

## Delegated authority officer decision notice

<b>Decision made by</b>	Tim Oruye - Head of Policy and Programmes
<b>Lead officer contact details</b>	Email address: <a href="mailto:tim.oruye@southandvale.gov.uk">tim.oruye@southandvale.gov.uk</a> Phone number: 07849701774
<b>Decision</b>	To approve the modifications to the Wheatley Neighbourhood Development Plan Review, detailed in Table 1, to correct spelling, grammatical, typographical or factual errors, together with improvements from a presentational perspective.
<b>Key decision?</b>	No
<b>If key decision, has call-in been waived by the Scrutiny Committee chair(s)?</b>	N/A
<b>Confidential decision, and if so under which exempt category?</b>	No
<b>Delegated authority reference from the constitution</b>	At its Council meeting on 14 December 2023, South Oxfordshire District Council resolved to authorise the Head of Policy and Programmes, in consultation with the relevant Cabinet Member and in agreement with the Qualifying Body – Wheatley Parish Council, to correct any spelling, grammatical, typographical or factual errors, together with any improvements from a presentational perspective.
<b>Risks</b>	The council is required to publish the final made version of a neighbourhood plan as soon as reasonably practicable. The modification in this decision is necessary in the preparation of the made version of the plan to correct any spelling, grammatical, typographical or factual errors in previous iterations. The council's decision to make modifications to the plan could be challenged, however, the council has followed all appropriate processes and the nature and scale of the changes are very limited, making any challenge unlikely.
<b>Reasons for decision</b>	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.  The Council brought the Wheatley Neighbourhood Plan Review into legal force on 14 December 2023 which replaced the Wheatley Neighbourhood Development Plan adopted on 20 May 2021; and Delegated to the Head

of Policy and Programmes, 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.

The Qualifying Body – Wheatley Parish Council - asked the Council to make the following modifications (insertions in **bold**, redactions ~~struck through~~):

<b>Table 1</b>		
<b>Section</b>	<b>Proposed Change</b>	<b>Reason/Justification</b>
Page 2 – Table of Contents	Insert: <i>'Wheatley Neighbourhood Plan <b>Review</b>: From Inception to First Review'</i>  <i>'Wheatley Neighbourhood Plan <b>Review</b>: Vision and objectives'</i>  <i>'Wheatley Neighbourhood Plan <b>Review</b>: Design Code and Policies'</i>	Factual correction: updated to match name of Plan document
Page 4 – Chairman's Note	Replace: <del>'12 September 2023'</del>  With: <b>'14 December 2023'</b>	Factual correction: updated to reflect date Plan made
Page 4 – Chairman's Note	Replace: <i>'In preparing this <del>F</del>first Review of the WNP...'</i>	Typographical correction
Page 4 – Chairman's Note	Insert: <i>'This <b>First</b> Review of the WNP has been prepared in the best interests of our community <b>and submitted for examination in December 2022. Following statutory consultation, a referendum was held on 23rd November, 2023 that supported the WNPR. The WNPR was formally adopted by SODC on 14th December, 2023.</b>'</i>	Factual correction: update to reflect latest status of the Plan
Page 7	Insert: <i>'Wheatley Neighbourhood Plan <b>Review</b>: From Inception to First Review'</i>	Factual correction: updated to match name of Plan document
Page 9	Replace: <i>'However, the Local Plan 2035 adopted in December 2020 establishes the need for</i>	Factual correction: updated to match name of

