Wheatley Neighbourhood Plan

Workshop #3, 7 December, 2016

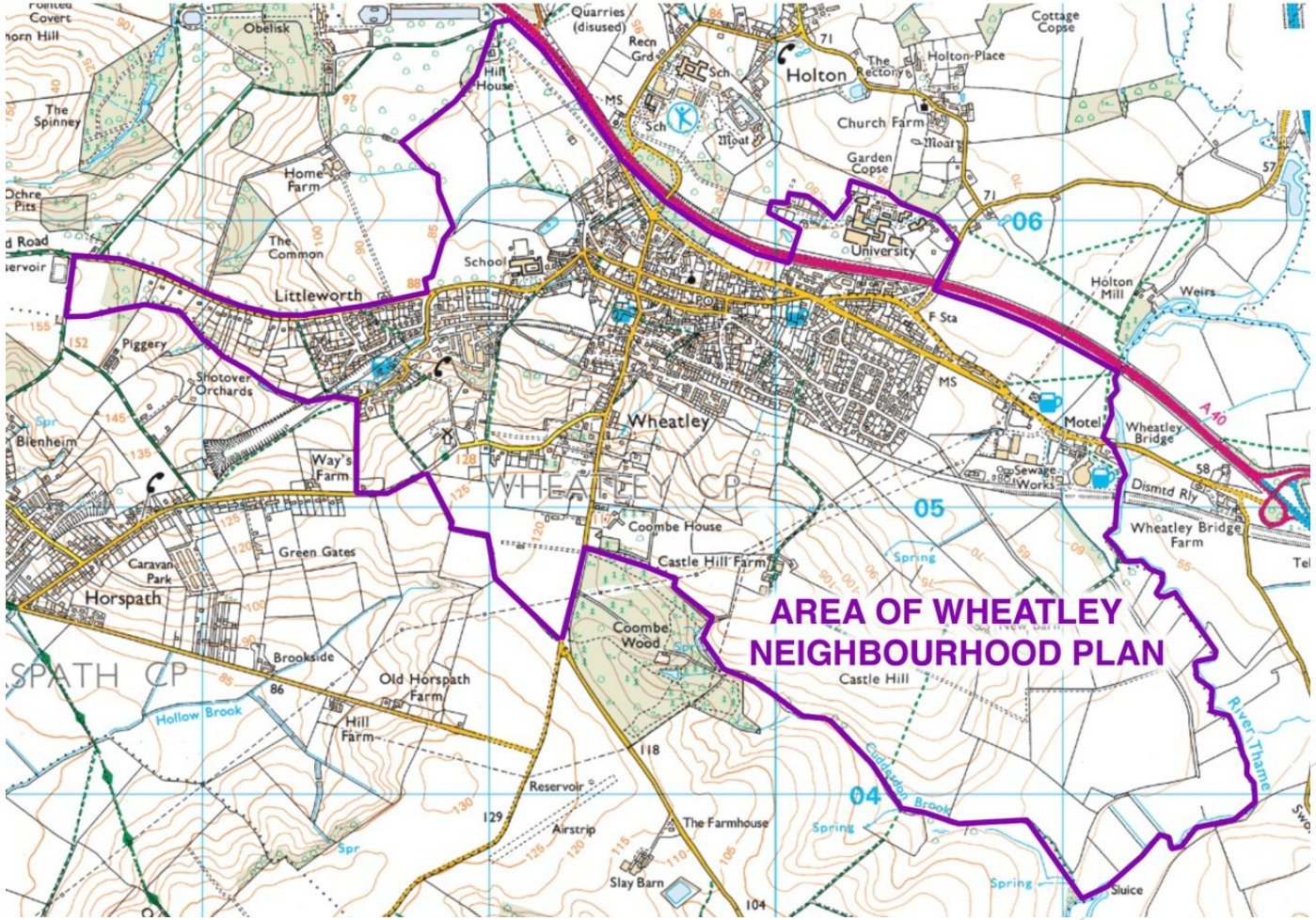
Workshop Agenda

- Introduction & Personnel (RG)
- Purpose of Workshop (AJ)
- Reminder of Workshop house rules (AJ)
- Review of Objectives Workshop (RG)

