

Wheatley Neighbourhood Plan (Wheatley NP/WNP) Committee	
Meeting number:	16
Date	27 July 2017
Venue/Time	7.30 p.m. Chapel Hall
Present	Andrew Johnson Audrey Parsons Chris Hallsworth David Harverson David Mancey John Fox Kevin Heritage Michael Vaughton Rachel Newman Roy Gordon Roger Farrow Simon Shew
Apologies	Ellie Freeman Lucy Thomas Mark Davies Rebecca Beadman Toby Newman

Item	Description	Action	
		Who	Date by
1	Apologies		
1.1	As noted above.		
2	Matters arising from the minutes		
2.1	Someone to read through the final document (Linda Curry mentioned or another ex-planning officer from OCC)		
2.2	Need a final definition of the Brooks site. Invite SODC to workshop. Define what the built up area is.		
2.2.1	Adrian Duffield's letter states not looking at the whole site, only part of it.		
2.2.2	SODC now only seem to be interested.		
2.2.3	SODC issues are around the Brooks site.		
2.2.4	Local Plan in 2018 and now it looks like WNP will be pushed back to that timeline too.		
2.2.5	If "geography" of site were to change this would need to be put to HPC and WPC (probably no need to go to the whole Council just the Chairs) for agreement, but need to talk to SODC before.		
2.2.6	Transport study required – WPC to do this.		
2.2.7	Could have a design guide but most developers ignore.		
2.2.8	No footbridge for 300 or 600 houses.		
2.2.9	Schooling- security issue of grounds of Wheatley Park if the Brooks site gets bigger.		
2.2.10	Can the schools cope?		

	Slides: RG to circulate slides for further information and help with discussion points		
3	SODC comments		
3.1	Need to align with local Plan.		
3.1.1	Need policy direction – discuss with SODC oat workshop on 10 August.		
3.1.2	Do not use wording ...”key workers housing”.		
3.1.3	No need for an exec summary in the document.		
3.2	Be clearer in descriptions.		
3.2.1	Issues numbered against the points in the document.		
3.2.2	OBU section of its own.		
3.2.3	Timescale now changed – is this now they have seen the document??		
3.2.4	Remove site assessment and H1 – what do they mean?		
3.2.5	WNP have looked at what sites were available to sue – produce a separate site assessment document?		
3.2.6	Should not use “allocation” – SODC can help with rewording.		
3.2.7	No design brief – “encourage” developers to this way and involve WPC.		
3.2.8	H5 – Littleworth exchange. Residents worried about parking!		
3.2.9	Need clarification about “justification for taking out of greenbelt”.		
3.2.10	Keely agreed to move.		
3.2.11	Bakery would be in agreement to move its 3 locations n village to one site		
3.2.12	AJ highlighted inconsistency in the document s when looking at the greenbelt – need to agree with SODC		
3.2.13	SODC mentions infrastructure but WNP thought not meant to include this in the document.		
3.2.14	SODC say WNP not proven traffic growth ...need clarification of what they mean.		
3.2.15	Burial site – can use greenbelt. Need to revise wording but have this in the document.		
3.2.16	Site planning policy – revise the wording.		
3.2.17	SP2 – told to include everything but now ned to refine.		
3.2.18	Meeting at Brookes on Tuesday – discussed a bridge but OBU/GVA said no.		
3.2.19	AJ commented OBU/GVA think our aspirations are too great.		
4	Actions		
4.1	JF commented that WNP prepared the document to include everything as if you “don’t ask you don’t get”.		
4.1.1	JF requested WNP members to pass on “pithy” comments after reading and digesting the issues document form SODC and break down in say: OK points Bad points ? queries Send these to JF/RG asap ready for WNP attendees to discuss with SODC at meeting on 10 August.		
5	General discussion		
5.1.	Cover letter dated 19 June but sent to WNP by email only on 27 July!		
5.1.2	Question whether Rachael at SODC has really understood as she does not seem to realise that SNP have consulted with the community and various groups ie “religious” organisations.		
5.1.3	Evidence index has been updated.		
5.1.4	Not received prelim advice from SODC.		
5.1.5	Gaps in their evidence and not consulted with WNP.		
5.1.6	SODC saying “take out of greenbelt” but asking for WNP to justify it!		
5.1.7	Danger Brookes site could go to planning before WNP are able to finalise the document if SODC extend the timescale.		
5.1.8	At meeting on Tuesday various issues around number of houses ie 300 and 600. And		

	mention of Brookes submitting its planning in September!		
5.1.9	Are SODC pushing our WNP timescale to their Local Plan timescale?		
5.1.10	Rachael at SODC does not seem to understand how Parish Councils work. She may be fairly “green” in the planning scene.		
5.1.11	Rachael and Ricardo from SODC will be attending the meeting/workshop on Thursday 10 th August 2-6pm at the Merry Bells.		
5.1.12	RF commented “its our NP, why are SODC dictating what WNP should do.		
5.1.13	RG commented that WNP document needs to get through the Inspector and SODC are trying to advise and help us to do that hence rewording.		
5.1.14	Majority agreed Local Plan needs to be finalised before WNP can be.		
5.1.15	Are SODC changing things in WNP document to comply with their revision to the Local Plan?		
5.1.16	SDC say our aspirations are unaffordable ie footbridge will cost thousands or even millions		
5.2	How do we take this forward to a productive and effective workshop?		
5.2.1	Items WNP have issues with to be discussed.		
5.2.2	Definition of Brookes site to be clarified and finalised		
5.2.3	Do something on the Littleworth site		
5.2.4	Pylons on Miss Toms field – they can bury electricity lines if they are needed to be.		
5.2.6	JF/RG asked for those who can attend on 10 th to let them know.		
6	AOB		
	JF went through and received confirmation from those who had looked at matters from the last meeting as requested.		
	Historic England – suggest not brought out the character of the village ie landscape, community		
	How do we get evidence to the Inspector, ie the surveys etc. Ask SODC what is his expectation.		
	Ask another NP group what they did ref the Inspector?		
	Next meeting: []		