

## Emerging Wheatley Neighbourhood Plan

### Update and Road Map 4 April 2017

*Parish Council Chairwoman, Chairman, WPC and HPC,  
WNP Committee Members  
WNP Volunteers on Mailing List  
from John Fox*

The last 15 WNP months might be summarised as *'Two Steps Forward , One Step Back'*. The unexpected delays whatever we expect !

**1. On 22 Feb. we tabled the Emerging WNP before our Committee.** On 27 Feb. we passed it to SODC advisers (as agreed) to sharpen policy wording. We met them on 06 March, but the expected agenda gave way to proposals that we could not accept, especially with the Emerging Local Plan 2033 (Preferred Options 2) due out on 29 March. We had already skated hard to table the Draft WNP in time and we were due to put it before the two Parish Councils on 13 March. We did keep that appointment, but to share confidentially with Parish Councillors our concerns, not to present our Neighbourhood Plan. We had a good hearing and felt supported. John Walsh, District Councillor was present and Toby Newman, District & Parish Councillor and WNP Committee member, (attending an SODC meeting), knew the score. Between parish councillors, district Councillors and higher command at SODC, the more contentious changes put to us on 06 March disappeared.

Thanks for the tangible support, Parishes and WNP Committee. It was also good to have WPC and HPC in the same room, with a shared agenda.

**2. The Emerging LP2033 (Preferred Options 2)** is much clearer and more readable than its predecessor of last June-August. I hope you agree. It is also more integrated, talking freely about traffic concerns and responsibilities, whichever authority is involved, and the latest steps and regulations in Design and other positive moves since 2015. It seems a sound and rounded basis for Consultation. [[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)]

**a) 'At least 300 dwellings'** on the OBU Campus was explained to me by the Chairman of SODC on 28 March as conditional on the design variety proposed by the eventual developer (e.g. terraced homes; low apartment blocks).

**b)** The removal of Green Belt status proposed for Mrs Tombs Field and the industrialised land east of that, raises the issue of increasing HGV traffic on the entire London Rd, already without weight restriction, coming up against new traffic from Brookes, Mill Green and the Waterperry Rd. Also the evolving 'Industrial Estate' still contains residential bungalows, a pub and a motel.

**c)** I also raised the absence of a Wheatley venue in the list of four hosting displays during Consultation. John Cotton apologised, insisting that it was neither oversight nor money-saving, but a result of Council short-staffing. I accepted this, remembering last July in the

Merry Bells, when few staff were on hand, some of them temporary and had difficulties responding.

### **3. The WNP Road Map** (*barring the unplanned and unexpected ...*)

**31 March**, Finally we have the promised advice on policy wording. Cordial communications between our SODC advisers and WNP have been restored. We are now adapting the WNP text to respond to their advice and to the newly published LP2033 Preferred Options 2, of 29 March.

**April** The above adapted WNP text will be submitted by SODC to English Heritage, Natural England and similar bodies for vetting. SODC still uncertain as to whether an Environmental Impact Survey might be required. WNP hope to table NP before PCs and the community as soon as possible.

**May-June** Six weeks Local Consultation on the WNP.  
[this allows us time to polish the document, plan the publicising and include an Open Day on Emerging WNP and Emerging LP2033 together.]

**July** submission of final draft of Emerging WNP along with responses from Consultation, to independent Gov't Planning Inspector, via SODC.

**September** Holton and Wheatley Referendum to 'Make' or 'Reject' WNP.

Thank you all for your support and patience. Believe me, when WNP is at its quietest, a great deal is happening behind the scenes.

John Fox and Roy Gordon,  
Chairman and vice Chairman,  
WNP Committee