public. All the responses are available on the WNP website [33, 34]. A summary is presented in Table 7.2,

Origin	Total
<b>Statutory Bodies*</b>	
OCC, SODC, WPC, HPC, Historic England, CPRE, Thames Water, Natural England, Sport England, National Grid	
	10
<b>Interested Organisations</b>	
Sports Interest (Cosier)	
Wheatley Windmill (Stephens)	
Merry Bells	
	3
<b>Developers/Agents</b>	
JPPC (Dykes)	
Fisher German (Castle Farm)	
Gladman Developments	
Avison Young (OBU)	
Taylor Wimpey (WHE2)	
	5
<b>Public Contributions</b>	
Responses (1) emails	56 + 23**
Responses (2) Surgery	5
Responses (3) direct to Chairman	2

\*36 contacted, 10 substantive

\*\*some emails had multiple authorship

**Table 7.2 Summary of a total of 104 written responses**

7.3 All of the statutory bodies provided constructive criticism of the draft WNP. The comments from both OCC and SODC provided helpful advice on presentation and modification of policies. OCC and SODC pointed out that WNP policies were only applicable within the WNP designated area and therefore any reference to issues outside that area had to be corrected and/or removed. The same point was made, rather more forcibly, by Avison Young (agent for OBU) in their somewhat strident response. These issues were duly addressed in the narrative. Taylor Wimpey made an argument for the inclusion of an additional site to be included in the enhancement plan but this had to be rejected based on the site assessment that had already been carried out. As expected, CPRE argued strongly that no site should be released from the Green Belt. This opinion was noted respectfully since it was echoed to some extent in the comments made by individuals in their written responses. Table 7.3 summarises the substantive issues that were raised and the actions that were taken to modify the WNP where appropriate.

Origin	Theme/Issue	Response	How/if the WNP has changed
OCC	Clarification of policies SPES1, SPES2, SPES3 SPES4	Acknowledged	Text changed in consultation with SODC
	Viability of Littleworth	Study commissioned	Viability confirmed by Appendix 4
	Primary School capacity	Acknowledged	Text already emphasises limit of 300 houses on WHE25
	Infrastructure delivery for pedestrians and cyclists	Acknowledged	Text improved and OCC references included
	Connectivity for residents of WHE25 to services in Wheatley	Acknowledged	Already strongly noted in text
	Need for “genuinely affordable housing”	Housing Needs Assessment (HNA) commissioned	Added HNA as Appendix 3
SODC	General improvements in text and presentation	Acknowledged	All incorporated
	General improvements in maps	Acknowledged	All incorporated
	Inappropriate comments made about issues outside of designated area	Acknowledged	Text changed accordingly
	Improvements made to wording of policies	Acknowledged	Text changed accordingly
	Additions to evaluations charts in Appendix 2	Acknowledged	Charts changed accordingly
	Comments on Appendix 5	Acknowledged	Text changed accordingly
Historic England	Request for development on WHE25 to be “informed by archaeological investigation”	Acknowledged	Appropriate text included
CPRE	Request for development of WHE15, WHE16, WHE17 be removed	Noted	No change to WNP but text emphasises balance between release of GB and housing provision
Thames Water	Noting need for discussion if any development is considered within 800m of sewage works	Acknowledged	Text added accordingly
Sport England/ Sports Interest	Preservation of existing facilities on WHE25 in compliance with NPPF	Acknowledged	Text added accordingly
Merry Bells	Request to correct details of origin	Acknowledged	Text changed accordingly
Avison Young	Strident reference to inappropriate comments made about issues outside of designated area	Acknowledged	Text changed accordingly
Taylor Wimpey	Request to include WHE2 as part of enhancement plan	Noted	No change to WNP as not justified by evaluation in Appendix 2



**Table 7.3 Influence of substantive comments on WNP**

7.4 The responses from individuals were reviewed and sorted into general themes and issues. There were very few responses that advocated rejection of the WNP. In general, there was support from the overwhelming majority although many expressed more than one concern. The results are presented in Table 7.4,

Support without comment	Support with concerns					Opposition
	OBU Traffic & #s	Infrastructure Traffic/Roads Pavements/ Parking	Housing Affordable Elderly	Littleworth	Nature Wildlife GB	
24	36	18	5	6	20	3

**Table 7.4 Summary of individual responses**

As Table 7.4 indicates the major concerns related to traffic and infrastructure which unfortunately the WNP policies cannot influence directly except insofar as suggesting means whereby these issues can be mitigated by appropriate planning. Concern for minimising the effects on the Green Belt were noted and reflected the views already expressed in the HNS [26] for a balance to be struck between preservation of the Green Belt and deliverability of housing. These views reinforced the WNP decisions to only want to use land that offered few of the Green Belt attributes and also to emphasise the creation of more recreational space and a green route in the village. The WNP narrative was reviewed and where possible improvements were made to reflect these views.

7.5 In addition to addressing all the comments made in the Pre-Submission Consultation in the WNP narrative there were two other issues that influenced what would become the final version of both the WNP.

7.6 During 2018 there was a revision of the National Planning Policy Framework (NPPF) [35] whereby Neighbourhood Plans are now able to make detailed amendments to the Green Belt boundaries where a need for changes has been established through strategic policies together with determining allocations. Further details are described in chapter 10 of the WNP.