		<i>detailed amendments to the Green Belt to be made by the WNPR <b>First Review.</b></i>	Plan document																		
Page 10	Replace:	<p><del><i>'In addition to now reinstating the proposals deleted by the Examiner there is now the opportunity to address other relevant issues that have arisen during the period between the original submission in September 2019 and adoption in May 2021'</i></del></p> <p>With:</p> <p><b><i>'So, in the WNP First Review (WNPR) the Village Enhancement proposals have been reinstated and relevant issues that arose during the period between the original submission in September 2019 and adoption in May 2021 have also been addressed. Following statutory consultation, the submission of the WNPR was completed in December, 2022'</i></b></p>	Factual correction: updated tense of wording to reflect current status of Plan.																		
Page 14	Insert:	<p><i>'The retail activities in Wheatley centre are mainly food shops (the Co-op, Costcutter, a well-established baker and butcher) and catering (pub, <b>coffee shop</b>, restaurant, chip shop and take away)'</i></p>	Factual correction																		
Page 16	Remove:	<p><del><i>'OBU brings 4000 students (40% with cars) to Wheatley Campus during term time.'</i></del></p> <p>Update:</p> <table border="1"> <thead> <tr> <th>Bus Service</th> <th>Destinations</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>275</td> <td>Oxford – High Wycombe</td> <td>Operational</td> </tr> <tr> <td>280-X7</td> <td>Oxford – Aylesbury</td> <td>Operational</td> </tr> <tr> <td>103/104</td> <td>Miltons – Wheatley – Horspath – Cowley</td> <td>Cancelled in 2016</td> </tr> <tr> <td>U1 400</td> <td>Oxford - Wheatley Campus</td> <td>Termination on campus closure Operational</td> </tr> <tr> <td>46</td> <td>Wheatley ASDA Oxford – Horspath – Cowley Great Milton</td> <td>Operational</td> </tr> </tbody> </table> <p>Replace:</p> <p><i>'Loss of the 103/104 bus services in 2016 was keenly felt by the residents of the</i></p>	Bus Service	Destinations	Status	275	Oxford – High Wycombe	Operational	280-X7	Oxford – Aylesbury	Operational	103/104	Miltons – Wheatley – Horspath – Cowley	Cancelled in 2016	U1 400	Oxford - Wheatley Campus	Termination on campus closure Operational	46	Wheatley ASDA Oxford – Horspath – Cowley Great Milton	Operational	Factual correction
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		<i>Miltons, Littleworth and Horspath and as a consequence some <del>have</del> lost jobs. The <b>46 bus</b> service commenced in January 2021.'</i>	
Page 39	Replace:	<i>'Morland House surgery has expanded its dispensary services and a 65-bed care home <del>is under construction</del> <b>has been constructed</b> on the former site of three substantial detached properties.'</i>	Factual correction
Page 47	Replace:	<i>'Planning permission has been granted for the development of the site and a current planning application (P22/S3973/0) is being considered by <del>the</del> <b>South Oxfordshire District Council</b>.'</i>  Replace:  <i>'<del>The Oxford Brookes University has announced that it intends to vacated the current Wheatley Campus shortly and is in the process of selling the site with outline planning permission</del> <b>site and sold it to Crest Nicholson on 23 March, 2023.</b>'</i>	Factual correction
Page 50	Replace:  With:	<i>'<del>Wheatley Neighbourhood Plan Review</del>'</i>  <i>'<b>WNPR</b>'</i>	Factual correction: consistency with rest of Plan document
Page 50	Replace:	<i>'Through working with the Local Planning Authority, the Wheatley Neighbourhood Plan <del>Group</del> <b>Committee</b> have established that exceptional circumstances exist that permit the release of land from the Green Belt in Wheatley.'</i>	Factual correction
Page 57	Replace:	<i>'<del>The land was acquired by housebuilder Lagan Homes on 12 September, 2023. Care would</del> <b>will</b> have to be taken <b>such</b> that any development <del>did</del> <b>does</b> not have an adverse impact either on the houses at the settlement boundary or on the adjacent Green Belt lying to the south.'</i>	Factual correction

Replace:

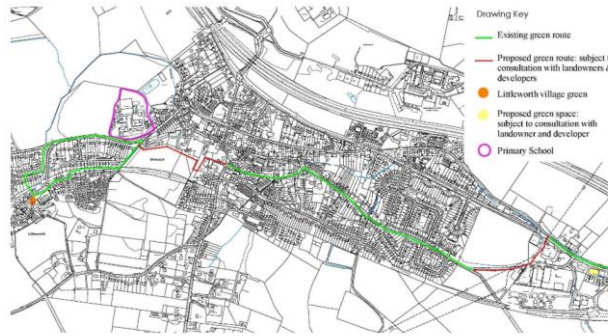


Figure 12.6 Proposal for a Green Route

With:

