

# Wheatley Neighbourhood Plan



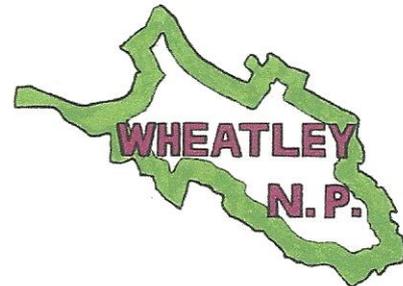
# **Wheatley Neighbourhood Plan**

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7 May, 2019.



Dear Residents,

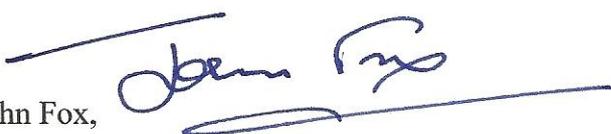
In January 2016, when Wheatley Neighbourhood Plan Committee formed, we all entered new territory. The twenty-one members produced a large resource of local knowledge and skills – from architecture, IT, finance, report writing and scientific knowledge, to the experience and wisdom needed for discussion. Four members left the Committee in mid-2016 due to other commitments, but continued to support. Seven Committee members are in full time work and / or with growing families – an NP is not just a retirement hobby!

The Localism Act (2011) gave communities a statutory voice on Land Use. The WNP designated area includes all of Wheatley Civil Parish and the 'built form' of Oxford Brookes University's campus in Holton, (known as 'Wheatley Campus'). Five months into WNP work, the original housing allocation in Wheatley was withdrawn when OBU decided to sell its Campus whereupon the OBU site became one of several SODC Strategic Sites for housing. Discussion about its capacity, needs and local impact has lasted 3 years, and as yet its future use remains undecided.

In preparing the WNP we have listened extensively to community opinions with the result that we have sought to reach a balance between several factors. In the short term, there is a need for more housing in the village and with our Village Enhancement Proposal we have tried to provide this at minimal cost to the Green Belt. For the longer term, our policies have aimed to minimise and mitigate the impact of any future housing development on the OBU site.

SODC support and advice has been most welcome. Some 140 'Volunteers' signed up their support in 2016. They have helped staff public events, make doorstep deliveries to 1900 homes at a time, and are kept informed as a core group. Their most recent show of support has been in travelling to attend District Planning Meetings, and twice responding in 2018 to outline planning proposals regarding the Wheatley Campus.

Thank you all for your trust and encouragement.

  
John Fox,  
Chairman,  
Wheatley Neighbourhood Plan Committee. 2016-2019.

## **Wheatley Neighbourhood Plan Committee**

Rebecca Beadman  
Mark Davies  
Roger Farrow  
John Fox (Chairman)  
Ellie Freeman  
Roy Gordon (Vice Chairman)  
Chris Hallsworth  
David Harverson  
Kevin Heritage  
Andrew Johnson  
David Mancey  
Rachel Newman  
Toby Newman  
Audrey Parsons  
Simon Shew  
Lucy Thomas  
Mike Vaughton

### **Associates**

Roger Bettess  
Tim Blightman  
Alan East  
Alan Hicks  
Doris Pridmore

Supported by Michelle Legg (Wheatley Parish Clerk)

## 1. Introduction

1.1 This document is the **emerging** version of the Neighbourhood Development Plan for the parish of Wheatley and the part of the Oxford Brookes University (OBU) campus that is in the parish of Holton. The plan is known as the Wheatley Neighbourhood Plan (WNP) and it has been prepared by the communities of Wheatley and Holton. The WNP sets out the community vision for the future of the area during the plan period (2019 - 2033), together with providing a land use framework for development in the area, which will be achieved through a series of objectives and policies. The designated area of the Neighbourhood Plan is shown in Figure 1.1.

The right of communities to prepare and establish a neighbourhood plan was facilitated by the Localism Act 2011 [1]. Neighbourhood planning is part of the government's vision to provide local communities with the opportunity to engage with, and have a prominent say in, what goes on in the local area.

1.2 While the Localism Act enables the local community to make decisions in relation to planning, the Neighbourhood Planning (General) Regulations (2012) [2] sets out the guidelines for the process. As well as having regard to national policies and advice, the WNP needs to be in conformity with the strategic policies of the South Oxfordshire District Council (SODC) development plan for the area.

1.3 Any neighbourhood plan may provide more than the number of houses and amount of retail and leisure floor space set out in the strategic policies in the development plan, but there is no provision for neighbourhood plans to provide for less than the proposed amount of development.

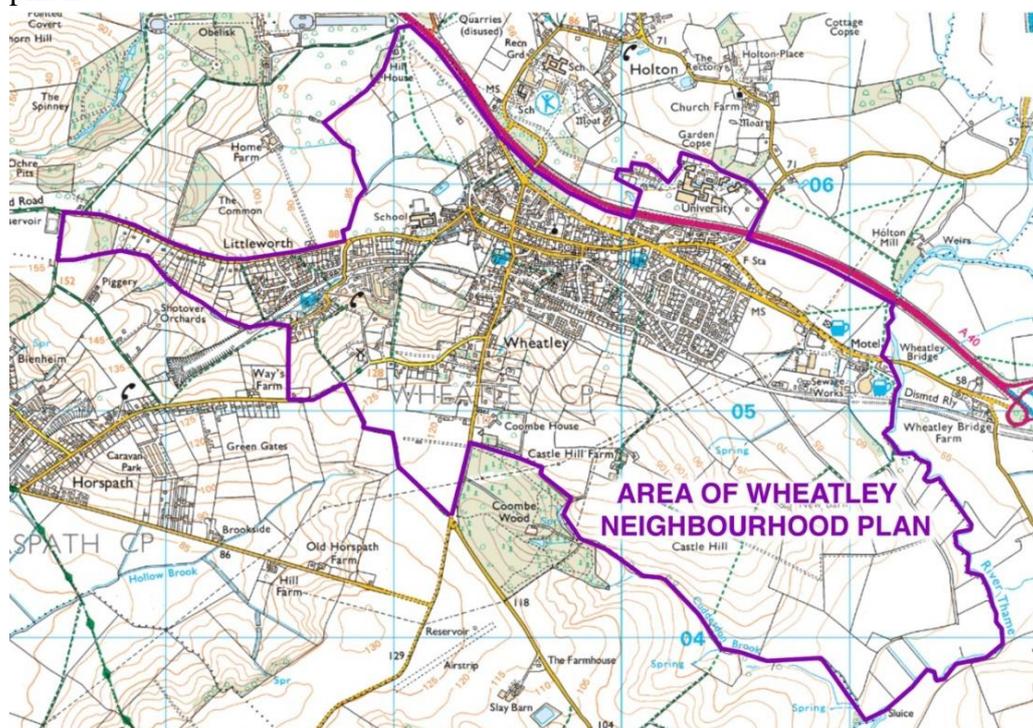


Figure 1.1 Designated Area of Wheatley Neighbourhood Plan

1.4 Neighbourhood planning provides the opportunity for local communities to have a say in where development is most appropriate by adding a level of local detail to the existing local development plan policies and/or allocating sites for development. With input from the local community the WNP has developed a set of policies that guide development in Wheatley.

## 2 Developing the Wheatley Neighbourhood Plan

2.1 In addition to listening to the local community, the WNP Committee has drawn on national and local sources and compiled its own evidence base (EB) which is available at [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk).

**The WNP Committee has endeavoured to seek the views of the local community in preparing the neighbourhood plan and where appropriate has responded and acted upon all correspondence. Copies of comments and responses can be found at [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk) .**

2.2 The resident-based WNP Committee convened in January 2016 with 21 members, including three Wheatley Parish Councillors (one of them a District Councillor), one Holton Parish Councillor, and the Business Manager of Wheatley Park Academy. The Committee met approximately once a month from January to July in 2016, and thereafter at approximately 6 - 8 week intervals as the work evolved and also devolved to smaller teams and workshops.

2.3 In April 2016, the WNP Committee outlined its purpose and intentions at the Annual Wheatley Parish Assembly. Community consultation began in May 2016 with a Straw Poll [3]. This was sent to 750 Wheatley homes (44%) in all parts of the village, and 458 responses (60%) were returned. An Open Day was held on 7 May 2016 and during June 2016 SODC published their emerging Local Plan 2032 Preferred Options [4] in which SODC announced that future housing for Wheatley would be solely based on the forthcoming development of the OBU site. This was confirmed in the Local Plan 2033 Second Preferred Options [5]. A joint SODC/WNP Public Open Day was held on 13 July 2016.

2.4 Wheatley Parish Council responded (4 August 2016) to the SODC Consultation on the Local Plan by advising that it would wait for the forthcoming WNP before providing any further response. Holton Parish Council responded (18 August 2016) separately to the SODC Consultation with their report. As part of this Consultation SODC received almost 8000 responses which were made available on the SODC website. In February 2017 the WNP Committee undertook an analysis of 234 of these responses relating to the OBU site. This WNP analysis [6] has been included in the evidence base.

2.5 In August 2016, a Community Survey [7] was sent to all 1860 homes in Wheatley and Holton, courtesy of local volunteers and Community First Oxfordshire Ltd (CFO). A 36% return was achieved. WNP and CFO published the survey report in mid-October 2016. The Community Survey [7] contained two parts: Housing Needs Survey prepared by CFO and Community Opinion Survey prepared by the WNP Committee. (The results of the Community Survey are discussed in Section 5).

2.6 The WNP Committee has not relied solely on questionnaires. Conversations have been held with individuals, organisations and groups as representatives of the community. These range from shopkeepers and business owners, to schools leaders, GPs and representatives from the local churches [8].

2.7 The WNP Committee prepared a process to deliver the plan as shown in Figure 2.1.

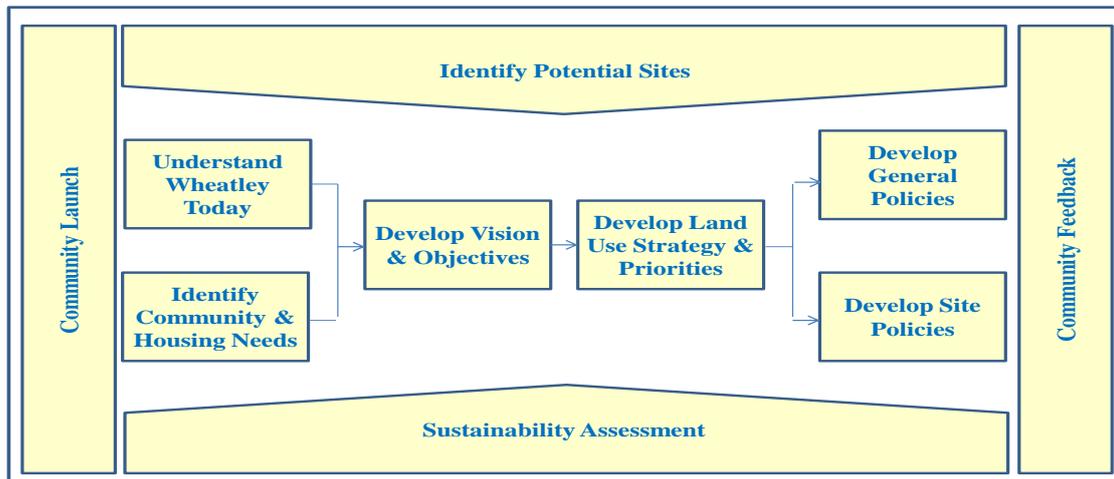


Figure 2.1 The process used to develop the Wheatley Neighbourhood Plan

2.8 Following a series of eight working group sessions held from November 2016 to May 2017 to analyse the results of the Community Survey [7] and after various draft stages a first consultation, inviting comments on the draft plan from SODC, local people, other stake holders and statutory consultees, took place during May – June 2017.

2.9 Further consultation and an independent examination will also take place together with a public referendum. It is hoped that the WNP will be adopted during 2019.

2.10 In October 2017 the South Oxfordshire Local Plan 2011 – 2033 Publication Version [9] became available wherein the SODC strategy (STRAT10) for the development of the Land at Wheatley Campus was described. The public consultation for this Local Plan was completed by November 2017. The Local Plan (Local Plan 2011 - 2034 [10]) was published in January 2019 and it is hoped that this Local Plan will be adopted by late 2019.

**One of the first WNP projects undertaken was to sponsor a competition at Wheatley Park Academy for pupils to design a logo for the WNP Committee. The successful entry was designed by Milly Whittington and Alison Driver.**

### 3 Wheatley character

3.1 The WNP Committee recognises that there is a strong feeling of identity among the residents of Wheatley. A very important aspect of the village is its location, inset within the Green Belt, which confers a very rural nature and setting to the village making it attractive. Proximity to the open spaces that surround the built environment is particularly valued.

