



LONE STAR LAND

John Fox  
Chairman of Wheatley Neighbourhood Planning Committee  
The Merry Bells,  
89 High Street,  
Wheatley  
OX33 1XP

29th June 2017

via email      wnpchairman@gmail.com

Dear Mr Fox,

**Comments on Wheatley Neighbourhood Plan draft for consultation on behalf of Mr and Mrs Greaves, Castle Hill Farm, Wheatley**

Lone Star Land are instructed by the landowners to comment on the draft version of the emerging Neighbourhood for Wheatley. Our clients wish to promote site 13a for residential development.

Firstly, our clients would like to applaud the enormous amount of work undertaken by the Neighbourhood Plan team in producing this draft plan.

Our clients support your approach to contingency planning. The emerging South Oxfordshire Local Plan (SOLP) has yet to be adopted and there is much uncertainty given the the plan has yet to be subjected to independent examination. There is the thorny issue of the unmet need arising from Oxford City, particularly as South Oxfordshire are planning for a lower figure than that proportion agreed with the Oxfordshire Growth Board.

Given this context we feel that the contingency planning policy has not gone far enough in future proofing the WNP.

It is accepted that the Local Plan is the plan whereby the Green Belt boundary can be altered, providing the exceptional circumstances test set by the National Planning Policy Framework is met. There is a general acceptance in Oxfordshire that in order to met the growth needs that Green Belt land will have to be released, and Local Plans should also allocate land beyond the plan period for release if required.

As part of the evidence base for the SOLP , a Green Belt review was commissioned. The 'Local Green Belt Study for Oxfordshire District Council' was published in September 2015, and included consultation with a number of neighbourhood planning groups, including Wheatley. The WNP site WHE13a is called Area 10 in the green belt study. An extract is attached to this letter. Area 10 was 1 of 5 parcels of land around Wheatley that was judged to have little contribution to the purposes of including land within the Green Belt.

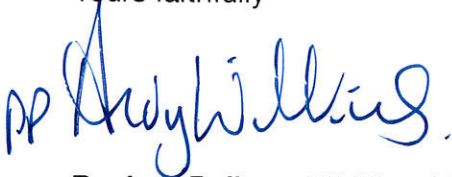
It is our submission that the contingency policy should make reference to a wider review of potential allocations should the local plan process result in more growth being accommodated at Wheatley. It should also indicate where safeguarded land could be accommodated. It is noted that the emerging local plan proposes to remove WNP sites WHE15,16,17 and 21 from the Green Belt. We consider that there are difficulties with the policy SP3 for these sites. There are constraints such as the pylons and the sewage farms. The proposals also involve the relocation of both business and residential properties which is notoriously difficult to achieve. If these sites are not deliverable as suggested by the policy, there is a risk that the basic conditions are not met.

It is also important that the wording of a policy is precise. It is not clear what is meant by the phrase in SP3 'supported by a consensus of the residents of Wheatley'. Does this mean a majority of those responding to a planning application or some wider referendum of local people? The WNP will be the subject of a referendum and it is not clear why another poll on it policies should be needed.

Our clients consider that, in the event that more growth is to be accommodated in Wheatley, then site 13a would provide for a modest scale residential development on a site that has been recognised by an independent study as contributing little to the green belt. They also own land opposite - WHE14. This site could, subject to a more detailed discussion provide for the burial ground needs outlined in the plan in an attractive and appropriate setting.

We would welcome the opportunity to discuss the potential of both sites with you.

Yours faithfully



**Reuben Bellamy BA(Hons) MA MRTPI**  
**Planning Director**  
**Lone Star Land Ltd**  
**M 07938 581152**  
**E Reuben@lonestarland.co.uk**

