

Draft WNP Committee Response, LP 2034 Public Consultation

- 1) The WNP Committee recognises the efforts of the 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 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. However it should also be recognised that this site has unique acknowledged circumstances (especially the western portion) so it seems reasonable to treat it in a different manner to the 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 “at least 300 homes” which many find confusing and open ended.

- 6) WNP Committee supports Local Plan 2034 in its support 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 would advocate 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 would like to see 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 opportunity to deliver such smaller accessible space 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; two more (OBU) close in 2021. Policing capacity also needs confirming.

[www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk)

- Evidence Base, [EB] SODC Meeting/Contacts 25, for fuller discussion of the issues.
- Recent News, *Updating the Number 300, 2016-2018*

John Fox, Chairman, WNP Committee 1 Feb 2019