3.2 The local geography has both defined and constrained the development of the village to the extent that further development will involve some creative planning to provide the housing needs while at the same time retaining the essential character of the village which has been built up over many centuries. This character development is described in some detail in Appendix 1.

### 4 Wheatley today

4.1 The South Oxfordshire Core Strategy (2012) [11] identifies Wheatley as one of the 12 settlements classed a “larger village” within the District. Wheatley is a linear village, extending for two miles, adjoining the A40 and leading directly to the M40. It is categorised also in South Oxfordshire’s Local Plan as a major hub serving surrounding villages in retail, light industry, education, Post Office services and medical practice. It is described in the Local Plan 2011 - 2034 Final Publication Version 2<sup>nd</sup> [10] as a Local Service Area. With Holton, it hosts a complete school system for 5–18 year olds, including secondary and special education schools serving Oxford City and the surrounding villages. Since the mid-19<sup>th</sup> century the adjacent small hamlet of Littleworth, located to the west, was included within the curtilage of Wheatley. As part of the Settlement Assessment in the Local Plan 2011 - 2034 Final Publication Version 2<sup>nd</sup> [10] Littleworth was elevated to “smaller village” status.

4.2 The Straw Poll [3] conducted by the WNP Committee in May 2016 showed residents’ key concerns (Figure 4.1). From the 452 respondents (60% of those polled), some key issues were clearly identified, and these have been used by the WNP Committee in examining the needs of the village.

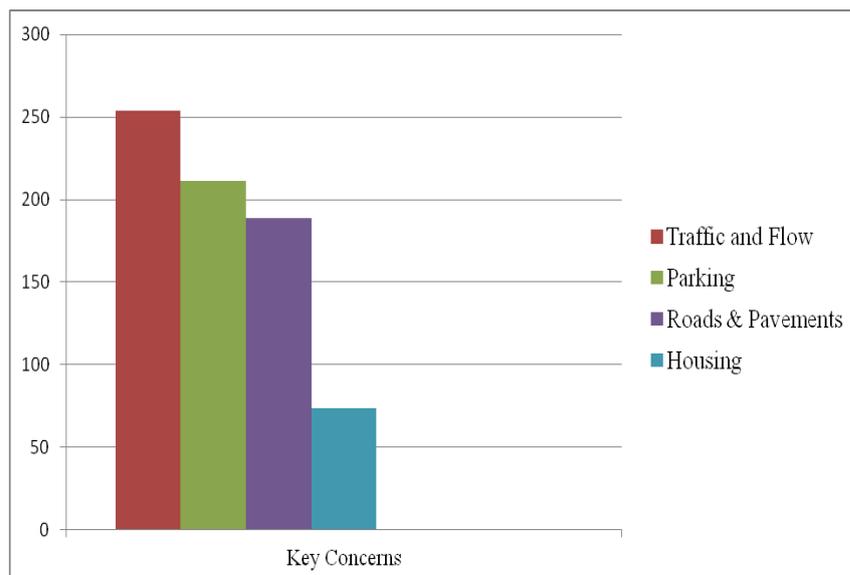


Figure 4.1 Key concerns of residents from the Straw Poll [3] held in May 2016

## **Population**

4.3 Census information shows that the population of Wheatley has not increased significantly since 2000. This is in part due to Green Belt constraint on housing development, although there has been exploitation of infill sites (notably former railway land). The National Census April 2011 [12] put Wheatley's population at 4092, an apparent increase of 11 on the 2001 census. A UK Office of National Statistics estimate [13] in June 2014 revised this to an estimated 4125. In addition, 108 homes in Holton were transferred to Wheatley by boundary change in 2015. The 2011 Census showed that more people in Wheatley were over 65 (769) than were in the age range 16-29 (600). This corresponds to one in every five residents of Wheatley being 65 or over in line with the national average [14].

## **Employment**

4.4 The 2011 Census provides data on the types of industry that residents within the plan area work in, with a total of 2077 working residents recorded overall. (See also the Annual Business Inquiry [15], Business Register and Employment Survey [16] and Oxfordshire Employment and Land Review [17].)

4.5 Analysis of the employment profile of Wheatley shows that the largest employment sector is Education (18%) closely followed by Health/Social work (14.2%) and Retail (12.3%). A wide range of professional services is also provided (e.g. communications, scientific and technical, linguistics, architectural and legal).

## **Housing**

4.6 WNP research [18] together with recent completions show that, despite the constraints of the Green Belt, at least 431 homes (24.3% of the current total of 1771) have been built in Wheatley since about 1980, the latest completed development being the upper London Road development of 51 homes on a rural exception site, permitted on 31 March 2016. This housing development has been achieved mainly through extensive in-fill and re-use of brownfield sites. Significantly, much of the recent development stands on former British Rail property in the post-Beeching era. It should be noted however that despite these increases there has not been the same commensurate improvement in infrastructure relating to traffic, parking, roads and pavements.

4.7 Wheatley housing is expensive, but desirable. The WNP Straw Poll [3] in May 2016 showed that the principal reasons for the popularity of the neighbourhood were access to the M40 and A34, access to London and Oxford, access to three railway stations by bus, the village facilities including schools and surgery, its community spirit, a wide range of organisations and the setting and history of the village. All of these combine to make the area an attractive place to live and work. For this to be sustainable the community must retain its diversity in age, occupations, attitudes and ideology. Therefore, it is important that as many young people be retained and accommodated satisfactorily in the village to maintain and sustain community life without being priced out by the ballooning property market, inflated by metropolitan commuters.

4.8 The same Straw Poll [3] showed a 16% interest in more types of housing including affordable, starter, sheltered and, to a lesser extent, rented accommodation. The Oxfordshire

Strategic Housing Market Assessment 2014 [19] confirmed these findings and also showed that only 31.4% of owner-occupied homes in the district are 1-2 bedroom units. The Oxfordshire Strategic Housing Market Assessment 2014 [19] recommends that future housing should be evenly split between 1-2 bedroom units and larger 3+ bedroom units. It also recommends that 35% of affordable homes in the SODC area should be 2-bedroom properties, 32% should have 1 bedroom, and 29% should have 3 bedrooms. The SODC Core Strategy [11] requires that 40% of housing in all new sites with more than 11 dwellings should be ‘affordable’. More recently the SODC Local Plan 2011 - 2034 Final Publication Version 2<sup>nd</sup> [10] has outlined in policy H9 clear criteria for the provision of affordable housing. The need for affordable housing is acute and has shaped the WNP ambition to provide this housing in as timely a fashion as possible in accordance with SODC guidelines.

### **Public Health and Medical Services**

4.9 Being surrounded by Green Belt with parks and public footpaths there are many recreational opportunities for the community. The local educational establishments also provide several sports amenities that can contribute to the general well-being of the community. However the lack of “green spaces” within the village does limit the recreational opportunities for the elderly. The GP and district nursing services are based at Morland House. This well-established General Medical Services practice has a patient base of ca 11,000 and covers all socio-economic groupings within a radius of ca 5 miles from Wheatley. The practice is a teaching practice for Oxford University medical students. It has a reputation for being one of the best teaching practices in the county. At present the practice can support the proposed increase in housing at OBU although parking at Morland House is likely to come under further pressure.

### **Education**

4.10 Unusually for Oxfordshire villages, Wheatley and Holton between them have the full range of state schools: Wheatley Primary Academy and Wheatley Park Academy (run by different trusts) and a Local Authority Special School (John Watson) with junior and senior levels. These schools also serve other villages and the nearby suburbs of Oxford City, generating a school transport flotilla (a total of 12 buses serve Wheatley Park) and considerable private traffic at drop-off and pick-up times. Some 4-5 minibuses ferry pupils between the John Watson junior and senior sites each morning and afternoon. Wheatley Park and John Watson senior school share the school site adjacent to the OBU site, and both sites lie within the perimeter of medieval Holton Park. Wheatley also has two early learning centres/day nurseries.

4.11 Wheatley Primary Academy has accommodation for further pupils, but there are safety concerns about cross-village access, traffic and parking in the morning and afternoon. A questionnaire [20] about footpaths supported a green route through the village which would be a little over a mile long, and also asked for much-needed crossings at the High Street crossroads. Wheatley Park, with 1019 pupils on roll in March 2016, believes it has accommodation for 180 more pupils; OFSTED disputes this and suggests a figure of 330 more places. Wheatley Park’s greatest concern is the problem of staff recruitment due to the cost of housing. It also has an aspiration for a Lord Baker-style technology foundation on the OBU site after the Brookes Formula Student workshop closes, but funding is lacking.

4.12 Wheatley and Holton have no youth service, a key factor and link between school and community for young people. To some extent ‘Fusion’, a faith-inspired group, has played a voluntary youth work role. In addition, St. Mary’s CE Church and the United Reform Chapel are planning more community and youth activities. The Wheatley Scout Movement has over 90 members and owns its own building (former wartime fire station) which is however somewhat run down. A private language school (Oxford House) has thrived on Wheatley High Street since 1983.

### **Oxford Brookes University – The Land at Wheatley Campus**

4.13 Oxford Brookes University (OBU) is a university that can trace its origins to 1865 when the former Oxford School of Art was established. The university was renamed in 1992 to honour its former principal, John Henry Brookes. In 1976 the university acquired the Wheatley campus when it amalgamated with the Lady Spencer - Churchill teacher training college. One of the reasons for the inclusion of both Wheatley and Holton Parishes in a single neighbourhood plan is because this campus is located north of Wheatley, in Holton Parish.

SODC Local Plan 2032 Preferred Options para 5.44 [4]

“Oxford Brookes University have indicated that they will soon vacate the campus north of Wheatley in Holton parish. This will provide an opportunity for redevelopment of the site for homes in the Green Belt. Our preferred approach is to allocate the site for an appropriate amount of development and work with the local Neighbourhood Plan group, Oxford Brookes University and eventual developers to create a quality redevelopment scheme.”

SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> para 4.122 [10]

“The Local Plan proposes to inset Wheatley campus from the Green belt. The site is adjacent to the village of Wheatley which is already largely inset from the Green belt. The existing development within the site has compromised the site’s openness and countryside character, and the site is well contained and too close to Wheatley to play any significant role in the setting or special character of Oxford city. The exceptional circumstances justifying a review of the Green belt through the Local Plan in this area are:-

- there are opportunities for the site to be well connected to surrounding settlements, particularly the major urban area of Oxford city, by public transport and cycling;
- to inset the site from the Green belt will enable the most efficient use to be made of a partially previously developed site;
- there are limited alternatives for accommodating additional development at Wheatley other than through Green belt release; and
- the redevelopment of the site will provide new homes, helping to meet identified housing needs, including affordable housing needs.”

Figure 4.2 Extracts from emerging SODC Local Plan Preferred Options 2032 [5] and SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [10]

4.14 intends to vacate the site by 2021/22 and therefore is unlikely to be able to provide much needed housing for probably 5 years. At present the whole site has been the subject of an outline planning application, primarily for housing, pending its sale sometime probably in 2019. Initially in 2015 as part of the Draft SODC Local Plan 2032 Refined Options Stage, 2015 [21], SODC proposed 180 + new homes to be built in Wheatley (corresponding to ~10% growth in the number of homes). However, following the OBU announcement in 2016

to vacate the site SODC ceased to require any new housing in Wheatley and instead, via several subsequent versions [4], [5], [9], proposed “at least 300 homes” for the OBU site. In the final version, Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [10], the proposal is to provide “at least 300 homes” and retail space in addition to release of the OBU site from the Green Belt.

4.15 A key challenge to be considered in the WNP is the impact of the proposed OBU development (and any other development) on the parishes of Wheatley and Holton, and how to mitigate any adverse effects, whilst seeking to maintain and improve the general living conditions for all the residents. For this reason the extracts (Figure 4.2) taken from the emerging SODC Local Plan 2032 Preferred Options [5] and the SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [10] are of particular relevance in determining the content of the WNP.

#### **Retail and village centre**

4.16 The retail activities in Wheatley centre are mainly food shops (the Co-op, Costcutter, a well-established baker and butcher) and catering (pub, restaurant, chip shop and take away). Among other High Street services there is the post office, a solicitor, hairdressers, pharmacy, dog grooming, estate agent, a laundrette and a tattooist. Above the High Street on Church Road services include another pub, an architect’s business, garage, dentist, the library, the parish church and a further estate agent. A car tyre supplier operates on Holloway Road and a veterinary practice can be found on Roman Road. On the village perimeter, there is a motel complex, an ASDA store and petrol station, a car sales outlet, a coach depot and two garden centres. The seven pubs of 1975 have now been reduced to three (and one private club). There are four worshipping congregations: Anglican, Catholic, United Reform and Community Church.

4.17 There is a light industry park at the east end of the village which has grown somewhat haphazardly since the 1950s. It includes four plant and building materials suppliers together with a garage business and also there is a business park (Wheatley Business Centre). Four car workshops are located at Littleworth on a site that is in disappointing condition at the centre of Littleworth.

