

## **WNP Committee Response – Public Consultation for Draft Local Plan 2034, Feb 2019**

- 1) WNP Committee recognises the efforts of SODC, via Local Plan 2034 and regular discussion to work together for a Wheatley Neighbourhood Plan. We are poised to begin pre-Submission Public Consultation. [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)
- 2) For clarity, please note that the “land at Wheatley Campus” lies to the north of Wheatley in the parish of Holton, not 'in the north of Wheatley'. [LP2034 p.75, para 4.128]
- 3) 'Wheatley Campus’ is a campus of Oxford Brookes University in Holton, only part of which lies within the designated Wheatley Neighbourhood Plan Area. There appears to be absolutely no compelling reason to remove the whole site from the Green Belt to facilitate development, especially as part of the site is already developed.
- 4) We recognise the issue of “defensible boundaries” for the Green Belt and also for maintaining a consistent approach to Green Belt release within Local Plan 2034. However it should also be recognised that this site has acknowledged unique circumstances (especially the western portion) so it seems not only reasonable but essential to treat it in a different manner from other sites in Local Plan 2034 proposed for Green Belt release.
- 5) WNP Committee proposes that in order to describe adequately the extent of development for the “land at Wheatley Campus” the following language be used :-  
“approximately 300 homes to be built (at no greater density than 45dha) on the built form within the WNP designated area”  
This language uses the same definition for the WNP designated area while avoiding the use of the phrase “at least 300 homes” which many find confusing and open ended.
- 6) WNP Committee supports Local Plan 2034 in emphasising the need for connectivity between Wheatley Campus and Wheatley / Holton. Such recognition should also extend to improving general connectivity for all parts of Wheatley and Holton.
- 7) The WNP Committee advocates an amendment to policy STRAT14 (iv),c to restrict pedestrian and vehicular access to the west “to emergency, pedestrian, cycle and bus”.
- 8) WNP Committee advocates an amendment to para 4.128 as follows:-  
“there is a general absence of smaller scale accessible green space (between 2 and 20 hectares) in Wheatley. Development at the Wheatley Campus site provides one such opportunity to deliver smaller accessible spaces alongside new homes”
- 9) WNP Committee welcomes recognition of the need for improved infrastructure, adequate clinical capacity and public transport. Current surgery parking is an issue; one bus service (Miltons to Cowley by Wheatley) ended in 2016; the OBU service will close in 2021.

<https://www.wheatleyneighbourhoodplan.co.uk>

Evidence Base, [EB] SODC Meeting/Contacts 25, for evidence and discussion.

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**John Fox, Chairman WNP Committee, 10 Feb 2019**

