

Wheatley Neighbourhood Development Plan Review

Examiner's Clarification Note

Purpose

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification.

For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Parish Council's ambition to review the Plan responds positively to national guidance and associated best practice. The Plan continues to provide a clear vision for the neighbourhood area. The review addresses a balanced range of issues. It is underpinned by an appropriate evidence base and properly takes account of the adoption of the South Oxfordshire Local Plan 2035.

The presentation of the Plan is good. The package of submission documents is proportionate to the neighbourhood area in general, and to the review of the Plan in particular. In combination the documents helpfully identify the aspects of the Plan which have been updated. The Review of the Plan has helpfully continued with the format of the 'made' Plan.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the review of the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

Policy H1

The production of the Design Guidance and Codes is a positive step. In combination the policy and the Guidance/Codes is an excellent local response to Section 12 of the NPPF.

The policy correctly applies a proportionate approach. Is it the Parish Council's intention that the Guidance/Codes applies to the proposed site allocations and to the Oxford Brookes University site?

Policy SPOBU (WHE25)

Paragraph 9.1 of the Plan helpfully sets the scene for the policy. In this context should it also comment about the extant planning permission for the redevelopment of the site and its removal from the Green Belt?

Does the second bullet point of the policy relate to land surrounding the site or has it been retained in error from the made Plan?

Policy GBBA1

The purpose of the policy is self-evident. However, should the second sentence more accurately refer to land removed from the Green Belt?

Would the Plan be easier to understand if it showed the proposed Green Belt boundary to the east of the village (on a separate map)?

Policy SPES3 (WHE15)

Is the level of detail about business types in criterion a) necessary?

Could it be repositioned into the supporting text?

Policy SPES4 (WHE17)

Is the level of detail about business types in criteria a) and b) necessary?

Could it be repositioned into the supporting text?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

I would find it helpful if the Parish Council commented on the representations submitted by:

- Matthew May (Representation 2);
- Oxford Brookes University (Representation 11);
- Ptarmigan Land Limited (Representation 12);
- Taylor Wimpey (Representation 13); and
- South Oxfordshire District Council (Representation 15).

Protocol for responses

I would be grateful for responses by 25 April 2023. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy concerned.

Andrew Ashcroft

Independent Examiner

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30 March 2023