

WNP Draft Report October 2017 from JF to RG for comment, to RR for instant comment/crit, finished version to WNP Committee for consensus, then to WPC for information and comment as a procedural matter within WNP brief

WNP Committee attended its 3rd SODC workshop on 27 October, 2017, making a total of 9 hours discussion with SODC since their Statutory Response of 27 July 2017 to Draft WNP, March 2017.

Background: WNP takes its statutory validity when 'made' (passed Ind. Examination and Local Referendum) in compliance with a finalised and approved SODC Local Plan. Neither have yet happened.

WNP appeared in Jan 2016 faced with a Local Plan requiring 180+ new homes in Wheatley. OBU Campus in Holton was not officially for sale. In June 2016 OBU declared intent to sell and SODC proposed development for the site accordingly. That a developer would buy remains hypothetical.

Current Situation: WNP has been in Draft and Consulting stage since SODC's change of allocation in June 2016. Final Draft WNP for Submission is now being composed. Draft SODC Local Plans 2032 and 2033 and Draft Wheatley Neighbourhood Plan 2016-17 have developed side-by-side, but both remain unconfirmed at Draft stage. In law, WNP must comply with the policies embedded in the Local Plan. During the drafting process, NP policies have to re-adjust to LP policies when the latter change.

Wheatley NP currently supports development of the OBU site and the Railway in Wheatley. As housing at OBU remains hypothetical still (foreign universities continue to show interest) WNP has proposed benefits and some housing for Wheatley to meet needs expressed during local Consultation. These are improvements at Littleworth and improvements in the east end 'industrial estate'. Here WNP have proposed that several small and stranded Green Belt tracts be released.

SODC Draft Local Plan 2033 (October 2017) advocates this policy too in its Final Consultation Version. The current Draft LP (*available to Wheatley public on Thursday 09 November 2017, Merry Bells, 3 – 7.00 p.m*). It agrees with the current Draft WNP, and both include the improvements proposed for Wheatley.

However, were the current proposed Draft LP to be rejected on Inspection, Wheatley's proposed Draft NP would also fail. Its Littleworth and 'industrial estate' proposals would not comply with any valid LP policies. WNP would have then to re-submit, supporting only OBU and Railway, as it had no LP to support it.

Best SODC advice 27 October: Complete a.s.a.p. and submit WNP with OBU and Railway, **PLUS** a 'hook' chapter indicating wish to propose village improvements, but acknowledging need for a finalised LP to sanction it. (e.g. only SODC can release Green Belt.) Once the LP is confirmed at Inspection, late 2018, a revision /update can be proposed to the 'made' WNP to incorporate the Wheatley improvements, which would then be part of an already 'made' WNP as well as a Final Confirmed LP which proposes it as policy.

If WNP go ahead as currently planned, we run the risk of being stranded should the current LP not be approved by Government Inspection, late 2018. We would have to start again, and support OBU and the Railway only. Were the OBU Campus be bought by a corporate rather than a developer-buyer, Wheatley NP would then also have to revert to an NP accommodating proposals like those of May 2016 where the village (Wheatley alone) faced a simple standard Larger Village 15% housing allocation from SODC.

