

SOUTH OXFORDSHIRE DISTRICT COUNCIL

WHEATLEY NEIGHBOURHOOD DEVELOPMENT PLAN: MODIFICATION STATEMENT

DATE OF PUBLICATION – 11 November 2021

1. Modification Statement

- 1.1 Regulation 30 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”) allows the Council to modify a neighbourhood development plan to correct errors with the permission of the Qualifying Body.
- 1.2 The Council brought the Wheatley Neighbourhood Plan into legal force under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) on 20 May 2021; and Delegated to the Head of Planning, in consultation with the appropriate Cabinet Member and in agreement with the Qualifying Body, the correction of any spelling, grammatical, typographical or factual errors together with any improvements from a presentational perspective.
- 1.3 The Qualifying Body – Wheatley Parish Council - asked the Council to make the following modifications:

Section	Proposed Change	Reason/Justification
Front cover	Insert ‘- Plan Made May 2021’	Factual correction to recognise update in status
Page 5 – Paragraph 1.1	Delete ‘emerging version of the’.	Factual correction.
Page 7 – Paragraph 2.10	Delete paragraph.	Factual correction.

<p>Page 7 – Paragraph 2.11</p>	<p>Replace ‘and it is hoped that this emerging Local Plan will be adopted by late 2019’ with ‘<i>and during the preparation of the Wheatley Neighbourhood Plan it was hoped that the emerging Local Plan would be adopted by late 2019</i>’</p> <p>Add: ‘. <i>The South Oxfordshire Local Plan 2035 was adopted in December 2020</i>’.</p>	<p>Factual correction.</p>
<p>Page 8 – Paragraph 4.1</p>	<p>Add ‘(<i>now replaced by the South Oxfordshire Local Plan 2035</i>)’, after Core Strategy.</p> <p>In the first sentence replace ‘identifies’ with ‘<i>identified</i>’.</p> <p>Delete ‘It is categorised also in the emerging South Oxfordshire Local Plan as’ and replace it with ‘<i>It is considered</i>’.</p> <p>At the end of the paragraph add:</p> <p>‘<i>The Core Strategy has been superseded by the adopted South Oxfordshire Local Plan 2035. Wheatley occupies the same position in the settlement hierarchy as a ‘Larger Village’ and Littleworth is a ‘Smaller Village</i>’.</p>	<p>Factual corrections.</p>
<p>Page 10 – Paragraph 4.8</p>	<p>In second and third sentence insert ‘-’ between ‘2’ and ‘bedroom’.</p>	<p>Grammatical correction.</p>
<p>Page 10 – Paragraph 4.8</p>	<p>Replace ‘the emerging SODC Local Plan 2011-2034 Final Publication Version 2nd [10]’ with ‘<i>the South Oxfordshire Local Plan 2035 [48]</i>’.</p>	<p>Factual correction.</p>
<p>Page 11 – Figure 4.2</p>	<p>Replace the text with:</p>	<p>Factual correction.</p>

'South Oxfordshire Local Plan 2035 para 3.121 [48]

"The Local Plan has inset Wheatley Campus from the Green Belt. The site is adjacent to the village of Wheatley which is already largely inset from the Green Belt. The existing development within the site has compromised the site's openness and countryside character, and the site is well contained and too close to Wheatley to play any significant role in the setting or special character of Oxford City. The exceptional circumstances justifying a review of the Green Belt through the Local Plan in this area are:

- There are opportunities for the site to be well connected to surrounding settlements, particularly the major urban area of Oxford City, by public transport and cycling;*
- To inset the site from the Green Belt will enable the most efficient use to be made of a partially previously developed site;*
- There are limited alternatives for accommodating additional development at Wheatley other than through Green Belt release; and*
- The redevelopment of the site will provide new homes, helping to meet identified housing needs, including affordable housing needs."*