4.18 Limited population growth might suggest that the retail outlets do not need to expand, but Wheatley retail outlets also serve the surrounding smaller villages (Cuddesdon, Holton, Little Milton etc) and the demand for retail would increase with additional residents in the areas served by Wheatley.

4.19 The village centre is based on the High Street, a mixture of 18<sup>th</sup> century town houses, refurbished cottages and a row of 1960s shops with flats above. In 1888, the Millers of Shotover Park constructed The Merry Bells to provide employment and then donated the building to the villagers for use as a temperance hotel. Together with a mixture of listed buildings, this forms the centre of the Conservation Area. Today the building houses a public library together with the Wheatley Archive and is a significant community centre but can no longer serve the size of the village. The main village crossroads is at the centre of the High Street. Traffic flows one way east of this crossroads, and two ways towards the west. Parking in the High Street and in the neighbourhood is a major concern, with parking in Church Road being highlighted by 16% in the WNP Straw Poll [3]. Shops need access, but unrestricted garage conversions, households with multiple-car ownership and the growing use of

Wheatley by non-residents for free parking (due to access to the buses into Oxford, Thornhill Park and Ride and onwards to London and airports) are growing concerns. The latter is particularly significant on Church Road (and also Park Hill and London Road). The practice of parking cars ‘For Sale’ in laybys and on grass verges is also on the increase.

4.20 The condition of the village centre is a community concern to some extent. The WNP Straw Poll [3] highlighted the need for the centre to be modernised. The WNP Committee formally supported the successful bid by the local Post Office to take over the vacant Barclays Bank building.

4.21 The SODC Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [10] is proposing to release the OBU site from the Green Belt. When it is eventually sold, the OBU campus in Holton parish *may* afford an opportunity for a housing development. Ultimately the outcome will depend on the intentions of the purchaser. New housing would increase the demand on High Street retail services, and on village facilities (including schools and GP services). It takes 25 minutes to walk from the centre of the OBU campus to the High Street in Wheatley. Unless the connection from the campus site is improved, net traffic congestion would grow in the centre of the village as residents would inevitably use their cars to travel from the campus site to the village centre and to Wheatley Primary School, thereby putting further pressure on the parking facilities (another big issue) not only in the centre but also in the wider village.

### Transport and movement

**The WNP Committee is well aware that the focus of the neighbourhood plan is housing and land use and not traffic, except where new roads, parking infrastructure and management are necessary. The wider community also understands these issues. However, the WNP Straw Poll [3] and the Community Survey [7] identified traffic, parking and footpaths/pavements as the dominant issues that concern the *community*. So, when new housing is proposed, the first question is, ‘What about the infrastructure?’**

4.22 Wheatley is reliant on bus services and key roads to maintain employment and other services. Its schools rely on bus and private transport. OBU brings 4000 students (40% with cars) to Wheatley Campus during term time. According to a UK Office of National Statistics Survey [13] conducted in 2014, the majority of Wheatley residents travel to work by car, van and bus. The bus services are as follows:-

Bus Service	Destinations	Status
275	Oxford - High Wycombe	Operational
280	Oxford – Aylesbury	Operational
103/104	Miltons - Wheatley - Horspath - Cowley	Cancelled in 2016
U1	Oxford - Wheatley Campus	Termination when campus is vacated

Figure 4.2 Wheatley bus services

Loss of the 103/104 services has been keenly felt by the residents of the Miltons, Littleworth and Horspath and as a consequence some have lost jobs.

4.23 The M40 extension to Birmingham in 1990 reduced part of Wheatley into a virtual 2-mile slip road to the M40, but it also brought better access to routes afforded by the M40 from J8/J8A. In 1989-1990 motorway protesters warned that ‘capillary action’ would draw traffic through Wheatley to and from the M40. With ‘access’ comes ‘intrusion’ and perhaps unintended consequences. Statements from Oxford County Council (OCC), the strategic authority, confirm these consequences and are shown in Figure 4.3.

4.24 A green route footpath east-west across Wheatley for safer access to Wheatley Primary Academy has been mooted (and supported by the Head teacher) in a minor WNP survey [20]. Parts of the village lack pavements and in some places the pavements are too narrow for use by a pushchair safely and pose problems for wheelchair users. Pavements are modern urban street furniture, but villages now face urban-scale traffic. The WNP Committee has produced a pavement map of the village [22]. No footpaths or pavements connect the nearby villages of Forest Hill, Cuddesdon and Great Milton with Wheatley.

“Wheatley, near J8, M40, has some traffic management problems and is used by some drivers as a rat-run into Oxford to avoid congestion on main routes. Room for pedestrians and for access to the countryside could be improved. Noise from the A40 has been highlighted.”  
 OCC Local Transport Plan (3) 2011-2030, 26.4, (2012) [23]

“J.8 is not congested, however it does attract traffic through nearby villages for access to the M40”  
 OCC Local Transport Plan (3) 2011-2030, 27.9 (2012) [23]

“Wheatley is at once the end of a Secondary Interurban Corridor [Oxford to M40] and at one end of a Primary Interurban Corridor [Aylesbury – M40 – Oxford]”  
 OCC Local Transport Plan (3) 2011-2030, 27.21 (2012) [23]

“Traffic problems in rural settlements ... excessive traffic on rural roads, particularly lorries, and lack of support for pedestrians and cyclists ...”  
 OCC Local Transport Plan (4) 2015-31, 26.27 (2012) [24]

Figure 4.3 Extracts from Oxford County Council Local Transport Plans

4.25 The WNP Straw Poll [3] highlighted parking as a major issue. The village has become a commuter ‘rat-run’ [23], to and from the M40 to avoid the Green Road roundabout on the Oxford City ring road. There are entries and exits to the village via Littleworth Road, Ladder Hill, Park Hill and the London Road. At peak times this creates significant congestion in Wheatley, similar to that found in other villages and small towns as 21<sup>st</sup> century traffic intrudes on roads and pavements designed and furnished for the 19<sup>th</sup> century. The location of the road junctions that are subject to peak time congestion are shown in Figure 4.4. On street parking is at a premium in Wheatley both for residents and also for those people who travel to Wheatley to provide services in the retail shops, educational and other professional establishments. Therefore it is disappointing to find that increasingly Wheatley roads are used as a day long, free parking alternative to the Park and Ride facilities at Thornhill thereby adding to the parking and congestion issues. Church Road, Kiln Lane and Park Hill in particular suffer from the inappropriate use of roads and associated verges.

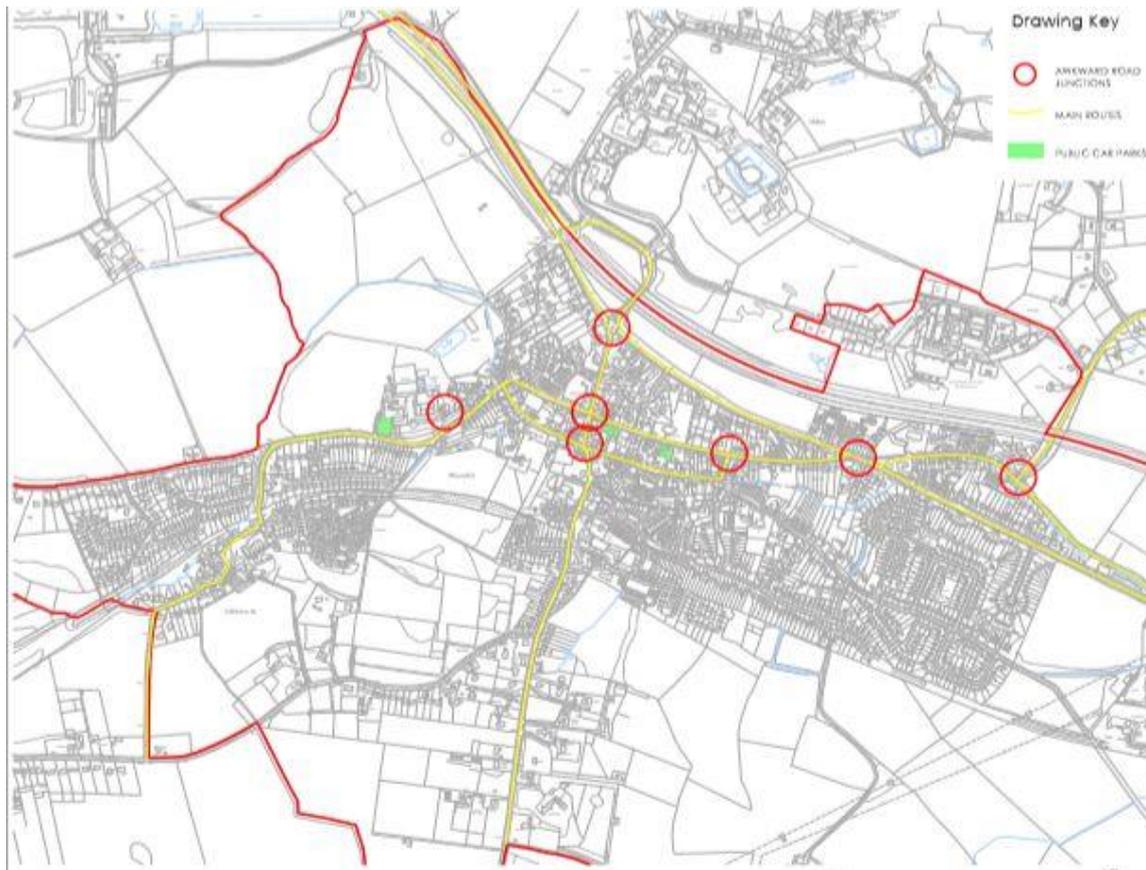


Figure 4.4 Locations of congestion at peak times [25]

4.26 Modern HGVs (no longer the ‘lorries’ of OCC’s 2015 Local Transport Plan [24]) are rated typically at 40 tonnes gross weight and can tow trailers that are equipped with hoists. Although they were designed to transport goods across such destinations as the Alps they were permitted in the UK only 8 years ago. These HGVs now deliver to the light industrial units, building suppliers, garages, supermarkets and even village centre convenience stores (such as the Co-op). They increase the wear and tear on Wheatley streets, most notably London Road, now a *de facto* internal village bypass. Farm tractors at 5 tonnes gross weight with trailers are now part of mechanised, split-site farming and unfortunately add to the traffic issues. Inappropriate parking has destroyed grass verges on London Road and Park Hill. The London Road has begun to be used for ‘stack parking’, and the link road towards J8A has sometimes even been used as an HGV park for those awaiting ferries to the continent. OCC metal parking signs (2 hour limit) on the road from J8A to Wheatley in March 2016 were stolen within the month and not enforced. Wheatley has no such restriction on parking in the village, or in the long London Road layby created for residents’ access.

4.27 The increased traffic flow through the village poses traffic management problems and parking issues that highlight the need for extensive improvement in the quality and number of pavements in the village. Three pedestrian crossings were requested in July 2016 through the Primary School and Footpath Committee Survey [20]: –

- a) across Station Road/Ladder Hill
- b) between the primary school and the nursery/Littleworth Park
- c) across the bottom of Holloway Road.

There are no pavements [22] by The Sun, along Old Road or throughout Littleworth. Heavy parking outside the primary school, on Littleworth Park Lane and a combination of traffic and parking the full length of Church Road are further safety concerns.

Although there are significant concerns in the community regarding these transport issues the WNP Committee can only address housing needs but at the same time will aim to mitigate and not exacerbate any of the existing issues associated with transport.

### **Air Quality**

4.28 Today, the air quality of modern Wheatley is largely determined by a series of east-west roads following a “valley contour” bringing traffic into the centre of the village thereby raising concerns about pollution.

4.29 National policy on air quality is set out in the Air Quality Strategy for England, Scotland, Wales and N. Ireland 2007 [26]. This provides a framework for reducing air pollution in the UK and sets standards (objectives) for nine air pollutants to protect health, vegetation and ecosystems. The best-known of these since the international diesel engine emissions scandal are nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>).

4.30 Modern traffic using Wheatley’s roads creates concern about air quality to add to those about congestion, parking and HGVs. Noise pollution has been partially offset with new road surfaces on the A40 north of Wheatley and on lower London Road (the ‘cut’). Since 2011, the Department of Food and Rural Affairs (DEFRA) has generated maps [27] showing national estimate background concentrations of nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>) for the whole of the UK on a grid of 1 km x 1 km. For Wheatley and the surrounding area, the background estimate for NO<sub>2</sub> ranges between 13.5 µgm/m<sup>3</sup> and 14.9 µgm/m<sup>3</sup> and for PM<sub>10</sub> the estimate ranges between 16.9 µgm/m<sup>3</sup> and 17.9 µgm/m<sup>3</sup>. These are worse than the objectives set out in the government’s Air Quality Strategy [29].