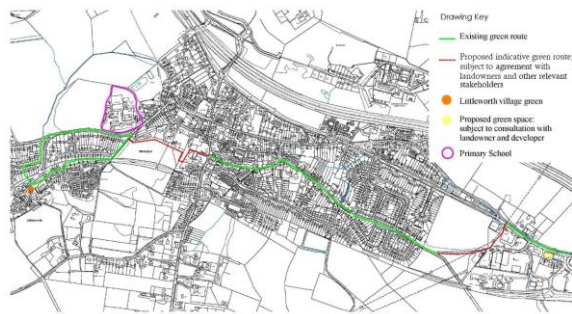


Figure 12.6 Indicative proposal for a Green Route

Changes made:

Insert: “*indicative*” into “*Proposed **indicative** green route: subject to **consultation agreement** with landowners and **developers other relevant stakeholders***” in key

Insert: “*Indicative*” into “*Figure 12.6 **Indicative pProposal** for a Green Route*” in label

Factual correction - the proposed green route in Fig 12.6 was intended to be indicative and subject to agreement with relevant landowners and stakeholders.

Replace:

*“There are sections of the proposed **indicative** Route shown on Figure 12.6 that cross privately owned land. **Finalising the route will require agreement with landowners and other relevant stakeholders. These would need to be acquired by negotiation in order to finalise the Route. As there is no other obvious location for the Green Route it would be prudent if these privately held sections were safeguarded in order to preserve the possibility of a completed Green Route in the future.** The path of travel would need to be upgraded with suitable all-*

Factual correction - the proposed green route in Fig 12.6 was intended to be indicative and subject to agreement with relevant landowners and stakeholders.

		<i>weather surfacing, adequate provisions for width and lighting.”</i>	
	Page 63	Replace: <i>‘Miss Tombs’s Field (WHE15)’</i>	Typographical Correction
	Page 68	Replace: <i>‘Clean Aitr Strategy, 2019’</i>	Typographical Correction
	Page 69	Replace: <i>‘September December 2023’</i>	Factual Correction
	<p>The Council considers the modifications proposed by Wheatley Parish Council necessary for the purposes of correcting spelling, grammatical and typographical or factual errors. These modifications have been incorporated into the made version of the Wheatley Neighbourhood Development Plan Review.</p> <p>In accordance with Regulation 30 of the Neighbourhood Planning (General Regulations) 2012, a copy of this Decision Notice will be available to view on the council’s website (<a href="http://southoxon.gov.uk/wheatley-np">http://southoxon.gov.uk/wheatley-np</a>) and at the location set out at Appendix 1.</p> <p>The made version of the Wheatley Neighbourhood Development Plan Review is available at Appendix 2.</p>		
<b>Alternative options rejected</b>	N/A		
<b>Implications (Climate &amp; Ecological, Legal, Financial, Procurement, Other).</b>	The Wheatley Neighbourhood Development Plan Review was adopted by South Oxfordshire District Council on 14 December 2023: there are no further implications to highlight.		
<b>Background papers considered</b>	N/A		
<b>Declarations/ conflict of interest?</b>	No		
<b>Consultees</b>		<b>Name</b>	<b>Outcome</b>
	Relevant Cabinet member	Councillor Anne Marie Simpson	Agree to proceed
			31/07/24
<b>Decision maker’s signature</b> To confirm the decision as set out in this notice.	<p>Signature: </p> <p>Date: 6 August 2024</p>		

## Appendices

### Appendix 1

This Decision Notice constitutes 'the Modification Document' required under Regulation 30 of the Neighbourhood Planning (General) Regulations 2012.

The modified Wheatley Neighbourhood Development Plan Review can be inspected on the council's website <http://southoxon.gov.uk/wheatley-np>, as well as at:

Reception, South Oxfordshire District Council, Abbey House, Abbey Close, Abingdon OX14 3JE	If you would like to view these documents at the Council offices, please contact us on 01235 422600 or email <a href="mailto:planning.policy@southandvale.gov.uk">planning.policy@southandvale.gov.uk</a> to book an appointment.
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In accordance with Regulation 30 of the Neighbourhood Planning (General) Regulations 2021, a copy of this Decision Notice ('the Modification Document') has been sent to:

- The qualifying body, namely Wheatley Parish Council
- Any person who asked to be notified of the decision

### Appendix 2

The Wheatley Neighbourhood Development Plan Review – adopted December 2023.