- Agree Next Steps (AJ)

Wheatley Neighbourhood Plan

Wheatley Neighbourhood Plan Area



Purpose of Workshop #3

- Review the Objectives arising from Workshop #2 and agree any changes
- Next steps

What is an Objectives Statement

- Will set out what you want to achieve in order to help make the ‘vision’ a reality
- For each element of the vision there may be one or a number of objectives
- Separate these into land use and non-land use:
  a) Identify land use issues that can be addressed through the neighbourhood plan
  b) Non land use issues that can form part of a separate document or an appendix
- Detailed policies will then follow from these objectives

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Workshop house rules

- There are no dumb ideas
- Offer only constructive criticism for other people's ideas
- Build on other people's ideas
- Avoid getting bogged down with undue "wordsmithing" – that's later
- Unresolved issues will be "parked" for later resolution

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Review Objectives Statements

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Housing and Land Use		
HL1V	Wheatley will comprise a balanced range and quantity of housing that meets the needs of both current and future residents of all ages; that is mixed in type, including affordable homes, is thoughtfully located and designed; and integrated into the village of Wheatley to minimise any negative impact on the natural environment.	HL1O1 Provide a range of different types of new houses across all tenures (except "buy to let") to meet the needs of all income and age ranges, including key workers, within Wheatley and its catchment area HL1O2 Promote the provision of 40% affordable within which there will be equal proportions of social rented and intermediate housing HL1O3 New homes will be built within walking distance of village centre especially for accommodation designed for the aged HL1O4 Ensure that affordable dwellings will be mixed with and indistinguishable from the market housing HL1O5 Prioritise the redevelopment of brownfield sites, and intensify the use of existing land where appropriate. HL1O6 Set aside land for housing for the elderly

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Housing and Land Use		
HL2V	The Green Belt will be retained where it contributes to the environment. Areas of historic heritage will be preserved.	HL2O1 Allow housing on green belt land that does not fulfill all the functions of the green belt. These are currently designated by WHE1, WHE2, WHE5, WHE9, WHE15, WHE16, WHE17 (or parts thereof)

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Housing and Land Use		
HL3V	The built up area of the OBU site as shown on the Neighbourhood Plan Area will be transformed to provide additional housing and business amenities in accordance with the community vision for Wheatley. The OBU tower will be demolished thereby removing a blight on the landscape.	HL3O1 Where possible , ensure the serviceable OBU buildings will be retained for re-use as business units HL3O2 Identify land for up to 300 on the OBU site HL3O3 Ensure provision of all new housing and infrastructure provided by Wheatley will comply with LP2032 para 5.45 HL3O4 Ensure the OBU tower will be demolished.

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Housing and Land Use		
HL4V	Commercial buildings and non-retail businesses will have been re-located where practical to the OBU site and the eastern perimeter of the village, encouraging growth, improving services and also improving the environment for residents.	HL4O1 Promote the relocation of businesses in designated area WHE22 to create a site for housing commensurate with the surrounding environment. HL4O2 Promote a mixed development on the OBU site with a strong preference to include the re-use of all suitable OBU buildings (also HL3O3) HL4O3 Set aside land to attract new businesses and to accomodate relocated businesses to the east of Wheatley which could include green belt exception sites
HL5V	There will be sufficient burial capacity.	HL5O1 Set aside land for burial

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Social infrastructure (including a range of sport, education, healthcare and leisure services)		
SI1V	There will be a range of high quality sports, leisure, education, healthcare and social facilities to meet the community needs commensurate with an expanding population of all ages.	SI1O1 Ensure that the social infrastructure is in place to accommodate the increased need of new and existing residents SI1O2 Maximise the leisure opportunities for all ages, including the allocation of land and identification of mechanisms for delivering new and improved facilities at appropriate locations to meet increased demand SI1O3 Preserve the leisure facilities used by the residents of Holton and Wheatley that are located on the OBU Site including that part of the Site that is outwith the Neighbourhood Plan Area. SI1O4 Set aside land to build a larger village hall to meet current and increased demand created by new housing SI1O5 Set aside land to re-locate the current accommodation used by the Boy Scouts to improve safety and encourage increased participation in the organisation.