4.31 SODC has monitored annual average NO<sub>2</sub> levels in Wheatley since 2006 as part of a general concern about the M40/A40 corridor. Monitoring began on Beech Road and at 50 High Street (Figure 4.5) in 2006 as the ‘least’ and the ‘worst’ locations respectively. It was discontinued on Beech Road after 2011 but will continue on High Street until 2032. There are also concerns now about pollution levels around the Old London Road and these have been brought to the attention of the WNP Committee and SODC. The annual average concentration of NO<sub>2</sub> in Wheatley is described as being high (but without exceeding the maximum allowed). The average over the decade 2006-2016 was 28.7 µgm/m<sup>3</sup> per annum, with the dip in 2015 being explained by “unusually stable weather conditions”. It is understood that the NO<sub>2</sub> levels are mainly from HGV emissions.

Further evidence of the issues experienced in Wheatley is shown in Figure 4.6 not only from an air quality standpoint but also as an example of the use of inappropriately programmed SatNavs that take no account of 18<sup>th</sup> century streets having to deal with 21<sup>st</sup> century trucks and lorries.

Location	50 High Street
Year	Annual Mean NO <sub>2</sub> Concentration (µgm/m <sup>3</sup> )
2006	27.3
2007	28.0
2008	30.4
2009	30.9
2010	31.7
2011	29.7
2012	29.8
2013	29.6
2014	28.0
2015	24.0
2016	26.8

Figure 4.5 Summary of diffusion tube results in Wheatley [28]. Permissible limit is 40 µgm/m<sup>3</sup>



Figure 4.6 Use of inappropriately programmed SatNavs bring HGVs into the centre of the village

4.32 It is recommended by SODC [29] and endorsed by WNP that no housing development should be considered as acceptable if as a consequence the Air Quality Strategy objectives are exceeded.

### Heritage Assets



Figure 4.7 War Memorial donated by Magdalen College to replace worn original



Figure 4.8 The spire of St. Mary's CE Church seen from the High Street

4.33 Wheatley has numerous listed buildings, scheduled Ancient Monuments and an interesting history. The Wheatley Conservation Area was established in December 1989. The special character of buildings in the Area arises from the harmoniously balanced mixture of local limestone and locally produced warm red brick and tile. There are small cottages, terraces and individual dwellings in brick and stone reflecting the structure of society in the past. Roofs are generally traditionally pitched. Welsh slates were introduced in the 19<sup>th</sup> century. The present Manor House building was completed by the Archdale family in the 16<sup>th</sup> and 17<sup>th</sup> centuries.



Figure 4.9 Manor House East Wing datestone



Figure 4.10 The Manor House East Wing, older buildings lie to the west

The parish church and adjacent schoolhouse (Figure 4.11) are Victorian designs by the architect G.E Street. Numerous buildings, including a restored windmill, date from the 18<sup>th</sup> century. Wheatley Lock Up (Figure 4.12) built in 1834, an evocative pyramidal shape, has become the village's unofficial logo.



Figure 4.11 The Old School (G.E. Street). Formerly the Wheatley National School 1858 – 1987.



Figure 4.12 The Roundhouse, now known as the Lock Up, built during rural unrest, 1834

## Environment and landscape

4.34 Wheatley lies next to Shotover Country Park (Figure 4.13) and totally within the Green Belt. In addition to the Conservation Area the Parish owns Wheatley Common Allotment, managed by the Howe Trust, (Figure 4.14) and other common (community) land which is used for grazing horses. A number of public footpaths and rights of way cross parts of the village to lead to the countryside beyond.



Figure 4.13 Westfield from Shotover Park in winter



Figure 4.14 The Howe Trust Land looking W towards Shotover Park

The OBU site has been extensively landscaped to the extent that there are Tree Preservation Orders (TPOs) in place for many of the trees that flourish on the site. This arboriculture has been the subject of one survey [30] by SODC in 2005 and a further survey [31] carried out by the WNP in 2017. Wheatley is inset in the Green Belt and is surrounded by parkland and woodland all of which provide the delightful setting that is typical of the Chiltern countryside. However, Figure 4.15 illustrates that within the confines of the village there are very few “green spaces” for recreational activities especially for young families and the elderly. It would be desirable if there were more opportunities for the elderly to be able to enjoy recreation and walking in green spaces reasonably close to their homes without having to face the steep hills that lie in all directions except towards the east of the village.

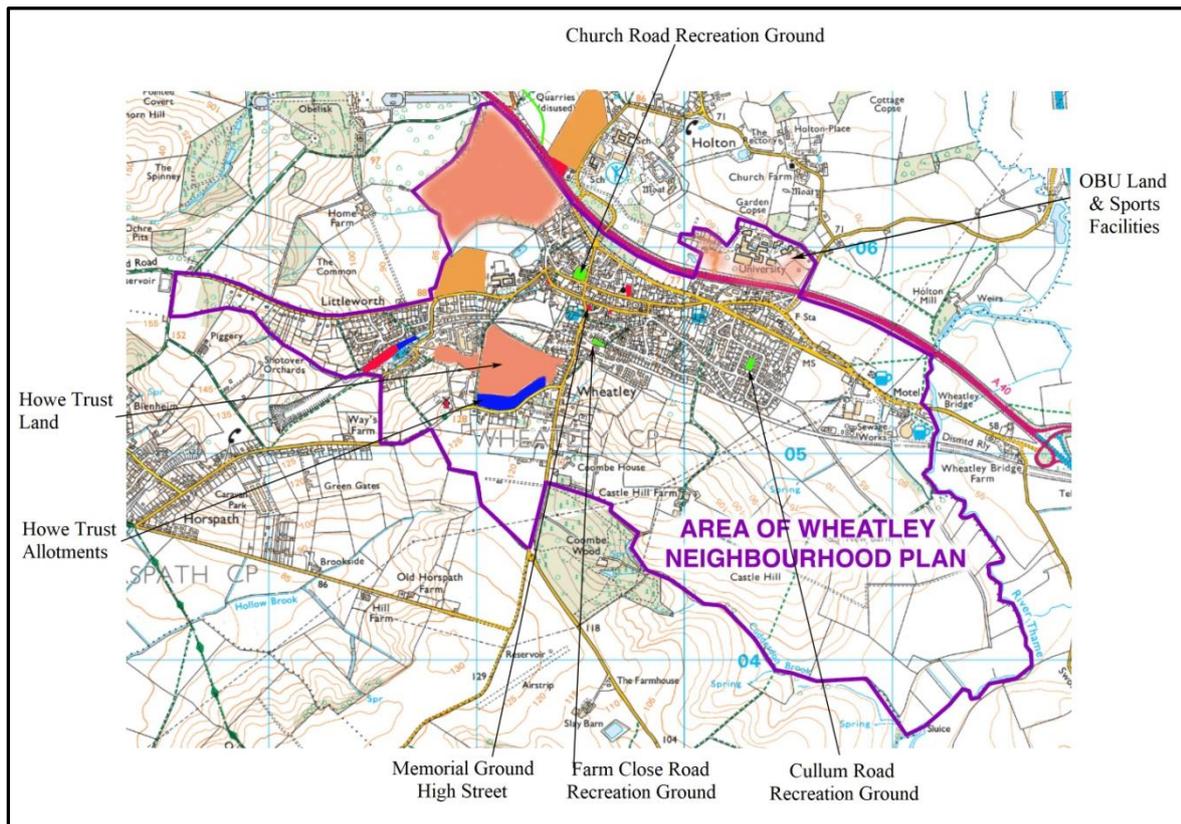


Figure 4.15 Recreation areas in Wheatley [25]

### Provision of Burial Space

4.35 St. Mary’s CE Church is surrounded by an extensive cemetery which has served the community since 1857. However, the need for further burial capacity is now at a critical level and it is imperative that a new site (approx. 0.3 Ha) is found. WNP, WPC and the Vicar of Wheatley have discussed the issue. The cemetery will close to new burials during the first quarter of 2019. WNP has agreed to support an application once WPC and Wheatley Parish Council of Churches propose a suitable site

### Water Supply and Sewerage

4.36 Thames Water have a responsibility to provide mains water and sewerage for new housing in Wheatley [32] but this can only be provided if there is collaboration with SODC and any potential developers. Any proposed development in Wheatley should take account of the impact of increased demand for water and sewerage services. There is a risk that any new development may impact the wider water or sewerage system and cause problems elsewhere in the system. Any developer in Wheatley is encouraged to engage with Thames Water at the earliest opportunity to consider the potential impacts on water supply, sewerage and surface water drainage. Thames Water also needs to be consulted if proposals include building over or close to an existing public sewer. The SODC Local Plan must set out strategic policies for the delivery of this infrastructure in compliance with paragraphs 20 – 23



Figure 4.16 Wheatley Bridge

of the National Planning Policy Framework (NPPF) [33] and the National Planning Practice Guidance [34] This Plan is the focus for ensuring that the investment plans of Thames Water match any proposed developments in Wheatley. The surface water runoff from most new developments is now usually controlled so that the peak flow is no greater than the peak flow before development. With this condition, then the risk of surface water flooding should not be significantly increased by the development.

## 5 The Community Survey

5.1 A Community Survey [7] was sent to every home in Wheatley and Holton. Parts 1–4 (Housing Needs Survey) of this survey were compiled by Community First Oxford (CFO) and this provided a Housing Needs Survey. Part 5 (Community Opinion Survey) comprised a series of questions compiled by the WNP to ask the residents about their views, concerns and aspirations for the future of the villages. There was a 36% response from a total of 1860 homes in Wheatley and Holton. A copy of the whole survey is available at [www.wheatleyneighbourhoodplan.co.uk](http://www.wheatleyneighbourhoodplan.co.uk). With respect to the housing needs, the key messages provided by the CFO Survey are summarised in Figure 5.1.

<b>Housing</b>
<b>Status</b>
<b>(% figures are given with respect to the number of respondents)</b>
Most houses are owner occupied (91% )
Most houses have 3 bedrooms or more (77% )
Distribution of age (N) (64% , N ≥ 45)
Proportion of retirees (38%, N ≥ 65 )
42% of individuals in some form of employment
Strong village association (58% have lived in the area for 20+ years)
<b>Aspiration</b>
Appetite for downsizing (26% of respondents might be interested)
Lack of affordable housing is a major reason given for leaving the village (36% of leavers)
Strong support for affordable housing (63%), starter homes (53%) and supported housing (47%, with preference towards independent accommodation with care)
Strong support for owner occupied/shared ownership properties; home ownership is preferred among families/individuals wishing to move within the next 5 years (80%)
Most families/individuals wishing to move require 2+ bedrooms (90% of respondents)
Need for supported housing among families/individuals wishing to move is low (only 9 expressed a need)
There is demand for housing from households living outside Wheatley; the greatest demand is for 2 and 3 bedroom properties

Figure 5.1 Key results of the Housing Needs Survey [7] (Parts 1-4)

5.2 Like most semi-rural village locations, the community is generally car owning with 50% of households having two or more vehicles. There is a relatively large retirement population in the villages of Wheatley and Holton so when taken in conjunction with the lack of local employment opportunities for younger people this means that the population is inevitably ageing.

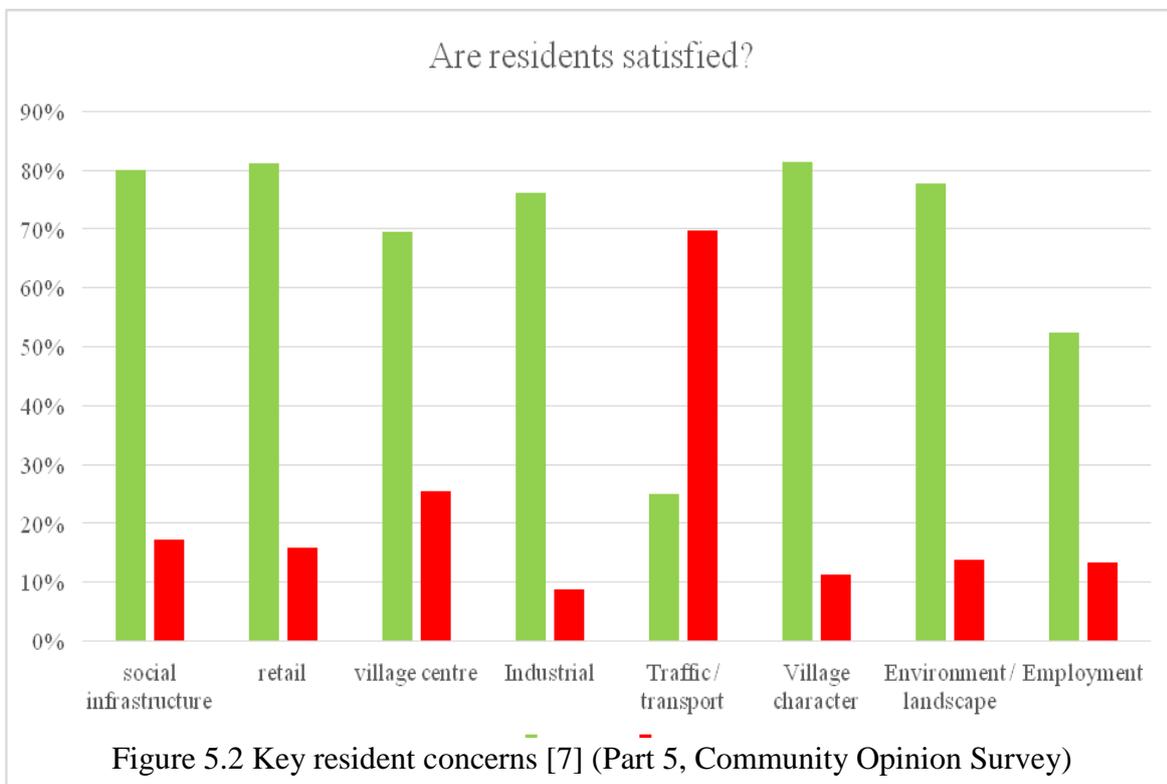
5.3 Further analysis of the Community Survey [7] reveals specific issues related to the housing needs for Wheatley and Holton. Some of the key issues related to the type of housing needed for the elderly can be summarised:-

- a. Approximately one third of the respondents is of retirement age
- b. Nearly 60% of the respondents are unlikely to leave within 20 years
- c. A significant number of retirees would like to downsize and stay in the village but availability of suitable property is an issue
- d. There is an expressed need for some form of supported housing

The conclusion is that it is necessary to make provision for the housing needs of retired and elderly residents together with their associated well-being.