	Replace the figure title with ' <i>Figure 4.2 Extract from the South Oxfordshire Local Plan 2035 [48]</i> '	
Page 11 – Paragraph 4.14	<p>Replace 'At present the whole site has been the subject of an outline planning application' with '<i>The site was granted outline planning permission for up to 500 dwellings</i>'.</p> <p>Replace the final sentence with '<i>The South Oxfordshire Local Plan 2035 [48] allocates the land at Wheatley Campus to deliver approximately 500 new homes, which has altered the Green Belt boundary.</i>'</p>	Factual correction.
Page 12 – Paragraph 4.15	<p>Replace the last sentence with:</p> <p><i>'For this reason the aspirations of the Local Plan in relation to the OBU site are of particular relevance in determining the content of the WNP.'</i></p>	Factual correction.
Page 13 – Paragraph 4.21	<p>In the first sentence replace 'is proposing' with '<i>proposed</i>'.</p> <p>Insert after the first sentence:</p> <p><i>'The South Oxfordshire Local Plan 2035 [48] was adopted in December 2020 and has made alternations to the Green Belt to accommodate the strategic allocation at OBU site.'</i></p>	Factual correction.
Page 13 – Figure 4.2	<p>Insert row with bus service '46', destination '<i>Wheatley ASDA – Horspath – Cowley</i>', and status '<i>Operational</i>'.</p>	Factual correction.
Page 13 – Paragraph 4.22	<p>Replace 'has been' with '<i>in 2016 was</i>'.</p> <p>Add this final sentence, '<i>The 46-service commenced in January 2021.</i>'</p>	Factual correction.

Page 15 – Paragraph 4.25	In the penultimate sentence insert ‘-‘ between ‘2’ and ‘hour’.	Grammatical correction.
Page 21 – Paragraph 4.36	Replace ‘emerging SODC Local Plan must set out’ with ‘ <i>South Oxfordshire Local Plan 2035 [48] sets out</i> ’. Delete ‘emerging’ from the following sentence.	Factual correction.
Page 22 – Figure 5.1	In the final row insert ‘-‘ between ‘2’ and ‘and; and ‘3’ and ‘bedroom’.	Grammatical correction.
Page 30 – Paragraph 8.2	Replace ‘indicates’ with ‘ <i>indicated</i> ’, and ‘is’ with ‘ <i>was</i> ’. Insert sentence: <i>‘The adopted South Oxfordshire Local Plan 2035 [48] allocates the land at Wheatley Campus for approximately 500 new homes in Policy STRAT14.’</i>	Factual correction.
Page 38 – Paragraph 8.17	Replace the second sentence with: <i>‘The vicar has already advised the Wheatley Parish Council that with effect from the first half of 2019 the burial ground has been closed’.</i>	Factual correction.
Page 42 – Paragraph 8.26	Replace ‘Ginko’ with ‘ <i>Ginkgo</i> ’.	Typographical correction.
Page 43 – Paragraph 9.2	In the insert ‘ <i>now superseded</i> ’ before ‘South Oxfordshire Core Strategy’, and replace ‘states’ with ‘ <i>stated</i> ’.	Factual corrections.
Page 45 – Figure 9.1	Update map to show revised Green Belt boundary in accordance with Policy STRAT6 in the South Oxfordshire Local Plan 2035.	Factual correction.

Page 56 - References	Add: '48. <i>South Oxfordshire Local Plan 2035</i> , https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/	Factual correction.
Page 56	Replace 'March, 2020' with ' <i>July, 2021</i> '.	Factual correction.

1.4 The Council accepts the modifications proposed by Wheatley Parish Council for the purposes of correcting minor spelling, grammatical and typographical errors. These modifications have been incorporated into the made version of the Wheatley Neighbourhood Development Plan.

1.5 This Modification Statement and the modified Wheatley Neighbourhood Plan can be inspected at:

Reception South Oxfordshire District Council 135 Eastern Avenue, Milton Park, Milton, OX14 4SB	We currently have Covid-19 safety procedures in place at the council offices that mean public visits are by appointment only, so if you would like to view these documents at the council offices, please contact us on 01235 422600 or email planning.policy@southandvale.gov.uk
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1.6 A copy of this Modification Statement and the modified Wheatley Neighbourhood Plan has been sent to:

- The qualifying body, namely Wheatley Parish Council
- The persons the council previously notified of the making of the plan

Signed:

Date: 05/11/2021

Ricardo Rios

Planning Policy Team Leader (Neighbourhood)