



Wheatley Neighbourhood Plan

First Review

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

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INTRODUCTION

1. The Wheatley Neighbourhood Plan Committee is submitting a proposed first review to the made Wheatley Neighbourhood Plan 2019-2034 (WNP). This review has been instigated as a result of South Oxfordshire District Council adopting the South Oxfordshire Local Plan 2035 [1] in December 2020.
2. The WNP was prepared and submitted for examination based on the policies set out in, at that time, the emerging South Oxfordshire Local Plan 2035 [1]. However, the adoption of the South Oxfordshire Local Plan 2035 [1] had been fraught with delays due to a change in leadership of the South Oxfordshire District Council during 2020 so when the WNP was examined between October 2019 and February 2020 the strategic policies establishing the need for any changes to Green Belt boundaries had not been formally adopted thereby compromising the proposals for changes in the Green Belt contained in section 10 of the WNP. Quite properly, the examiner recommended the deletion of Section 10 in its entirety and the modified WNP was eventually made in May 2021.
3. Since the South Oxfordshire Local Plan 2035 [1], adopted in December 2020, established the need for detailed amendments to the Green Belt to be made by the WNP the WNP Committee has prepared this review to reinstate section 10, update as appropriate the policies and associated appendices (in particular, Appendix 5) together with the inclusion of a new Design Guidance document that will form part of the neighbourhood plan and will be referenced when considering development proposals.

JOHN FOX,

Chairman, WNP Committee, October 2022

1. Reinstatement of section 10

1.1 Section 10 of the WNP submitted September 2019 was prepared to address the target for growth (15%) in Wheatley. The prospective sale and subsequent development of the OBU campus was anticipated to ensure the growth target was met yet the sale of the campus had not been concluded, the intentions of any new owner were not known and no time scale for conclusion was available. A Community Survey [2] that was commissioned by the WNP Committee identified a current need for affordable housing and also discussions with senior staff at Wheatley Park Academy advised that the biggest barrier, “right now”, to teacher recruitment was the lack of affordable housing in the area. The WNP Committee commissioned a Housing Needs Assessment (HNA) [Appendix 3] with the brief to examine the housing needs specific to the Neighbourhood Plan Designated Area. The conclusion was that although an allocation at OBU would certainly go some way to meeting the housing needs there would still be an unmet need.

1.2 As Wheatley is highly constrained by the Green Belt with almost all of the in-fill sites occupied already the only opportunities to provide housing to help meet bespoke local needs could be provided by “change of use” of brownfield sites or the release of part of the Green Belt. So, the WNP Committee developed a Village Enhancement Plan that detailed the coordinated development of the designated sites WHE15, WHE16, WHE17 and WHE22 subject to the provisions set out in policy GBBA1 (Green Belt Boundary Amendment. It was intended that such a Village Enhancement Plan would provide housing to meet bespoke local needs and at the same time improve connectivity through the village, rationalise light industry and provide opportunities for employment at the expense of only a small loss of Green Belt.

1.3 The Village Enhancement Plan was outlined in section 10 of the submitted WNP with detailed site proposals described in section 11 and the relevant appendices. When submitted for public consultation in 2019 there was general support for the WNP with outright opposition running at $\leq 5\%$ of the respondents. The WNP was submitted in September 2019. However, as a result of the examiner’s intervention the only part of the Village Enhancement Plan that remained related to the development of WHE22, a brownfield site. It was this modified version of the WNP that was made in May 2021.

2. Design Codes and Guidance

2.1 Over the years there have been many stages of development and expansion in Wheatley. It is only within recent years that there has been an attempt to provide a framework for such developments to maintain good design, safety and consistency in building standards. Now, with the directive by the National Government to encourage contributions to planning at a local level the WNP Committee commissioned a document to provide Design Codes and Guidance. The purpose of this document is to provide an appreciation of Wheatley Village’s existing character in order to create a set of design codes which will apply to any future housing development in the village. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the villages’ existing character. The document is contained in Appendix 8.

3. Pre – submission consultation

3.1 The first draft of the WNP was completed by December 2021. The result of a scoping report by SODC directed the WNP Committee to update Appendix 4 (Site Based Appraisal) and Appendix 5 (Environmental Report). The funds were secured for these updates together with the commissioning of the Design Codes and Guidance.

3.2 A pre-submission consultation for the WNP Review was organised during 3 June – 22 July, 2022. Approximately 2000 households make up Wheatley and Holton. The bi-monthly “Wheatley News” reaches all homes and most businesses. A single A4 sheet was inserted by WNP volunteers in each of the 2000+ “Wheatley News” issues for June 2022. One side carried Contact Links for responses, hard copies etc; the other side explained the “Key Issues”.