5.4 There is strong support for the Green Belt (56% of respondents), with priority being given to the development of brownfield sites (86% of respondents).

5.5 Although areas were identified where the standard of living could be improved, the conclusions from Part 5 of the survey showed that in general the residents were satisfied with the quality of life in Wheatley and Holton. The local amenities provided are sufficient to ensure that day-to-day needs are catered for without having to leave the villages. The residents enjoy a pleasant rural location and have good access to neighbouring conurbations. However two particular issues gives rise to considerable dissatisfaction viz:- traffic and transport together with parking problems especially around the centre of Wheatley. This confirms the findings of the WNP Straw Poll [3] (Figure 4.1). Residents’ concerns are further illustrated in Figure 5.2. In particular, the traffic flow on a single carriageway (London Road) corresponds to a rate of one car every 10 seconds in each direction for a period of one hour at peak times.



It therefore must be a priority for the WNP that, in seeking to satisfy the housing needs, any potential impacts arising in terms of traffic, transport and parking are satisfactorily mitigated.

## 6 Wheatley Neighbourhood Plan: Vision and objectives

**The WNP Committee welcomed the opportunity to deliver a neighbourhood plan that would revitalise the villages of Wheatley and Holton and thereby act as a catalyst for fulfilling housing needs, enabling village enhancement, expanding employment possibilities and rationalising the layout of light industry in Wheatley.**

6.1 This section sets out the community’s vision for Wheatley, the themes and primary objectives for the WNP, and the strategy for bringing the vision and objectives forward. The planning policies which follow in Section 9 are the delivery tools for realising the vision, objectives and strategy.

6.2 The WNP objectives and policies are organised around a set of main themes that have been the subject of planning policy, planning applications, Parish Council stewardship and community needs for many years. Continuing to address and review these themes is an important part of the WNP and in so doing they have undergone extensive community consultation. The main themes are:-

- Housing and land use
- Social infrastructure
- Retail services
- Village centre
- Industrial and commercial environment and infrastructure
- Traffic and transport
- Village character
- Quality of the environment and natural landscape
- Employment opportunities

6.3 Each of these themes has an individual vision, with primary objectives:-.

Housing and Land Use		
Vision		Objectives
HL1V	Wheatley will comprise a balanced range and quantity of housing that meets the needs of both current and future residents of all ages. The housing should be mixed, including affordable homes. It should be thoughtfully	HL1O1 Provide a range of different types of new houses across all tenures to meet the needs of all income and age ranges, including key workers, within Wheatley and its catchment area using design guidance based on the New South Oxfordshire Design Guide [35] and the Chilterns Building Design Guide [36]

	located and designed, and integrated into the village of Wheatley to minimise any negative impact on the natural environment.	<p>HL1O2 Promote the provision of 40% affordable homes, in line with the policy of the South Oxfordshire Local Plan</p> <p>HL1O3 Build new homes within walking distance of the village centre, especially those designed for the elderly</p> <p>HL1O4 Ensure that affordable dwellings are mixed with, and indistinguishable from, the market housing</p> <p>HL1O5 Prioritise the redevelopment of brownfield sites, and intensify the use of existing land where this will not have unmitigated significant environmental effects</p> <p>HL1O6 Set aside land for housing for the elderly</p>
HL2V	The Green Belt will be retained where it contributes to the environment. Areas of historic heritage will be preserved.	HL2O Support land released from the Green Belt within the framework of the Local Plan only where exceptional circumstances are fully evidenced and justified.
HL3V	The built-up area of the OBU site as shown on the Neighbourhood Plan Area will be transformed to provide additional housing and business amenities in accordance with the community vision for Wheatley. The OBU tower should be demolished, it is a blight on the landscape.	<p>HL3O1 Encourage redevelopment proposals to consider that serviceable OBU buildings can be retained for re-use as business/residential units</p> <p>HL3O2 Support the demolition of the OBU tower.</p> <p>HL3O3 Ensure that the profile of any and all new housing and buildings does not harm either the views from the listed building of Holton House or the views from the OBU site towards Brill.</p>
HL4V	Commercial buildings and non-retail businesses will be relocated where practical to either the OBU site and/or the eastern perimeter of the village, encouraging growth, improving services and the environment for residents together with enhancing the village.	<p>HL4O1 Promote the relocation of businesses in central village locations in order to facilitate the relief of traffic congestion and parking issues</p> <p>HL4O2 Promote the relocation of businesses in designated area WHE22 to create a site for housing commensurate with the surrounding environment</p> <p>HL4O3 Promote a mixed development on the OBU site with a strong preference to include the re-use of all suitable OBU buildings (also HL3O1)</p>

		HL4O4 Set aside land to attract new businesses and to accommodate relocated businesses to the east of Wheatley which could include sites released from the Green Belt within the framework of a Local Plan
HL5V	There will be sufficient burial capacity.	HL5O Set aside land for burial since the present cemetery will be closed for new burials at the end of the first quarter 2019
HL6V	Create a more sustainable and low carbon community	HL6O Pay attention to good quality existing design guidance which includes the New South Oxfordshire Design Guide [35] and the Chilterns Building Design Guide [36]

### Social infrastructure (including a range of sport, education, healthcare and leisure services)

Vision		Objectives
S11V	There will be a range of high-quality sports, leisure, education, healthcare, recreational open space and social facilities to meet the community needs commensurate with an expanding population of all ages especially the elderly.	<p>SI1O1 Ensure social infrastructure in place to meet the increased needs of new and existing residents</p> <p>SI1O2 Maximise the leisure opportunities for all ages, including the allocation of land and identification of ways of delivering new and improved facilities at appropriate locations to meet increased demand</p> <p>SI1O3 Preserve leisure facilities used by residents of Holton and Wheatley that are located on the OBU site.</p> <p>SI1O4 Consider identifying land to build new village hall to meet the increased demand created by new housing</p> <p>SI1O5 Consider identifying land to re-locate the current accommodation used by the Scout Movement to improve safety and encourage increased participation in the organisation.</p>
SI2V	Wheatley will continue to operate as a hub village and Local Service Area	SI2O Expand the amenities to satisfy the increasing demand

## Retail Services

Vision		Objectives
RS1V	Wheatley will be served by a thriving hub village economy that provides a diverse range of accessible day-to-day services for its residents and those of the surrounding villages.	RS1O1 Retain and support a mix and variety of shops in the village centre RS1O2 Improve traffic flow to ease congestion in the village centre RS1O3 Provide adequate parking close to the village centre

## Village Centre

Vision		Objectives
VC1V	The village centre will provide a pleasant, attractive, safe and convenient place for residents of all ages to shop, socialise and generally enjoy life.	VC1O1 Support the provision of a public toilet for the village centre VC1O2 Set aside land for public parking
VC2V	The village centre will be a vibrant place for use by the community that is reviewed to provide improvement and regeneration.	VC2O New homes should be built within walking distance of village centre, to maximise use of the shops, reduce parking needs and provide ease of access for the elderly

## Industrial and commercial environment and infrastructure

Vision		Objectives
IC1V	Wheatley will remain home to the growing number of small enterprises covering all ownership sectors (private, voluntary and public) across the tertiary sector and light manufacturing sectors.	IC1O To provide more business units capable of flexible use and expansion
IC2V	New businesses will be located around the eastern end of the village, close to existing ones, and at the OBU site, with some flexibility for future expansion.	IC2O Relocate existing commercial units to provide opportunities to develop Littleworth industrial area (WHE22) brownfield site for residential use (see Figure 6.1)

## Traffic (motorists, pedestrians and cyclists) and transport

Vision		Objectives
TT1V	Wheatley will be supported by a safe and efficiently functioning road network with sufficient village parking.	<p>TT1O1 Ensure that new developments minimise congestion</p> <p>TT1O2 Enhance parking management and provision</p> <p>TT1O3 Ensure that new developments do not exacerbate the issues with existing traffic black spots, rat runs and movement of HGVs</p>
TT2V	The village centre, all schools and leisure facilities will be safely accessible by walkers, cyclists and the elderly and infirm.	<p>TT2O1 Provide new and improved pavements throughout Wheatley</p> <p>TT2O2 Promote safe cycling and walking routes east to west for access to schools</p> <p>TT2O3 Promote safe walking routes in the High Street</p> <p>TT2O4 Provide a new pedestrian link to OBU which could include a new pedestrian and cycling bridge for safe and practical access to the village centre</p> <p>TT2O5 Ensure that parking provision for the health and education services are met for future population levels</p>
TT3V	Wheatley will continue to have good public transport.	TT3O Promote public transport as the first-choice mode of transport for residents
TT4V	Under all circumstances air quality standards [26] will be met.	TT4O To identify opportunities to improve air quality or mitigate impacts, especially at critical locations, by using through traffic and travel management together with green infrastructure provision and enhancement.

## Village character

Vision		Objectives
VCh1V	Wheatley will enhance its reputation as a welcoming village, respectful of its heritage, where residents experience a strong community spirit.	VCh1O Preserve and enhance the village character by providing, within walking distance, safe access from all new housing to a vibrant village centre.

## Quality of the environment and natural landscape

Vision		Objectives
EL1V	Residents will continue to enjoy the natural landscape that offers a range of green spaces and outstanding local vistas.	EL1O1 Preserve the Green Belt in line with national and local strategic planning policies. EL1O2 Ensure that the key visual landscapes are preserved
EL2V	The rural habitat and ecological diversity will be protected and enhanced.	EL2O1 Promote enhancement of wildlife sites through the creation of features such as ponds, spinneys, wetlands and grassland

## Employment opportunities

Vision		Objectives
EO1V	There will be increased employment opportunities for the communities served by the Wheatley hub especially for our young people.	EO1O1 Encourage business expansion in Wheatley through improved and new business infrastructure EO1O2 Encourage businesses onto the OBU site to offset the loss of local employment due to the relocation of the university.

## 7 Land Availability

7.1 A list of all potential development sites was created from the OCC SHLAA [37] and SHELAA [38] reports (including updates published during the NP process), local knowledge of the village, maps and Google Earth. Brownfield sites were reviewed and considered with respect to possible relocation of existing inappropriate development. All the sites were assessed against locally developed criteria aimed at identifying the suitability, availability and the deliverability of potential sites. The site assessment of suitability has been carefully considered with respect to SODC planning policies and constraints. The vision and objectives of the plan have been important considerations in the identification of suitable sites. All the sites were screened and evaluated according to a series of criteria designed to find the sites that would fulfil the aspirations of the Vision and Objectives and also to address the need for a sustainable community to retain its diversity in age, occupations, attitudes and ideology as discussed in sections 4.6 and 4.7

7.2 The site assessment identified five sites to be considered in more detail. The detailed assessment identified WHE2, WHE15, WHE16, WHE17 and WHE22 for further consideration. The entire site assessment process is described in Appendix 2.

## 8 Wheatley Neighbourhood Plan: Policies Introduction

8.1 The policies are organised by themes and relate to the WNP objectives described in Section 6. For clarity, the WNP objectives should not be confused with the WNP policies. The table in Figure 8.1 shows how the policies of the WNP will meet the objectives set out in Section 6.

