

**WNP May-June 2017 Public Consultation.
RESPONSES
HARD COPIES**

[XX] = original response reference No. from initial analysis, August 2017

A. 1-55 proforma Responses, Open Day 17 June.

A & B = Hard Copy Archive Deposit 3 a)

- a) 1 proforma was 'lost', now re-written = No 55, Tanya Berman, 5 July, [60] & NP reply
- b) No 22, Bungalow resident. (No 59, Bungalow residents and No 89 letters 30 & 31 May also Bungalow residents. 5/6 Bungalow resident families attended Open Day; WNP visited 3/6 Bungalow homes. **The Bungalows lie at the east end of London Rd.**
- c) Nos 24 & 25, led to Old London Rd Air Quality research. [Evidence Base Research 14]

Several respondents wrote more than one letter.

B. High St, Stall 21 & 28 June, Chairman and vice-Chairman

individual conversations on some 90 topics

C. Named Responses, Consultation Period, May-June, Nos 56-109.

[Under Data Protection, names have been removed in this publicised version save for those of local elected councillors. The complete list remains available to an Examiner]

C = Hard Copy Archive Deposit 3 b)

- 56 was [56] Littleworth resident, 18 June, (after Open Day 17 June), 100% opposed to Littleworth proposals, on road safety grounds, no footpaths, bottleneck road, accidents record. NP replied 18 June
- 57 was [60] 28 June, after High St WNP Stall discussion, development on conditions of infrastructure like Green Path OBU to Wheatley, min. 300 homes OBU, improve road and bridge at L'worth. NP replied 30 June.
- 58 was [58] June 2017, 3 pp, 20 x observation on Draft NP : min. 300 homes at OBU, OCC needs to remedy Holton flyover and Holloway Rd, Mill Green now adds to traffic concerns there, How get consensus of residents ? - NP replied pre 30 June,
- 59 was [59] 12 May, Bungalow Residents , post-WNP visit 11 May correspondence. Fair price buy out only.
- 60 15 June, Wheatley Archives, asking for WNP copy for Wh. Archive. NP advise 'wait'.
- 61 was [61] 26 June, strongly support WNP, with advice point by point, on village 'improvement sites', new hall needed, respect Littleworth Green Belt, agree no further development towards Horspath.
- 62 was [62] WPC Cllor Roger Bell, 22 June, take Green Belt Status from more Wheatley sites 28 May – 300 at OBU not a realistic way of giving Wheatley houses. Delay of years. needs 20-30 a year, not a splurge. Is against HL 105 and Para 8.22. 'Contingency sites' should be 'Priority sites' and all removed from G.Belt. OBU remote from Wh. The A40 should be the housing boundary .
- 63 was [63] 30 May, 5 & 6 June (3 letters) technical, Playing Fields, concern about OBU '600', and general; replies x 2 from WNP; also leisure space needed, not pitches.
- 64 was [64] 17 May, highly impressed, Wheatley over-65s number more than 16-29, but ALSO number by which they are 'more' is actually above national average; Sewerage advice; para 3.36 not relevant to WNP. NP reply 19 May.
- 65 was [65] 17 May, [3 letters 17, 18, 26] Ambrose Rise, neglected lights & pavements; supports Littleworth proposals. Village pavements an issue. NP replies x 2, [18 and 26 May]