Wheatley Neighbourhood Plan To every household in Wheatley and Holton

As a result of a “yes” vote in the referendum held on the 6th May, 2021 the Wheatley Neighbourhood Plan (WNP) was “made” and became a key document in the formulation of local planning policies.

The SODC Local Plan LP2035, adopted in December 2020, conferred on made Neighbourhood Plans the ability to release Green Belt for development so, with the support of SODC, the WNP Committee undertook a Review of the WNP during 2021. This first Review has now been completed together with the associated Environmental Report is ready for a Regulation 14 Pre-submission Consultation.

The Consultation for the Review of the WNP is now open for a seven-week period from **Friday 3rd June 2022 until midnight on Friday 22nd July 2022.**

All relevant documentation of the Wheatley Neighbourhood Plan Review (WNPR) is available on the Wheatley Neighbourhood Plan website.

Paper copies of the WNPR are available to view by appointment only. Please contact Michelle Legg, Clerk for Wheatley Parish Council, by emailing clerk@wheatleyparishcouncil.gov.uk or calling 01865 875615 to arrange to view the documentation. Paper copies are also available at Holton Parish Council Office (by appointment 01865 872334) and at Holton Village Hall.

PLEASE RESPOND BY 22nd JULY 2022

Email: responseswnpr@gmail.com

Letters: responses to WNPR, WPC Office, 89 High Street, Wheatley, OX33 1XP
and WNPR, HPC Office, Home Farm House, Holton, OX33 1QA