WNP Objectives	WNP Policies
<b>Housing &amp; land use</b>	
HL1O1 – 6	H1, H2, H3, H4
HL2O	H2
HL3O1 – 4	H1
HL4O1 – 3	H4
HL5O	B1
HL6O	DQS1
<b>Social infrastructure (sport, education, healthcare and leisure)</b>	
SI1O1 – 5	SCI1, SCI2
SI2O	SCI1, SCI2
<b>Retail services</b>	
RS1O1 – 3	T1
<b>Village centre</b>	
VC1O1 – 3	VCE1
VC2O	VCE1, H3
<b>Industrial/commercial environment &amp; infrastructure</b>	
IC1O	H4
IC2O	H4
<b>Traffic (motorists, pedestrians, cyclists) &amp; transport</b>	
TT1O1 – 3	T1, P1
TT2O1 – 5	T1, P1
TT3O	T1
TT4O	T1
<b>Village character</b>	
VCh1O	T1, VCE1
<b>Quality of the environment &amp; natural landscape</b>	
EL1O1	EN1
EL2O	EN1
<b>Employment opportunities</b>	
EO1O1 – 2	E1

Figure 8.1 Relationship between the WNP objectives and the WNP policies

## Character and Design

8.2 The SODC Local Plan 2034 Final Publication 2<sup>nd</sup> [10] indicates that the aim of STRAT14 (previously designated as STRAT10 in [9]) is to allocate “at least 300 homes” as part of a housing development when the OBU campus in Holton is vacated.

8.3 In addition to enabling communities to decide where new development should go, one of the key purposes of neighbourhood planning is to enable local communities to say what new development should look like. To ensure Wheatley and Holton residents and businesses are able to influence and shape new developments at an early stage in the design process it would be welcomed that developers engage with Wheatley and Holton Parish Councils for local guidance in this process.

8.4 Attention should be paid to good-quality existing design guidance which includes the New South Oxfordshire Design Guide [35] and the Chilterns Building Design Guide [36] with particular reference to low carbon sustainable development.

### **POLICY H1: DESIGN AND CHARACTER PRINCIPLES**

Development proposals will be supported, provided they complement, enhance and reinforce the local distinctiveness of the village and where appropriate are designed to enhance the setting of the conservation areas and their settings. Proposals must show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the immediate area and wider context within the village.

The proposals will be supported if they appropriately address the following principles:-

- a. Provides a high-quality of internal and external living space
- b. Has regard to historic plot boundaries, hedgerows and enclosure walls
- c. Proposals for new garages, outbuildings or tall garden walls must be subservient in scale and, whether of a traditional or modern design, should draw from the local palette of vernacular building materials
- d. The impacts on residential amenity of the construction arrangements are minimized by way of lorry movement, deliveries, work times, lighting and loss of vegetation
- e. The layout, orientation and massing of new houses on larger residential schemes must avoid an estate-style appearance by dividing the developable area into distinct parcels and by responding to the historic grain of the development in the village, including its road and footpath network and historic property boundaries
- f. They use permeable surfaces on driveways and use sustainable drainage systems that can connect directly to an existing or new wet environment wherever possible
- g. They will not require culverts for the existing ditches
- h. The layout maximises the opportunities for open space and recreation

8.5 On windfall sites of 10 or more net additional dwellings, or comprising 500 sqm or more of additional new employment, retail, hotel, community service, or leisure floor space, the preparation of a Design Brief is encouraged in the spirit of good planning and positive frontloading of the decision-making process. The use of development proposal websites and other social media to provide residents with information and an opportunity to comment on emerging proposals is encouraged.

8.6 It is important to ensure that the local community, through Wheatley Parish Council and Holton Parish Council, maintains an active and positive role throughout any decision-making process undertaken by SODC and OCC on a planning application. Where appropriate, a Planning Performance Agreement between the applicant, SODC, OCC, Wheatley Parish Council and Holton Parish Council would be welcomed, particularly for the sites allocated for development within the WNP.

8.7 Wheatley's character is its landscape, its history and its community. From medieval times the village focused on agriculture and quarrying which survived well into the beginning of the 20th century. Most of the houses were built from local stone giving the village a characteristic “feel” in its rural setting. A detailed description the character of Wheatley (and Holton) is provided in Appendix 1.

## **POLICY H2: LANDSCAPE CHARACTER**

All new development should be sensitive and make a positive contribution to the local character of the area (see Policy H3 and Appendix 1). The key visual landscapes (e.g. Castle Hill, the Howe, Westfield, the prospects from OBU)\* will be preserved. The new developments will demonstrate how they will respond to the local character together with mitigation on any impact on local heritage assets or the conservation area.

\*each of these landscapes is illustrated throughout the text

8.8 It is also important to ensure that new housing meets the housing needs of Wheatley and Holton at present, over the lifetime of the WNP and into the future. As housing needs in terms of size, type and tenure will vary over the lifetime of the WNP, a flexible policy approach is required to ensure that future development proposals are able to respond to the housing needs at that time. In the NPPF [33] it states the five purposes of the Green Belt, viz:-

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns merging into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

So, in meeting housing needs, proposals should take advantage of any opportunities afforded if or when there are boundary changes made to the Green Belt **within the framework of a Local Plan** and these facilitate residential or commercial development in conjunction with urban regeneration and improved well-being of residents. As evidenced by the Community Survey [7] the main housing needs are for affordable housing, starter homes and supported

housing for the elderly (see Figure 5.1). The aim of policy H3 is to create new good quality living accommodation over and above that allocated in the Local Plan [10] in order to accommodate the young families of existing residents and maintain the diversity of people living in the village. Offering new and attractive options for households will encourage an increase in owner occupation, strengthen local demand for shops and support local employment.



Figure 8.2 Cottages in Bell Lane



Figure 8.3 Wheatley High Street



Figure 8.4 The Chiltern Ridge from Castle Hill..... and some Wheatley residents

### **POLICY H3: MIX AND SIZE OF NEW HOUSING**

Development proposals for schemes of more than ten (10) dwellings, will be required to:-

- a. Meets the needs of different groups in the community, such as but not limited to, young people, local workers, small families, the elderly and older residents (55+), and people with disabilities. These needs are described in the Community Survey [7].
- b. Deliver the affordable housing requirements set out in the Development Plan, and;
- c. Deliver an appropriate mix of housing types and sizes, having regard to the local community's needs as identified in the housing needs survey, and other local evidence.

8.9 The inset boundary at Wheatley is drawn tightly around the built edge of development. Almost all of the opportunities for in-fill development have been exploited. Many of them have indeed provided suitable accommodation but sometimes without really adequate provision for parking especially where the in-fill has taken place within the conservation area. When the in-fill development is used as rental accommodation with multiple occupancy the parking issue becomes more significant. As a result, several roads in Wheatley (e.g. Farm Close Road, High Street, Mulberry Drive) together with their associated pavements are regularly overwhelmed by parked cars and vans, this unintended consequence of some of the in-fill development detracts from the character of the village. Policy H4 is designed not to necessarily present a barrier to in-fill development but rather to ensure that its inappropriate implementation is curtailed especially when the WNP has provided more appropriate means of providing housing through the enhancement proposals.

### **POLICY H4: IN-FILL AND SELF-BUILD DWELLINGS**

In-fill development, which reflects the scale and character of the village, will be supported within the built-up area of Wheatley where it accords with the policies of this Plan and the Development Plan for the district.

Proposals for residential development outside of the built-up area of Wheatley or outside of the sites identified in Policies SPOBU, SPES1, SPES2, SPES3 and SPES4 will only be supported if they are appropriate for a countryside location and Green Belt location and consistent with local development plan policies.

8.10 In Section 4 of the WNP the issue and the causes of parking problems in Wheatley were described (see paras 4.19, 4.22 & 4.25). Parking standards [39] for new residential developments recognise the use of 'tandem' parking but fail to recognise the reality that both spaces are rarely used to the extent that adjacent street parking becomes the norm. Given this, and in order to guard against overspill onto the existing busy and constrained road

infrastructure WNP will support only the limited use of tandem car parking in calculating the level of parking provision for residential development.

### **POLICY P1: PARKING PROVISION**

Parking needs to be delivered in accordance with the adopted standards. Arrangements should be adequate or seek innovative solutions that avoids:-

- 1) the extensive use of tandem parking
- 2) the need for large expanses of driveway
- 3) the loss of vegetation along the highway
- 4) parking on village roads or lanes

### **Transport and movement**

8.11 Traffic congestion within Wheatley causes major inconvenience to road users, cyclists and pedestrians, and creates an unpleasant environment, particularly within the village centre. Exhaust fumes also contribute to air pollution. Presently, Air Quality is measured only at the High Street in Wheatley.

8.12 The WNP seeks to minimise the impact of existing and additional congestion on the road network, particularly the village centre. Any increase in traffic volumes is a very strong concern and has influenced the housing site selections. Proposals should consider carefully and as a high priority the traffic and air quality impacts of their proposals and show that they will not lead to significant impacts in air quality (i.e. greater than levels shown in Figure 4.5) and unacceptable traffic.

### **POLICY T1: IMPACT OF DEVELOPMENT ON THE ROAD NETWORK**

Proposals for residential and any other developments which may generate significant traffic movement will be required to provide a Travel Plan, setting out how opportunities for encouraging, facilitating and supporting the use of, and improvements to, sustainable transport modes have been maximised. The Travel Plan will address the specific issues of minimising congestion, parking management and impact on general air quality. This Travel Plan will be delivered as part of the proposed development. The provision of new or improved walking or cycling routes, improvements to public transport and the incorporation of electric car charging points, will be supported.

8.13 To help to improve Wheatley's transport issues over the longer term, Wheatley Parish Council will commission a study (in collaboration with OCC Highways) to develop schemes to manage and mitigate traffic flow through the village of Wheatley:-

- a) To improve cycling routes (access, quality and safety) across and beyond the WNP area
- b) To promote information on existing cycle routes and facilities, and to explore the potential for new sustainable transport initiatives
- c) To promote information on existing walking routes, especially those used for 'health walks' and to improve alternative walking routes along parallel secondary routes
- d) To increase the accessibility of the village to pedestrians, including reviewing opportunities to increase the one-way system and through short-term initiatives (e.g. temporary street closures for weekly and/or seasonal markets)
- e) To support the introduction of electric cars and buses and low-emission vehicles (e.g. through the provision of charging points for electric cars)
- f) To explore the feasibility of a low-emission zone in the village centre
- g) To ensure that schools and educational establishments work with SODC to seek ways to improve the safety and well-being of their students in terms of walking and cycling
- h) To introduce 20mph zones on roads adjacent to the village centre
- i) To ensure that all major village businesses, employers and institutions, including schools and educational establishments, complete a travel plan that identifies how they are minimising congestion on the roads
- j) To deliver public transport improvements in Wheatley, including the running of buses with enhanced energy efficiency and electrification, reviewing the location of existing bus stops, and to provide real-time information
- k) To engage with the highway authorities to re-direct strategic traffic, where appropriate, away from Wheatley village centre
- l) To install sufficient signage to control and reduce the passage of HGVs through the village by restricting weights over the flyover and Wheatley Bridge. Restrictions to be implemented in the village centre, Ladder Hill and Littleworth Road, with access hour restrictions and SatNav and strategic route advisory management
- m) To remain open to new forms of traffic infrastructure, such as roundabouts, that may aid the safe flow of traffic
- n) To address road safety along a number of routes perceived as particularly dangerous
- o) To encourage a review of car parking throughout the village and to remain open to implementing Controlled Traffic Zones as appropriate
- p) To encourage the development of additional car parking spaces, including the provision of 'load and go' bays (where possible) in the village centre for short-term car parking
- q) To continue to fund the bus services through S106 funding [40]

The WNP has made a formal request to WPC to set up an appropriate committee to liaise and work with OCC to resolve as many of these issues as possible.

### **Social and Community Infrastructure**

8.14 Redevelopment of the Wheatley Primary School (WHE27) site for educational use to include, if possible, the provision of a new village hall would improve and enhance the character of the village, especially if the redevelopment addressed the current traffic congestion and parking issues associated with collection and transport of pupils.

8.15 Constraints on land availability in Wheatley reduce opportunities to deliver new community facilities. Existing facilities, notably the Merry Bells and the Wheatley Scout Movement provide important community services in relatively outdated buildings. Opportunities to provide these services within larger facilities that retain the existing services and provide space for additional community functions should be explored and supported, including consideration of a ‘sustainability hub’ which brings together ideas and organisations related to low-carbon living. These facilities are important Community Assets and are listed as follows:-

- a. Merry Bells
- b. Wheatley Churches
- c. Wheatley Scout Movement building
- d. Public Library
- e. Wheatley Archive
- f. Educational Establishments
- g. Pubs and restaurants
- h. Howe Trust Land
- i. Recreation Land
- j. Sports Fields

8.16 Community facilities wishing to apply for renewal utilising S106 [40] or CIL [41] funds should register with Wheatley Parish Council.

