

Wheatley Neighbourhood Plan (Wheatley NP/WNP) Committee

Meeting number:	28
Date	4 July 2019
Venue/Time	7.30 p.m. Wheatley park School
Present	Chris Hallsworth David Harverson David Mancey John Fox Kevin Heritage Michael Vaughton Rachel Newman Rebecca Beadman Roy Gordon Roger Farrow
Apologies	Audrey Parsons Andrew Johnson Ellie Freeman Lucy Thomas Mark Davies Simon Shew Toby Newman

Item	Description	Action	
		Who	Date by
1	Apologies – as noted above		
2	Minutes for 24 April 2019 – agreed		
3	Status of NP - see slide for full details		
3.1	NP document also requires additional documents to be submitted with it. On list 1 and 2 are done, but 3, 5,6,7,8 are all dependant on the completion of the NP.		
4	Public consultation		
4.1	Responses – see slide for further details		
4.2	JF contacted 35 bodies and had 19 acknowledgements and 12 responses		
4.3	GVA now known as AY – very detailed (84 pages) document		
4.4	The Inspector looks at all responses including AY document, other bodies and public consultation responses.		
4.5	RG did a summary of how some of the bodies responded ie WPC, OCC, Historic England etc		
4.6	RG commented that TN said with public responses you normally only get 1-2% and therefore our 100 responses with 86 from the community was pretty good.		
4.7	Slide detailing numbers of those with no comments, direct opposition and those with concerns.		
4.8	OCC response was standard and saying the usual ie cycle paths needed etc, but has said No to a bridge.		

4.9	Taylor Wimpey – JF to circulate the summary.		
4.	Various map slides each detailing the designated area(s) of the Brookes site for development. Discussed Policy RUR1, LP 2011, LP2034, Strat 14, SODC planning Committee Nov 2018, Brookes Phase 2 and the differing designated areas in these slides due to the various policies and documents above as in what is included and not included.		
4.	Brookes Phase 2 has been refused and they have appealed and have until 11 September.		
5	Summary of where we are – moving the goal posts		
5.1	SODC Scrutiny meeting held on 2 July – outline 4 options available to WNP.		
5.2	1 – submit as it is		
5.3	2 – submit with modifications		
5.4	3 – withdraw and reapply		
5.5	4 – Scrap it completely and start again		
5.6	Options 1 and 2 were declined and 3 was recommended and possible recommendation of 4 as well.		
5.7	SODC cabinet meeting on 10 July and SODC Council on 18 July and WNP will know more after these meetings.		
5.8	With options 3 and 4 LP2034 to be rewritten and LP2011 stays current.		
5.9	NP to be revised but to have robust comments on v37.		
5.10	Question was asked can we change the boundary?- This will take 3-4 months, so do have time.		
5.11	With a new LP2034 to be adopted in Jan 2022 – links to option 3 or April 2023 for option 4.		
5.12	Ricardo has said to RG he has some suggestions how to move forward and pushing for WNP to complete NP even in a revised form. Very close now in completion process		
5.13	WNP can request the Inspector to meet with them re appeal against Brookes/AY appeal.		
5.14	RG doubts the NP will be finished in July or August as hoped.		
6	Housing numbers		
6.1	Concern over numbers on Brookes site.		
6.2	Wheatley’s total allocation is 300 and since 2011 we have had 129 built and therefore we can fulfil the rest of the allocation by a moderate development site – use just a small proportion of Brookes?		
6.3	SODC Greenbelt Study had the Brookes site in this but just the campus.		
6.4	HPC and WPC agreed what could be included on Brookes site and it excluded the 2 bungalows. Then WPC and HPC Chairmen then agreed 2 bungalows were to be included. Need to be clear on what is / is not included.		
7	Brownfield site in Littleworth / Greenbelt		
7.1	With viability study this could leave it open that with leaseholders leases coming up that owners could decide to sell anyway as they now know its viable.		
7.2	WNP may need to speak to Councillors just to make them aware and this was only included if we could take the land out of the greenbelt and not sure this is the case if we have to revert to LP2011.		
7.3	JF has spoken to Tim Bearder of OCC re greenbelt as Lib Dems had had this in their campaign against the Conservatives and he now says all OK.		
7.4	JF confirmed also that Alexandreine is also trying to get fully informed on all of this.		
7.5	How else can we take out the greenbelt land now? Review LP2011 is there anything in there that may help? MV to speak to a planning contact to ask how / if this is possible.		
7.6	Government want housing so would they permit anyway with LP2011 if it did not have mention of greenbelt /enhancement?		
7.7	Rural Exception site was permitted under LP2011 for the Mill Green site – WNP		

	should look into Rural Exception for NP.		
7.8	WPC have asked WNP to attend their Planning meeting next week to preview options for moving forward, however the SODC cabinet and Council won't have met so WNP should ask to meeting at the next one once they had a decision from SODC.		
7.9	WNP to carry on with documentation and keep things moving forward.		
8	Oxon Neighbourhood Plan Alliance		
8.1	The above contact JF asking if WNP wanted to subscribe.		
8.2	WNP confirmed have to concentrate on own NP and therefore reply to say "just keep us informed".		
9	AOB		
	Next meeting at the end of July to report back after the SODC Cabinet and Council meetings		