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Social infrastructure (including a range of sport, education, healthcare and leisure services)		
SI2V	Wheatley will continue to operate as a hub village	SI2O1 Expand the amenities to satisfy the increasing demand

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Retail Services		
RS1V	Wheatley will be served by a thriving hub village economy that provides a diverse range of accessible day-to-day services for its residents and those of the surrounding villages.	RS1O1 Retain and support a mix and variety of shops in the village centre RS1O2 Improve traffic flow to ease congestion to the village centre RS1O3 Provide adequate parking close to village centre

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Village Centre		
VC1V	The village centre will provide a pleasant, attractive, safe and convenient place for residents of all ages to shop, socialise and generally enjoy life.	VC1O1 Ensure the provision of a public toilet facility for the village centre VC1O2 Set aside land for controlled parking
VC2V	It will be a vibrant place for use by the community that is regularly reviewed for opportunities to provide improvement and regeneration.	VC2O1New homes will be built within walking distance of village centre especially to maximise use of the shops, reduce parking needs and provide ease of access for the aged

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Industrial and commercial environment and infrastructure		
IC1V	Wheatley will remain home to the growing number of small enterprises covering all ownership sectors (private, voluntary and public) across the tertiary sector and light manufacturing sectors	IC1O1 To provide more business units capable of flexible use and expansion
IC2V	New businesses will be located around the eastern end of the village close to existing ones, and at the OBU site, with some flexibility for future expansion.	IC2O2 Re-locate existing commercial units to provide opportunities to develop WHE22 brownfield site for residential use

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Traffic (motorists, pedestrians and cyclists) and transport		
TT1V	Wheatley will be supported by a safe and efficiently functioning road network with sufficient village parking.	TT1O1 Ensure that new developments minimise congestion TT1O2 Enhance parking management and provision TT1O3 Ensure that new developments do not exacerbate the issues with existing traffic blackspots and rat runs
TT2V	The village centre, all schools and leisure facilities will be accessed safely for walkers and cyclists	TT2O1 Provide new and improved pavements throughout Wheatley TT2O2 Promote safe cycling and walking routes east to west for access to schools TT2O3 Promote safe walking routes in the High Street TT2O4 Provide a new pedestrian link to OBU which will include a new pedestrian and cycling bridge for safe and practical access to village centre TT2O5 Ensure that parking provision for the health and education services are met for future population levels
TT3V	Wheatley will continue to be provided with good public transport.	TT3O Promote public transport as first choice mode for residents
TT4V	Under all circumstances air quality standards will be met.	TT4O Ensure Air Quality Standards are maintained

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Village character		
VC1V	Wheatley will enhance its reputation as a welcoming village, respectful of its heritage, where residents experience a strong community spirit.	VC1O Preserve and enhance the village character by providing, within walking distance, safe access from all well integrated new housing to a vibrant village centre and all retail locations

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Quality of the environment and natural landscape		
EL1V	Residents will continue to enjoy the natural landscape that offers a range of green spaces and outstanding local vistas.	EL1O1 Preserve the Green Belt except in those areas where criteria are not fully met EL1O2 The key visual landscapes will be preserved
EL2V	The rural habitat and ecological diversity will be protected and enhanced.	EL2O1 Promote enhancement of wildlife sites through the creation of features such as ponds, spinneys, wetlands and grassland

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Employment opportunities		
EO1V	There will be increased employment opportunities for the communities served by the Wheatley hub especially for our young people.	EO1O1 Encourage business expansion in the Wheatley through improved and new business infrastructure EO1O2 Encourage businesses onto the OBU site to offset the loss of employment due to the relocation of the University.

- **Agree Next Steps**

Contact details

- website: www.wheatleyneighbourhoodplan.co.uk
- email: info@wheatleyneighbourhoodplan.co.uk
- www.facebook.com/WheatleyNP
- @wheatleyplan
- letter: (marked WNP) to Wheatley Parish Council