7.7 OBU sought Outline Planning permission in February 2018 for 500 homes, prior to selling the Wheatley Campus site. Stakeholder meetings with OBU, WNP and local Parishes during 2016-17 had consisted of sample presentations for a development with 500 homes, while versions of the emerging Local Plan were consistently proposing “at least 300”. WNP insisted that “300 homes” had been the only explicit, rounded number presented for statutory Public Consultation on the OBU site, both in the emerging Local Plan and in the draft WNP during 1 June 2016 – July 2019. The figure of 500 (and even 600+ and more) was promoted publicly and continually by OBU and the OBU agent throughout the WNP watch, from first OBU site announcement 31 May 2016, to the OBU Appeal lodged on 12 June 2019 [36]. On 28 November 2018, approximately 40 Wheatley residents showed their concern on this

matter by attending the SODC Planning Committee meeting. Wheatley and Holton councillors spoke at the meeting, SODC councillors debated and the “500” Proposal was defeated substantially by 8 - 0 votes, with one abstention. This almost unanimous refusal for planning permission was determined despite the Case Officer's support for “500”.

7.8 Consequently, mindful of the concerns expressed in the responses and in view of the change in NPPF policy and the status of the OBU application the WNP moved from only advocating the release of some sites from the Green Belt but rather to also writing policies that can make allocations and/or writing criterion based policies that help guide any proposals for development on or redevelopment of any site. These changes will be reflected in the final version of the WNP that will be submitted for approval to WPC as the qualifying body.

## References

1. HCAD1 (see below)
2. South Oxfordshire Green Belt Study, 2015, p69
3. HCAD1 (see below)
4. EB Miscellany 1, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
5. EB Research Survey 5, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk), (also see HCAD2 below)
6. EB Miscellany 4, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
7. SODC Local Plan 2032, Refined Options (2016), [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
8. SODC Local Plan 2032, Preferred Options (2016), [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
9. EB Research Survey 3, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
10. EB WNP Committee Meeting minutes 11, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
11. SODC Local Plan 2011-2034 Final Publication 2<sup>nd</sup> (2019), [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
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13. SODC Local Plan 2033, Second Preferred Options (2017), [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
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15. EB workshops, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
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18. WPC Office Archive, PC Monthly Meetings, minutes, [www.wheatleyparishcouncil.gov.uk](http://www.wheatleyparishcouncil.gov.uk)
19. EB Conversation 3, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
20. EB Brookes Information for Stakeholders 6, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
21. The National Census (2001, 2011), [www.ons.gov.uk/census/census2011](http://www.ons.gov.uk/census/census2011)
22. Electoral Roll 2016 lodged at Parish offices of Wheatley and Holton
23. SODC Local Plan 2033, Second Preferred Options (2017), [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
24. EB Public Consultation 1, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
25. HCAD3 (see below)
26. EB Consultation 2 and 3, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
27. Local Transport Plan (3) 2011-2030 (2012), [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
28. HCAD5, HCAD6, HCAD7, HCAD8, HCAD9 (see below)
29. EB Open Day 2, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
30. EB Conversation 9, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
31. EB Public Consultation 11, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)

32. SODC Local Plan 2011-2034 Final Publication 2<sup>nd</sup> (2019), [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
33. EB Public Consultation 11, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
34. EB responses from statutory bodies, [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
35. National Planning Policy Framework (NPPF), 2019, paragraphs 20 – 23, [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)
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### **HCAD (Hard Copy Archive Deposit) INDEX**

(These documents are held at Wheatley Parish Office)

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| <b>HCAD 1.</b>  | Foundation Documents, 2015-16  |
| <b>HCAD 2.</b>  | Straw Poll May-June 2016 (452 returns on 750)  |
| <b>HCAD 3.</b>  | 44 Proformas (13 July 2016); 23 Primary Parents (15 July 16)   |
| <b>HCAD 4.</b>  | Housing Needs Survey (HNS) (664 returns on 1860); Community Opinion Survey (COS), 603 returns on 1860: both Aug - Oct 2016 |
| <b>HCAD 5.</b>  | First Public Consultation May-June 2017: Open Day 17 June, 2017, 55 Proformas  |
| <b>HCAD 6.</b>  | First Public Consultation May-June 2017: Public Responses  |
| <b>HCAD 7.</b>  | First Public Consultation May-June 2017: Statutory Body Responses  |
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| <b>HCAD 9.</b>  | First Public Consultation May-June 2017: Consultation with WPC/HPC.  |
| <b>HCAD 10.</b> | SEA / Environmental Report, ordered Dec, 2017: Final Public Consultation May-June 2019                                     |
| <b>HCAD 11.</b> | Basic Conditions Statement, contracted Dec, 2017: Statutory  |
| <b>HCAD 12.</b> | Statutory Consultation Statement, [till end of Final Public Consultation, July 2019]                                       |
| <b>HCAD 13.</b> | pre-Submission Draft Wheatley Neighbourhood Plan & Summary,  |
| <b>HCAD 14.</b> | Sites Criteria   |
| <b>HCAD 15.</b> | Miscellany: Air Quality Issues; Burial Ground; GDPR Compliance, May 2018   |