

Wheatley Neighbourhood Plan (Wheatley NP/WNP) Committee	
Meeting number:	23
Date	20 November 2018
Venue/Time	7.30 p.m. Chapel Hall
Present	<p>Andrew Johnson Chris Hallsworth David Harverson David Mancey Ellie Freeman John Fox Kevin Heritage Lucy Thomas Michael Vaughton Rachel Newman Rebecca Beadman Roy Gordon Simon Shew</p> <p>Guests: Doug Lamont, WPC Chair Robert Barter, HPC Chair John Walsh, SODC Councillor, Forest Hill and Holton</p>
Apologies	<p>Audrey Parsons Mark Davies Roger Farrow Toby Newman</p> <p>Felix Bloomfield, SODC Deputy Leader of the Council and Cabinet member for planning – letter sent to JF</p>

Item	Description	Action	
		Who	Date by
1	Apologies – as noted above		
2	Minutes for 30 July – agreed		
3	John as Chairman welcomed our guests		
4	OBU planning application for now revised number of 500 houses – WNP notified that it is going to planning on 28 November. WNP, WPC and HPC will be represented and able to speak		
4.1	By-election on 29 November and therefore meeting on 28 November maybe postponed at John Walsh's request. Toby Newman, is chair of planning and may have a conflict.	JWalsh	
5	RG went through slides – detailing where WNP is now – for the detail refer to the slides.		
5.1	Purpose of WNP is housing for Wheatley and locating suitable sites for housing. OBU site separate matter.		
5.2	2011 local plan for Oxon and OBU put in option to redevelop site on the built up		

	area of the site not on the green space.		
5.3	February 2018 – OBU propose wider area for development, not just the built up area and possibly 600 homes.		
5.4	October 2018 – OBU revise this to 500 homes.		
5.5	SODC invited WNP to meet with planning office who, WNP understands, is minded to approve their application for 500 homes.		
5.6	Issues, in question, are around connectivity of OBU site and villages of Wheatley and Holton – one suggestion of foot bridge over A40 rejected. Possibly widening of exiting bridge, wider footpath, cycle path, restricted car area has been suggested.		
5.7	Local plan and WNP has no “weight” on the OBU site – WNP can only show concerns.		
6	Implications of OBU application		
6.1	WNP is there to suggest suitable locations in Wheatley for houses to be built. Map details where suitable sites have been located and landowners have agreed in principle. These include brownfield, exiting green space and an area deemed exceptional that has been taken out of the green belt to accommodate redevelopment.		
6.2	With the sites chosen they connect Wheatley from one end to the other with a green route as well as roads.		
6.3	Note WNP wants affordable homes to be available sooner than when the proposed OBU site would deliver any homes. WNP wants to delivers homes and employment.		
6.4	Note: Mill Green was the first affordable homes in Wheatley since 2012.		
6.5	The various sites located around Wheatley would provide approx. 100 homes, which is the allocation Wheatley needs to find.		
6.6	OBU is a separate issue. However WNP, WPC and HPC do need to consider the OBU site. Subject to planning approval of how many (300 – 500), homes will be built at some stage. RG slide detailed issues for WPC and HPC to consider. Note: if/when OBU land is sold with an approved planning application – more or less homes may be built but also it may well stay as educational site.		
6.6	RG showed timeline slide.		
7	Local plan dates: 4 December – Scrutiny meeting for emerging local plan 20 December – Full Council ? December submission of emerging local plan		
8	RG slide detailing scenarios: Desired plan, WNP to rethink, WNP to stop completely, WNP to revise plan again etc.		
9	Discussion how WNP goes forward, chaired by Andrew Johnson		
9.1	1) Is the analysis correct? 2) Are there other considerations? 3) Do you agree that a co-ordinated approach is needed from WPC and HPC? 4) Is there any further information that WNP can provide to assist with the considerations of the WPC, HPC and SODC councillors?		
	JW suggested carrying on with WNP recommendations even if 500 homes approved as this may not happen for years.		
9.2	DL said office may recommend but it may not go through. Q why is the office recommending approval – on what grounds?		
9.3	WNP can recommend a low roof line.		
9.4	OBU application does not state in it any “exceptional circumstances” for using the green space not just the built up area.		
9.5	WNP had to state “exceptional circumstance” with the land near to Asda.		
9.6	WNP need to read and understand the OBU application to then put sustainable and		

	realistic recommendations for home sin Wheatley.		
9.7	No reference in OBU application to OCG, GP surgery and parking, only “mentioned”. If there are to be 500 homes then there should be community facilities, ie hall, shop, increase capacity for GP surgery, parking, school etc.		
9.10	Local plan should be available to view from 6 December?		
9.11	Wheatley Park School and OBU site – is there a security issue with homes next to the school? Yes – it would need to be fenced off – who funds this? OCC to be approached.		
9.12	Restriction of bridge for traffic could be quite dangerous. Children using pathways/crossing to get to the school.		
9.13	Traffic could potentially back up on / off the A40 at various times.		
9.14	Park Hill Nursing home development should be considered as well, as could potentially generate more traffic, people crossing to / from it.		
9.15	Main issue to consider is connectivity from OBU site to Wheatley and Holton.		
9.16	3) Do you agree that a co-ordinated approach is needed from WPC and HPC? All agreed “Yes”. Both WPC and HPC Chairs to co-ordinate their responses.		
9.17	See Andrew’s flip charts for actions points and parked points.		
9.18	4) Is there any further information that WNP can provide to assist with the considerations of the WPC, HPC and SODC councillors? Analyse pedestrian and cycle suggestions.		
9.19	A document is to be produced by RG, JF and AJ to pass on to WPC and HPC who can then put it forward.		
10	AOB		
10.1	Littleworth site – question raised about SODC owning any council houses. Confirmed they do not but work with SOHA regarding affordable and social housing 60/40 split.		
10.2	Landowners who have agreed their land to become potential housing sites – no need to inform them of an ussies until the Local Plan is submitted.		
	Next meeting: to be confirmed		