#### **POLICY SCI1: COMMUNITY ASSETS**

Proposals that result in the loss of an essential community facility or service, through change of use or redevelopment, will not be permitted unless:

- a. it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities;
- b. it has been determined that the community facility is no longer needed;
- c. in the case of commercial services, it is not economically viable.

Appropriate, detailed and robust evidence will be required to satisfy the above criteria. SODC will require the independent assessment of this evidence.’

#### **POLICY SCI2: IMPROVEMENT TO COMMUNITY ASSETS**

Proposals to improve the value of any of the community facilities described in paragraph 8.14, or of any other established community use by way of an extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

### **Burial provision**

8.17 St. Mary's CE Church has the only serviceable burial ground in Wheatley. The vicar has advised the Wheatley Parish Council that the burial ground will close sometime in the first half of 2019. It is therefore urgent that an alternative location is found preferably within the curtilage of the villages of Wheatley and Holton. New burial space will improve overall

neighbourhood satisfaction, principally for those who have been residing in the village for many years and feel an emotional attachment to the area.

#### **POLICY B1: BURIAL PROVISION**

Proposals for the development of a natural burial ground, including any necessary, permanent ancillary structures for the management of the burial arrangements, will be supported, provided they are located and designed to suit the character of the local landscape.

### **Retail and village centre**

8.18 Wheatley has a strong and healthy village centre, with a diverse mix of independent traders serving the local rural district. In keeping with national trends in recent years, the village has lost a number of its pubs and at present has only two restaurants. It is important that the village's vitality and viability is maintained and where

possible improved. It is also important that Wheatley village centre remains at the heart of the community as a destination not just for shopping, but also as a place where current and future residents want to work, socialise and live.

#### **POLICY VCE1: WHEATLEY VILLAGE CENTRE**

Proposals for any new housing, retail, leisure and office development should be in locations which are accessible or can be made accessible to the village centre by walking, cycling and public transport with parking provisions consistent with policy P1.

### **Employment**

8.19 Wheatley provides some important opportunities for local employment which need to be retained and enhanced. In particular, the needs of small and medium-sized businesses in the business, professional, creative industries and information technology sectors must be supported, as well as more traditional industries and arts and crafts.

8.20 Pressures on land due to additional housing requirements focus the strategy employed to be on intensification (including higher density) and partial redistribution and/or change of use of land.

8.21 Industrial and office activity will be supported towards the eastern end of the village at the industrial estate. Where possible, opportunities for new office-based employment within the village can also be considered and, as appropriate, mixed use on the OBU site.

#### **POLICY E1: SUPPORTING WHEATLEY'S ECONOMY**

Where appropriate the development of existing businesses and forging of commercial initiatives within the built up area will be encouraged and supported. Relocation within the village of existing businesses to permit expansion or operational efficiency will be supported together with those proposals that improve the appearance of the village and/or mitigate its own traffic issues.

## Environment

### Preservation of the landscape



Shotover .....



..... and its residents



Wheatley.....



..... and its residents



Brill from OBU



Holton House from OBU

Figure 8.5 Scenes from around Wheatley

8.22 The Parish Councils of Wheatley and Holton will seek to encourage development proposals to take full account of the important views and landscapes (see Figure 8.5) that are in the district. The following development considerations will be supported:-

- a. Redevelopment of a site that affords the opportunity to improve the visual aspect of the site and its surroundings
- b. Enhancement of the approaches to any site under development
- c. Enhancement of the views to, from and within the site and its surroundings
- d. Preservation of tree avenues (especially those of significant age and historic nature)

- e. Creation within the site of a built form that has a scale and massing that reflects the local context
- f. Creation of a network of secondary spaces that responds to the built form around them and respects the location of mature trees, ecological features and ancient monuments
- g. Enhancement of the biodiversity and landscape setting of any site under development
- h. Improvement of the quality of the built environment/public realm especially with respect to the needs of young families and the elderly

### Preservation of the Environment

8.23 The parish councils of Wheatley and Holton will seek to preserve and enhance the environment, habitat and biodiversity of the area. In addition, Sites of Special Scientific Interest will be protected (e.g. Littleworth Brick pit).

#### **POLICY EN1: BIODIVERSITY**

The protection and enhancement of urban and rural biodiversity will be supported. Net gains in biodiversity, through the creation of new habitats, the enhancement of existing sites, and the development and implementation of ecological management plans will be supported, together with the aims of the Shotover Target Conservation Area [42] as an eastern section of this Area lies within the WNP Designated Area (see Figure 8.6).

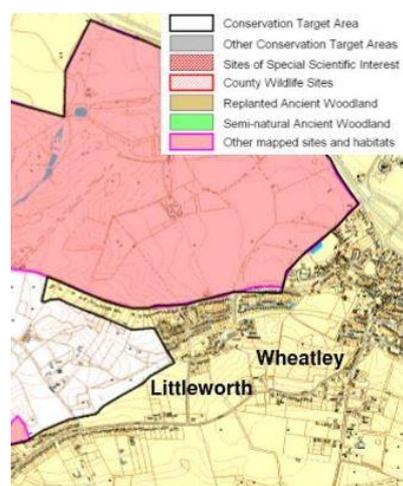


Figure 8.6 Shotover Target Conservation Area [42]

8.24 The geology of the Wheatley area is varied; the strata in the Littleworth geological SSSI include iron sands, other sands, fossilised limestone and clay. In turn, this has resulted in a great diversity of local habitats and consequent biodiversity.

8.25 The Howe Trust Land (WHE10) was surveyed by an ecological consultant in 2009 [43] and by the WNP Committee in 2017 [31]. This report indicated a range of wooded and grassland areas, supporting a good biodiversity. It found 22 bird species, 8 butterfly species, 2 reptile species and 180 species of plant, including the common spotted orchid. Since then, a management programme has been implemented to encourage a greater biodiversity, through extensive tree planting and better grassland management.

8.26 The Oxford Brookes University Site (WHE25) was surveyed for tree diversity in 2017 [31]. In the brownfield section of the site alone, there were about 84 trees with tree preservation orders, including ancient oaks. Over the whole site 155 trees were noted, many with tree preservation orders. The most common were Oak and Ash. There were rare species in the brownfield site, including Ginko biloba (the maidenhair tree) and Davidia involucrate (the ghost tree). Many invertebrates have been recorded over many years in the grassland

areas. Great Crested Newts have been recorded in the pond area by a survey team from Pond Action) [44].

8.27 Westfield, an area of ancient grassland within the WNP area and the Shotover Target Conservation Area [42] has classic ridge and furrow, with biodiversity changing between ridge and furrow. It also has a stream from the springs that come out of Shotover Hill. Shotover is a significant wildlife area adjacent to the eastern boundary of the WNP area, and has been monitored over many years by Shotover Wildlife; it contains woodland SSSI, with ancient woodland species of anemone and English bluebell. Together with extensive areas of grassland and heathland, there is a great diversity of wildlife, including all three woodpecker species and three species of lizard. The mammals living on Shotover are often seen in Wheatley.

8.28 The River Thames borders the eastern side of WNP; it is a well-known fishing site, and the banks support wetland plants, such as bulrush. It frequently floods adjacent fields. There are many other wildlife habitats surrounding Wheatley village that have not been surveyed to date, such as the areas south of the village envelope. Within the village, there have been many reports of slowworms and of a range of bird species in gardens. The red kite is common in the skies above Wheatley.

8.29 Wheatley is a Larger Village inset within the Green Belt. It is important that new developments make and maintain provision for green space within the site. Contributions and arrangements will be sought for management of spaces, expected to be carried out by SODC or Wheatley Parish Council. Green infrastructure should be considered in conjunction with playing pitches and the facilities to support them.

### **Design quality and sustainability**

8.30 The community welcomes the development of innovative high-quality sustainable homes that can act as exemplars for other villages and towns, and for the country as a whole.

8.31 In 2014 the UK government launched a Community Energy Strategy making it easier for the owners of buildings to install renewable energy. Proposals in Wheatley and Holton that promote community energy projects taking advantage of initiatives within the government's Community Energy Strategy including the Rural and Urban Community Energy Funds will be supported.

8.32 The Wheatley and Holton communities will also take advantage of Oxfordshire's pioneering role in the community energy field. The expertise of the organization Low Carbon Hub, a promoter of community energy initiatives working in partnership with Oxfordshire County Council and Oxford City Council, will be utilised, exploring the possibility of carrying out a Wheatley schools' photovoltaic project financed through the issue of community shares.

#### **POLICY DQS1: INDIVIDUAL AND COMMUNITY ENERGY PROJECTS**

Any individual and community renewable energy projects will be supported, provided they conform to good quality existing design guidance provided by the New South Oxfordshire Design Guide [36] and the Chilterns Building Design Guide [37].

## **9 Wheatley Neighbourhood Plan: Policy for Oxford Brookes Campus**

### **WHE25, the OBU site**

9.1 The OBU site is a brownfield site located within the Green Belt. The site currently falls within the Holton Parish boundary, but is considered to be primarily related to Wheatley given its proximity to the village. Although there is some uncertainty as to the eventual use of this site in the future it is probable that its current established use is unlikely to be continued when the site is sold. Policy CSEM5 of the South Oxfordshire Core Strategy “Oxford Brookes University” [11] states that:-

“Proposals for the redevelopment of Oxford Brookes University Campus at Holton will be supported. We will work proactively with the University to develop an agreed masterplan that meets its business objectives”

Since OBU was established it has had a considerable impact on Wheatley and its residents. It has provided opportunities for employment, its students use some of the facilities in the village and residents use the site’s sports facilities. Many residents enjoy the use of the U1 bus service although some will be pleased that traffic associated with OBU will eventually stop.

9.2 OBU has announced that it intends to vacate the current Wheatley Campus by 2021/22 and is in the process of selling the site with planning permission. As a result, the SODC Local Plan 2011 - 2034 Final Publication 2<sup>nd</sup> [10] has designated the OBU site as a strategic site (STRAT14) and accordingly has allocated the site for residential and retail use.

9.3 In assessing the OBU site it should be noted that there are several relatively new buildings that can be considered for re-use (e.g. the Turing Building for residential units, the Motor Technology Building and the Post Graduate Building for community use) so consideration could be given to using these buildings as the basis for a development with residential and mixed-use. The mixed-use element could comprise a small retail hub, some light industrial units (which possibly could be used to relocate some of the light industry from Littleworth) and provision for burial space for Wheatley. Currently the site provides sports facilities for Wheatley residents which must be retained or relocated on the site. The retention of some buildings to enable residential, community and mixed use would mitigate against a solely residential development on this site experiencing difficulties from not integrating into Wheatley and to some extent into Holton. The A40 hampers easy movement from the site to Wheatley centre and the primary school. It takes at least 25 minutes to walk from the current bus terminus at OBU into the centre of Wheatley and experience shows that this is a potential barrier to integration. It will also encourage residents to drive into Wheatley thereby adding to the pressure on parking. So, there will be a need for good pedestrian and cycling routes to the centre of the village and the primary school.

9.4 A high quality well integrated development of the OBU site has the potential to enhance the overall quality of the neighbourhood area by removing some of the worst architectural features on the site (e.g. the Tower Block, see Figure 9.2). Of particular importance is the policy in the Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> STRAT14, 2 iv, (c) [10]) relating to access to the newly developed site viz:-

“pedestrian and vehicular access to the east, with at least emergency, pedestrian, cycle and bus access to the west”

Permitting access for buses from the site through the Wheatley Park Academy (WPA) site to the Holton flyover could create opportunities to implement a new routing for the bus service in Wheatley that could alleviate some of the traffic issues in Wheatley and perhaps, more importantly, also provide an easier and safer location for WPA pupils to access the buses rather than having to negotiate the Holton flyover to reach the bus stops at Park Hill.