- 66 was [66] 18 June, 'a thorough piece of work'; village has a traffic issue; OBU developers will ignore A40 bridge or any access to Wheatley.
- 67 was [67] 'remarkable document and lucid'. Post Office' part of 'large service hub'. centrality', 31 May. NP reply.
- 68 was [68] Sidleys, Agent for Mobbs, Acknowledges WNP, 03 July, More soon. WNP reply 03 July.
- 69 Shotover Ho., Open Day discussion with RG vice Chair WNP, and info following, 17-18 June. Positive about WNP. Concerned about Oxford-Cambridge Expressway possible route between Wheatley and Shotover.
- 70 was [119] 20 June, document a credit to the team. Parking needed High St for workers in Wheatley / patients at surgery; concern at HGVs on London Rd - need for changed junction [lights or roundabout] where A40 slip road joins A418 towards M40, Service Station and Thame. This would allow HGVs to return to eastern London Rd via bridge, not via village;
- 71 was [74] 13 June. Shortcomings: too much on 'development sites'; lacks Vision, Time Line and longer term expectation. Objectives without Vision in places; Sustainability – nothing re local food production, re energy (solar). WNP Replies x 2, 13 June. We have recommended salvage of buildings at OBU which could be re-used. We accept too little on sustainability.
- 72 17 June, 2017, offer to proof read draft text, as former OCC officer.
- 73 Allan East, HPC Councillor, & 'WNP drafting ambassador', 20 June, advising on NP 'bedsores' - 300 minimum homes; 'footprint' not same as the 12 hectares in WNP; beware saying 'OBU site currently' in Holton. WNP reply 20 June.
- 74 15 June, better drafting needed; Railway site queries- No public parking is offered ;Internal Parking insufficient. NP reply 15 June.
- 75 Pollution, Noise & Vibration, Old London Rd, a) Open Day proforma responses 24 & 25, b)resulting survey by residents 03/11. See follow-up in **WNP Website Evidence Base, Research 14**, & c) above, top. Also Open Day proformas, 17June 2017 [Hard Copy Deposit Box] Referred to SODC Air Quality Officer, January 2018.
- 76 HPC C'llor R Farrow, Response to Draft WNP, 27 May, 28 June, 3pp with responses x 2 from from NP 29 June. See also HPC Consultation with WNP, breakdown, **Website ref:**.
- 77 HPC Clerk p.p. HPC, 29 June, response to Draft WNP,, 1p, with response 30 June from WNP Chair.
- 78 was [75], WPC C'llor P. Willmott, Open Spaces [Local Green Sp. need own section in WNP], Local Green Sp.,G Belt & Pl. Fields, 14-15 June (& total 7 letters by 28 June . – all footpaths in Wheatley run N-S, making an E-W Green Path against the grain, 14 June.15 June: see (e.g.attached) North Dorset DC on Local Gn Space. Discussion response with WNP.
- 79 Holton PC response to SODC Local Plan (2nd Preferred Options), forwarded to WNP 12 May
- 80 Cllr R, Barter Chair HPC 22 June, after both Open Day (17 June) and WPC-WNP meeting 20 June
- 81 was [?53 or 54 ?] 2 x letters 17 & 18 June, Littleworth change good ideally, but would improve appearance, lose L. support for businesses there and come up against lack of road and infrastructure. NP replied 18 June.
- 82 After Street Stall discussions 21 & 28 June, Cornfield Bakery formally seeks new site on 17 July to bake for supply of 3 shops. NP replied 17 July. Later in year, Wheatley Tyres interested too.
- 83 SODC notice, 23 June, of postponing deadline for Pub.Con. response from 30 June to 28 July [Duly received 27 July 2017 and discussed at First Workshop 10 August x 4hrs, with SODC.]
- 84 was [70] 27 May, Executive summary please ! Reply from NP, 29 July.
- 85 13 May, WNP difficult to manouevre round; needs direct link to the pdf on the Home Page
- 86 13 June , WPC Cllr Janet Carr, offer to help Open Day, NP reply same day.
- 87 Tree Survey (Draft 1) to WNP 16 June, and to Evidence Base 18 June. NP replied 16 June.
- 88 was [71] retired WPC councillor 100% in support of draft