Key Issues

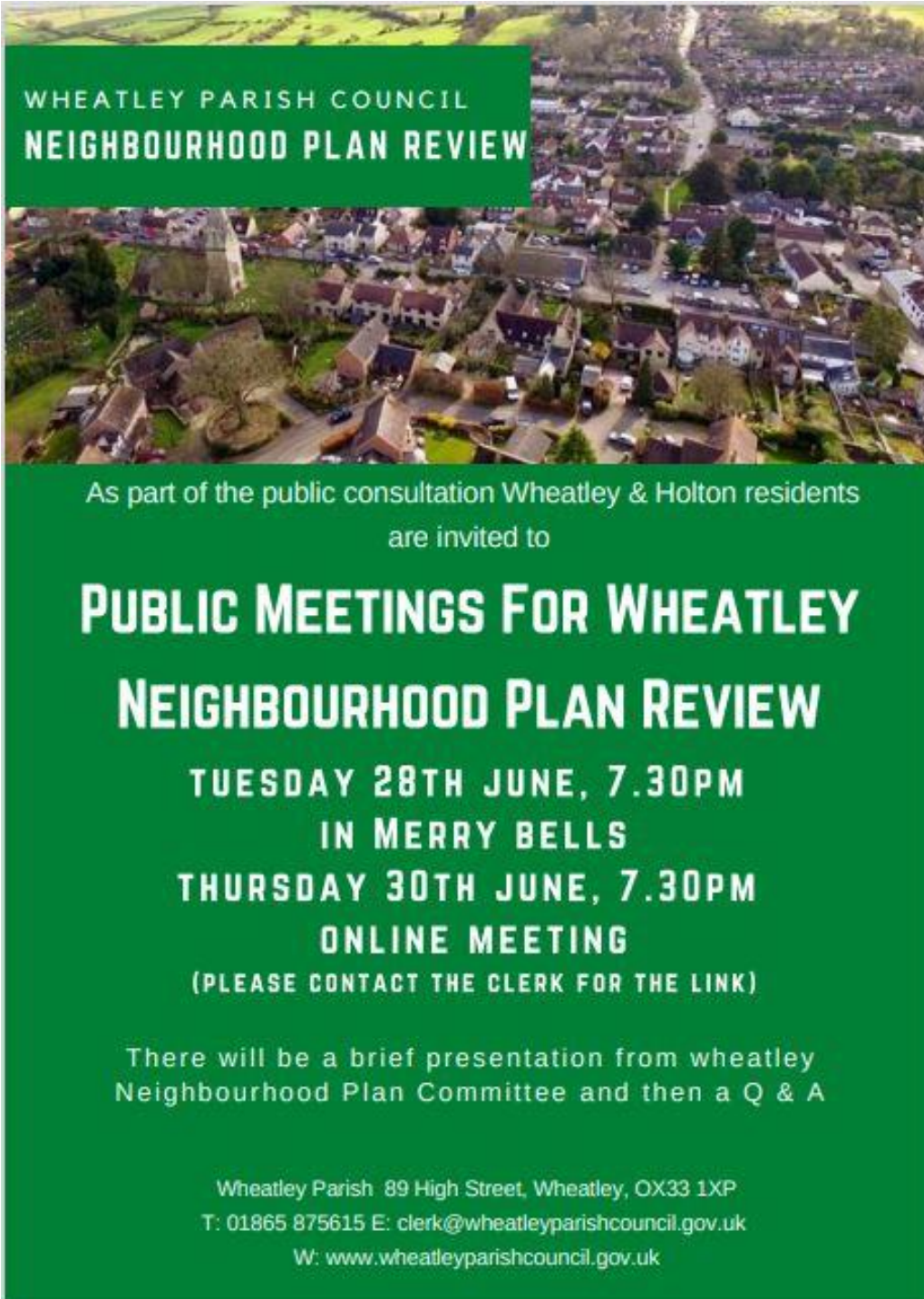
1. Why a Neighbourhood Plan (NP)? The Localism Act 2011 gives the community greater legal say in planning policies. Aligned with the District Local Plan (LP) it provides planning policies for an individual community.
2. The NP is not a Planning Application. It is a set of planning policies, based on local opinion.
3. The NP does not include any policies for Traffic/Pedestrian infrastructure. Such considerations for infrastructure can follow once the policies of the LP and NP are adopted.
4. The Oxford Brookes University (OBU) Campus in Holton has been designated as an SODC Strategic Site. The site has outline planning permission but as yet no further information is available as to the detailed development. How this site is developed is outside the remit of the Wheatley NP (WNP). Nevertheless, although it is clear that OBU traffic will eventually cease, the new traffic from this development may increase infrastructure concerns especially with regard to primary/secondary school traffic and commuting via A40/M40.
5. Should Green Belt be released? If the LP sets strategic policies and identifies the circumstances then an NP can amend the Green Belt boundaries where the changes are evidenced and justified.
6. The current WNP contains a policy (SPES2) for the redevelopment of Littleworth. This redevelopment was part of wider proposal for a Village Enhancement of Wheatley. On the advice of the Examiner parts of the Enhancement proposal were excluded in view of the then current status of the LP. However, with effect from December 2020 LP2035 was adopted and thereby allowed the whole of the Village Enhancement proposal to be reinstated as part of any Review of the WNP.
7. The Review of the WNP (WNPR) incorporates the Village Enhancement proposal for redevelopment of the Littleworth Industrial Estate together with relocation of the businesses at Littleworth to Ms Tombs' Field, as part of a mixed development of light industry, affordable housing and recreational space. Development of the Bungalows' site for affordable homes is also included in the proposal.
8. Capacities – Schools, Surgery, Public Transport and Policing are all issues that require a mixture Statutory and non-Statutory consultation.

PLEASE JOIN IN THIS PUBLIC CONSULTATION – IT IS FOR ALL OF US

WNP website: www.wheatleyneighbourhoodplan.co.uk

John Fox, Chairman
Roy Gordon, Vice – Chairman
Wheatley Neighbourhood Plan Committee

3.3 The WNP Committee also arranged that a single page advert would be placed in the “Wheatley News” together with notices posted at various locations in the village to announce a public meeting.



**WHEATLEY PARISH COUNCIL
NEIGHBOURHOOD PLAN REVIEW**

As part of the public consultation Wheatley & Holton residents
are invited to

**PUBLIC MEETINGS FOR WHEATLEY
NEIGHBOURHOOD PLAN REVIEW**

**TUESDAY 28TH JUNE, 7.30PM
IN MERRY BELLS
THURSDAY 30TH JUNE, 7.30PM
ONLINE MEETING
(PLEASE CONTACT THE CLERK FOR THE LINK)**

There will be a brief presentation from wheatley
Neighbourhood Plan Committee and then a Q & A

Wheatley Parish 89 High Street, Wheatley, OX33 1XP
T: 01865 875615 E: clerk@wheatleyparishcouncil.gov.uk
W: www.wheatleyparishcouncil.gov.uk

3.4 Prior to the start of the pre-submission consultation, the means of communication and the key issues were posted on the four formal WPC noticeboards and on the two Holton WPC noticeboards.