- 89 Vicar re burial ground closure Dec 2018, copied to WNP, Burials at St Mary's end Dec 2018
- 90 was [72 & 73] 30 May, 2 x Letters of 'appreciation' and 'great interest' from The Bungalows, two letters. NP replied 31 May.
- 91 WPC Cllr Roger Bell, 28 May, NP replied 29 May. **See Consultation WNP with HPC and WPC, Evidence Base, WNP website**
- 92 18 June and 24 June, re Cricket facilities, NP reply and WPC Cllr Willmott replied.
- 93 forward 5 & 8 May, resident filed claim to Railway Hotel as Community Asset. Rejected by SODC 16 June (letter attached).
- 94 WPC Cllor Roger Bell, re Pedestrian Bridge (Wheatley potential landing point this side of A40, 25 July. NP responded 25 July. Continued from Public Consultation.
- 95 Chairperson, Wheatley Society 30 May support in reminding community for Pub.Con. responses.
- 96 John Dykes, landowner The Bungalows, with RG vice Chair WNP, re proposals there. 21 June.
- 97 Sue Brownill, professor OBU Town Planning Faculty, 2 June, Response to Govt Feb 2017 White Paper on 'Affordability'. 'Joint response, OBU, CPRE and several neighbourhood plans, incl. WNP.
- 98 Royal Town Planning Inst x 2, advice sought in absence of SODC advisers 24 & 27 June
- 99 24 June, woodland preservation order, please, woodland between Mill Green and Flyover. NP reply, 24 June.
- 100 was [79] Criticises OBU proposals 22 June: uses more Green Belt than built footprint; cannot argue existing gross floor area = 600 houses – why not argue for bungalows on the same line ! Fails to address any Infrastructure – or traffic, air quality, 500-1000 children, 1500-2000 new patients, no retail or leisure potential, no pedestrian/cycle access, insufficient CIL money to cover infrastructure (levy only on 360/600 homes). No recreation space, in fact RS being taken along with TPO trees. Western end of 'site' is 50 + feet higher than base of current tower – building on it will be visually intrusive; 'OBU completely disregard the community and I am shocked'.
- 101 2 residents, 'thanks, NP work all highly commendable'. [77]
- 102 was [78] 4 residents (NP Committee members) strong objections to OBU latest proposals 20, 21 & 22 June .
- 105 - 6 15 May Scout Leader response to NP letter 11 May on scouts and youth work; (no response from second consultee on Youth Work.)
- 107 was [69], 29 May, Park Hill Traffic, volume, speed and commuter parking on grass. NP reply 29 May.
- 108 4 x WPC councillors x 4 – Roger Bell – Paul Gregory – Ann Davies – Ian Roberts; 3 x HPC Councillors Robert Barter – Allan East – Roger Farrow - See **Evidence Base WPC & HPC Consultation with WNP, on WNP Website. And Hard Copy Archive 3 b)**
- 109 was 118 Two responses separated in initial numbering of list , 02 May to WNP and 16 May to SODC in LP 2033 (2) Pub.Consultation (2). Accounted for in December 2017 re-Analysis of Pub. Con. The Green Belt is being eroded and community will needs respecting on this; loss of amenity; no safe crossing of London Rd. We need regeneration.

D. Developer, Land Agents, Landholders, Relocator Responses

Hard Copy Archive Deposit 5

- 110 Meeting summary , WNP (RG vice chair) with Rectory Homes, 15 May.
- 111 Beechcroft (Railway site), response 30 June: a through-pathway not viable; way through to BT not viable (they have own access); pedestrian crossing is agreed. NP reply, 30 June.
- 112 JPPC for John Dykes, landowner,, The Bungalows, (WHE 16), 21 + 29 June, see [96] above.

Also helpful about language, e.g. 'review dependent sites' rather than 'contingency sites'.
JPPC 'Commend and congratulate' ,... 'the positive approach of the plan'.

113 Lone Star for Mr & Mrs Greaves, Castle Hill 29 June, x 2 letters, Andrew Wilkins. Burial space offer, near Jackie's Lane.

114 Oxford Brookes site, (GVA agent), response **30 June** and meeting **4 July**

115 Taylor Wimpey, Initial response, with outline for proposed WHE 2 development) 30 June

116 Sidleys for Mobbs, 30 June, full response on WHE 17.

117 [Carter Jonas, responding for HCA, but representing Chalgrove !]

118 Correspondence acquired from 2016 between WPC Cllr R. Bell (acting for WNP) and the agents for owners of WHE 15 (Ms T's Field) re Availability

119 Re-confirmation of continued interest and availability, March 2018, to WNP Chair from landowners 112, 116 and 118 above..

E. Statutory Body Responses (21 responded of 22 contacted).

Hard Copy Archive Deposit 6

Key responses on WNP website since 2017

[PF = Published in Full on WNP Website; NC = No Comment Felt Necessary]

WNP Public Consultation 08 May – 30 June 2017.

All were contacted & asked to acknowledge receipt of WNP Contact.

a) Homes and Communities Agency, 30 June, **PF, WNP Website**. Mentioned in Carter Jonas letter on Chalgrove, No 117 above.

b) Highways England, sent 09 May, Ack. 19 May, Ref 2821, **NC** as not affecting A34.

c) Oxfordshire C.C. Sent 10 May, Response 30 June, **Wide ranging thoughtful, helpful response; PF WNP Website** ; brief contact October 2016; Nov. 2017 formal contact; 19 Jan.2018 first formal meeting between **OCC/WNP/SODC**, 2.5 hours

d) Oxon Area NHS Clinical Commissioning, sent 10 May, ack 10 May, Reponse 17 May; *When development agreed, it is for WPC and Oxon NHS to talk about Clinical Capacity. Talks first started April 2017 wih Anne Lankester. See [Website](#), [Evidence Base](#)*

e) Thames Water, sent 09 May, Ack 09 May, Response 23 June, **PF, WNP Website**

f) Health and Safety Executive (HSE), sent 09 May, Ack 10 May, Response 07 June, **NC**

g) Environmental Agency, Sent 09 May, Ack 09 May, Response 06 June, **PF WNP Website**
WHE 15 and 16 are partly in Flood Zone. Are WHE 25 and WHE 15 actually 'Allocations' ? 12 May forwarded to Sustainability Plan.

h) Historic England, sent 09 May, Ack 17 May, Response 3 June, **PF WNP Website**, *Wide ranging and thoughtful response, carefully noted in WNP re-Drafting and followed with extra correspondence.*

i) CPRE, Ack. 2 July 2017; *WNP also worked with CPRE to respond to Govt Feb.White Paper 2017; WNP here was referred to SODC/CPRE Committee* **NC**

j) Natural England, sent 10 May, Ack 10 May, response 30 June, **PF WNP Website**

k) National Grid, sent 10 May, Ack 10 May, Response 19 June, **PF, WNP Website**, *Watch for gas distribution pressure if new development; overhead HV cables cross Wheatley between Cowley and Aylesbury Vale.*

l) SODC (Planning), alerted WNP on 23 June that no response would be forthcoming until end of July. [Response received 27 July. Followed by Workshop 10 August. **PF WNP Website**

m) Network Rail Assets sent 10 May, (**No Acknowledgement, nor Response**).

n) Sport England, Ack. 09 August, after 3 addresses failed. *S.E. knew of the WNP and of WPC negotiations over pitches at OBU site. Had met WPC 16 July. Latest LP 2033 (2) SE requires pitch-for pitch-replacement in any OBU site development . 'Writing to support the general principles of WNP'. **PF WNP Website.***

- o) CTIL Telecoms, sent **09 May**, Ack. **17 May**. **NC**
- p) Consortium Policy Research England, Ack. **July**. **NC**
- q) Gardens Trust, Ack. **July**. **NC**
- r) Gigaclear, sent **10 July**, Ack **10 July**
- s) Plant Protection, sent **10 May**, Ack **10 May**, 'will send by 30 June'. **NC**
- t) Southern Electric, Ack. **06 July**, Corr. **18, 21 & 24 July**.
- u) SSA Planning (asked to be notified.) 'Will respond by 30 June, if have any comments'. **NC**
- v) Cornerstone Telecomm. Infr're, Ack **10 May** **NC**
- w) Age UK, through Oxfordshire Age UK and local Rep. Janet Carr. **Evidence Base, Conversations.**

xxx RTPI_(Royal Town Planning Institute – Planning England), See [98] above. **Fallback advice**,
Not statutory consultation.

TOTAL RESPONSES, Pub.Con. 08 May – 30 June

55 [postcode only) proformas; **54** individually named responses;

12 agents landowners and developers corresponded;

22/23 Statutory Bodies responded;

90 Street Stall conversations were held over two days;

260 visitors signed in (one name for some couples) for WNP
Open Day 17 June 2017

2 x Parish Councils (Wheatley and Holton) fully consulted by meeting and correspondence;

2 x Annual Parish Assemblies: WNP mounted small displays, listened to the public and had platform time allowed.

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John Fox
Chairman,
Wheatley Neighbourhood Plan Committee