3.5 In addition to informing the residents of Wheatley and Holton the WNP Committee contacted several statutory bodies as part of the REG14 consultation. These comprised:

Oxfordshire County Council Planning, Planning Policy – South Oxfordshire District Council, Planning – South Oxfordshire District Council, Planning – Vale of White Horse District Council, Homes England, Highways England, British Telecom, EE Ltd., 3 network, Cornerstone Telecommunications Infrastructure Ltd., Oxfordshire NHS, NHS UK, Avison Young, National Grid, Historic England, English Heritage, Natural England, Council for the Protection of Rural England, British Gas, Thames Water, UK Power Networks, Thames Water, Scottish Southern Electric.

The pre-submission responses are summarised in Table 3.1. There were 12 written responses from the public to the pre-submission Public Consultation.

Origin	Total
Statutory and Regulatory Bodies*	
National Grid (Avison-Young)	
Scottish and Southern Electric	
South Oxfordshire District Council	
Southern Electric Power Distribution	
Office of Deputy Prime Minister (SEPD)	
	5
Interested Organisations	
Wheatley Scout Group (Vollom)	
Wheatley Windmill Preservation Society (Dalton)	
	2
Developers/Agents	
Lichfields (Taylor Wimpey)	
	1
Public Contributions	
Responses (1) emails	10 + 2**
Responses (2) direct to Chairman	0

*22 SBs contacted, 5 replies and/or acknowledgements,

**Some individual emails had multiple authorship

**Table 3.1 Wheatley Neighbourhood Plan Review
Pre-submission Consultation Responses**

4. Response to pre-submission consultation

4.1 The statutory bodies provided constructive criticism of the draft WNPR. The comments from SODC provided helpful advice on presentation and modification of policies. All the issues were duly addressed in the narrative. The remaining comments all raised concerns about any development paying due regard to the electricity pylons that cross or are close to the designated sites WHE15, WHE16 and WHE17. Taylor Wimpey (via Lichfields) again 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. Table 4.1 summarises the substantive issues that were raised and the actions that were taken to modify the WNPR where appropriate.

Origin	Theme/Issue	Response	How/if the WNP has changed
SODC	General improvements in text and presentation	Acknowledged	All incorporated
	Improvements made to wording of policies	Acknowledged	Text changed accordingly
National Grid (Avison-Young)	Electricity Network Infrastructure	Noted	Appropriate text included
Scottish and Southern Electric	Electricity Network Infrastructure	Noted	Appropriate text included
Southern Electric Power Distribution	Electricity Network Infrastructure	Noted	Appropriate text included
Office of Deputy Prime Minister (SEPD)	Electricity Network Infrastructure	Noted	Appropriate text included
Wheatley Scout Group	Influence on potential new building	Acknowledged	WNPR can have no direct influence
Wheatley Windmill Preservation Society	General support Concern over parking and footpaths	Acknowledged	Appropriate text included
Lichfields (Taylor Wimpey)	Request to include WHE2 as part of enhancement plan	Noted	No change to WNPR as not justified by evaluation in Appendix 2

Table 4.1 Influence of substantive comments on WNPR

4.2 The response from Wheatley residents was somewhat disappointing but perhaps that is not so surprising as the issues are well known, the majority approved of the original WNP so further comment may have seemed superfluous. Nevertheless, the responses were considered and acted upon where appropriate. As in the first consultation the level of outright opposition was very low. However, the issues of traffic and parking remained the dominant concerns.

Response	Support	Support with concerns				Opposition
Origin	without	Infrastructure	Housing	OBU	Nature	
#	comment	Traffic/Roads	Affordable	Numbers	Wildlife	
		Pavements/Parking	Elderly		GB	
email						
1					1	
2		1		1		
3					1	
4*		1				
5		2				
6		1				
7		1				
8						1
9		1				
10		1				
11	1					
	1	8	0	1	0	2
Totals						
A total of 12 individuals responded (some responses had multiple authors).						
*Scout Group						
A total of 22 statutory bodies were contacted, 5 acknowledged receipt.						

Table 4.2 The summary of individual responses

4.3 A detailed description of the WNP Committee response to the written responses from the public can be found on the WNP website [3]

4.4 In general, there has been a positive response to this WNP Review indicating community support for the proposals that are intended to improve and enhance Wheatley.

References

1. South Oxfordshire Local Plan 2035, <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/>
2. EB Consultation 2 and 3, www.wheatleyneighbourhoodplan.co.uk
3. [WNPR-Community-Responses-June-July-2022.pdf](#) (wheatleyneighbourhoodplan.co.uk)