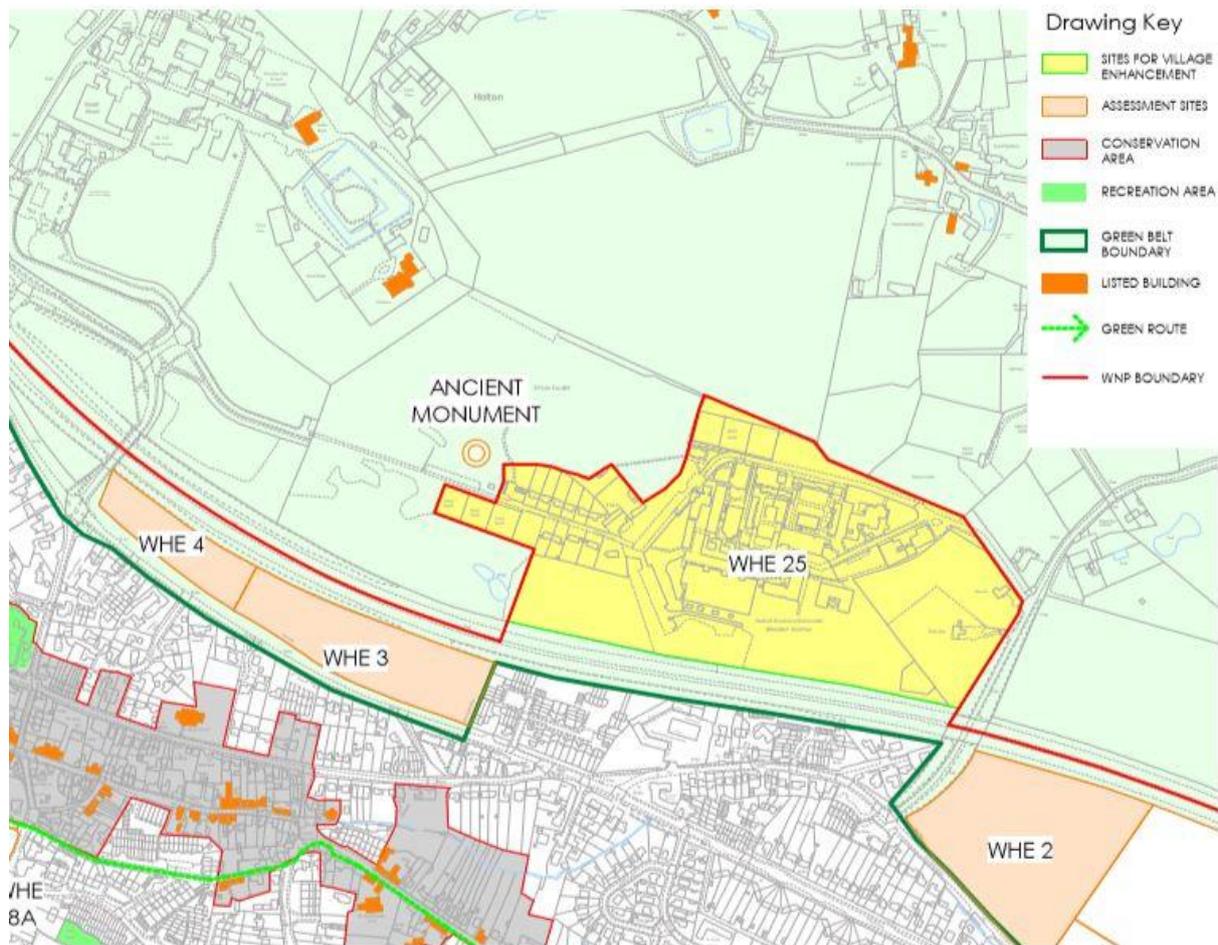


Figure 9.1 Location of the OBU site. WHE25 [25]

9.5 The whole OBU site includes existing areas of green space, sports fields, outstanding views, a scheduled monument and protected trees of which 54 have been identified [31] as Grade “A” and therefore worthy of retention. These features are expected to be retained or replaced (as appropriate).



Figure 9.2 The OBU tower



Figure 9.3 Looking east from Wheatley  
towards the Chiltern Ridge

## **POLICY SPOBU – WHE25**

The built form of the OBU site is approximately 12.11ha (as shown in Figure 9.1). The Wheatley Neighbourhood Plan supports the allocation of the OBU site as a strategic housing allocation in the Emerging South Oxfordshire Local Plan [10].

Once the site has been successfully allocated for housing in the development plan, development proposals should pay particular attention to the requirements of the Local Plan that emphasise the need to focus on the “previously developed and eastern part of the site” [10] and not on the undeveloped western part of the site with the exception of an access route for public transport and emergency services and for functional green space (including playing pitches) where their layout and design is sensitive to heritage assets, landscape and protected trees. In addition to the requirements set out in the Local Plan proposals will be supported that adequately address the following points:-

- a. Where possible, employment opportunities would be welcome, in particular by providing accommodation suitable for SME’s and employment associated with light industrial uses.
- b. High quality public realm through high quality design and landscaping.
- c. High quality open space.
- d. Existing sports facilities should be retained or replaced with the development or, where this is not achievable because of site constraints, replacement facilities should be provided close to Wheatley or Holton to ensure that there is no local deficit of quantity or quality created by the redevelopment of the site
- e. Enhanced integration and access between Wheatley and the site particularly through;
  - a. Improved and, where necessary, additional, pedestrian and cycle access.
  - b. Improved public transport.
  - c. Pavement upgrading.
- f. Highway and junction improvements to ensure that the development is serviced by adequate access roads and;
  - a. have no severe impacts on traffic congestion or provide adequate mitigation
  - b. provides improved vehicle management for London Road and Old London Road
- g. The removal of the tower block.
- h. Where possible, maintain the positive features of the site including; landscaping, playing pitches, green infrastructure, biodiversity; particularly along the sites northern and western boundary edges.
- i. Preserves and enhances the landscape and the scenic beauty of the site.
- j. Preserves the ancient monument with an archaeological survey aiding the design.
- k. Preserves important views of listed buildings, views to neighbouring villages.
- l. Maximise the retention of trees on the site and the number of retained TPOs as part of appropriate and reasonable development in accordance with **BS583712012** [45]

## 10 Wheatley Village Enhancement

### Village needs and the opportunities for enhancement

10.1 The Local Plan 2011 – 2034 Final Publication 2nd [10] discusses in detail the growth expected in the larger villages across SODC. Figure 10.1 some of the key considerations relevant to Wheatley are summarised.

- a. Provision of 15% growth in the larger villages
- b. Development should be proportional, appropriate and dependent on existing infrastructure
- c. Wheatley is restricted by the Green Belt
- d. 15% growth in Wheatley corresponds to 305 dwellings
- e. There have been 129 completions and commitments (completions as of March 31 2018, and commitments as of 30 September 2018) in Wheatley (see Table 5f in [10])
- f. In view of the strategic allocation at OBU there is no outstanding requirement for the WNP

#### Figure 10.1 Key Planning Considerations for Wheatley as a larger village

10.2 However, the conclusion that there is no outstanding requirement for Wheatley has to be qualified. When it is eventually sold, the OBU campus in Holton parish *may* afford an opportunity for a housing development. This will depend on the intentions of the purchaser and obviously on any forthcoming successful planning application. OBU has indicated that the site will be vacated by 2021/22 which suggests that, following the grant of planning permission, completion of any houses may not occur until 2023 at the earliest.

10.3 So, although the strategic allocation at OBU certainly meets the general needs of the community many people, specifically the younger residents in Wheatley, would like affordable housing on a much shorter timescale. Further recognition of this need has been given by discussions with senior staff at Wheatley Park Academy who have advised that the biggest current barrier to teacher recruitment is the lack of affordable housing in the area [46].

10.4 In addressing this issue there are two important policy statements made in the Local Plan 2011 – 2034 Final Publication 2nd [10] viz :-

“4.119: Wheatley is the only Larger Village which is inset from the Green Belt where a Neighbourhood Development Plan is being prepared. According to current national planning guidance, the NDP can make detailed amendments to the Green Belt boundary where the Local Planning Authority sets the need.

4.120: The inset boundary at Wheatley is drawn tightly around the built edge of development. There are limited opportunities to redevelop existing land within the inset boundary and the removal of Green Belt would enable new development to take

place at this village. The Green Belt Study found that the land immediately adjacent to the eastern built up edge of Wheatley has few essential characteristics of the Green Belt.”

10.5 The results of the Community survey [7] identified the need for housing on a shorter timescale than that afforded by the provisions in the Local Plan 2011 – 2034 Final Publication 2nd [10].

10.6 As Wheatley is highly constrained by the Green Belt with almost all of the in-fill sites occupied already the only opportunities to provide housing on a shorter timescale will be afforded by “change of use” of brownfield sites. From the Site Selection Process (see Appendix 2) the WHE22 site at Littleworth emerged as a good candidate site. The advantages of redeveloping this site are discussed in more detail in 11.1 and 11.2 below not only in respect of providing much needed housing but also in terms of rationalising and improving the whole neighbourhood at the centre of Littleworth. Change of use on this site however would mean closure of some small businesses and associated loss of employment (approximately 30 jobs). Such a consequence is unacceptable but in view of the strategic policies contained in Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [10] an enhancement plan has been devised that provides the housing, preserves employment and improves the overall layout of Wheatley. In preparing this enhancement plan the WNP Committee has been mindful of the findings in the Housing Needs Survey [7, figures 21 and 22] and has therefore aimed to achieve a balance between resisting pressure on greenfield sites and providing appropriate development.

### **Amending the Green Belt Boundary**

10.7 Neighbourhood plans are now able to make detailed amendments to the Green Belt boundaries where a need for changes has been established through strategic policies the NPPF [34] states that:-

“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can ensure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans”.

10.8 South Oxfordshire District Council is in the process of updating the Local Plan, and as a result have recently reviewed the Green Belt boundaries. The inset boundary at Wheatley is drawn tight around the built edge of development, and as such there are limited opportunities to redevelop existing land within the inset boundary. The removal of land from the Green Belt would enable new development to take place in Wheatley.

10.9 The Green Belt Study, which forms part of the evidence base for the emerging Local Plan, found that the land immediately adjacent to the eastern built up edge of Wheatley has few essential characteristics of the Green Belt.

10.10 The mechanism to allow Wheatley Neighbourhood Plan to make detailed amendments to the Green Belt is provided in Policy STRAT6: Green Belt in the emerging Local Plan, which identifies that:-

“4. Detailed amendments to the Green Belt made by the Wheatley Neighbourhood Development Plan must be in compliance with requirements of the NPPF and the need identified within the Local Plan.”

10.11 Through working with the Local Planning Authority, the Wheatley Neighbourhood Plan Group have established that exceptional circumstances exist that permit the release of land from the Green Belt in Wheatley.

10.12 The exceptional circumstances for the release of land from the Green Belt at Wheatley are:-

- a. Wheatley is a Larger Village, which is an appropriate location for accommodating additional development
- b. There are limited alternatives for accommodating additional development at Wheatley other than through Green Belt release
- c. To meet bespoke housing needs of Wheatley
- d. To contribute towards the provision of employment land
- e. To enable the relocation of existing employment uses to more suitable locations in Wheatley, thus creating better facilities and improving the interaction between different land uses. This will also enable vacated employment sites to be developed for housing.
- f. To enable development to take place to provide for a mix of uses to the benefit of existing and future residents
- g. To make efficient use of land that has few essential characteristics of the Green Belt



Figure 10.2 Getting ready for a wedding

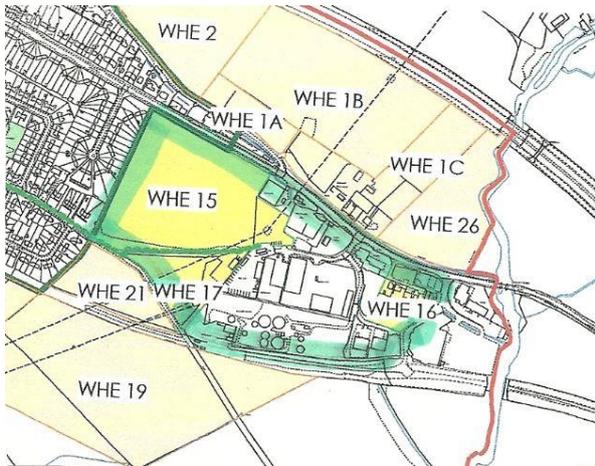


Figure 10.3 Amendment to Green Belt Boundary

**POLICY GBBA1: Green Belt Boundary Amendments**

Detailed amendments to the Green Belt boundary are made to accommodate allocations at WHE15, WHE16 and WHE17. The boundary of the amended Green belt is identified on Figure 10.3.

This policy only comes into effect once the need for changes to Green Belt boundaries in Wheatley has been established through strategic planning policies. This is expected to be achieved through the adoption of the South Oxfordshire Local Plan 2034

**11 Wheatley Neighbourhood Plan: Policy for Village Enhancement Sites**

11.1 The Local Plan 2011 – 2034 Final Publication 2<sup>nd</sup> [10] establishes the need for the release of Green Belt land in Wheatley and on its adoption will allow the WNP to support the coordinated development of WHE15, WHE16, WHE17 and WHE22 mindful of the provisions set out in policy GBBA1. Such a Village Enhancement Plan will provide housing in a shorter timescale than that envisaged for the OBU site and at the same time improve connectivity through the village, rationalise light industry and provide opportunities for employment at the expense of only a small loss of Green Belt.

11.2 In considering potential land use in Wheatley and Holton the initial selection process was based on suitability, unrestricted nature and availability for development followed by a more rigorous process based on key strategy issues and land demands factor. The site selection process is described in detail in Appendix 2 and summarised in the spreadsheets contained therein. WHE15, WHE16, WHE17 and WHE22 emerged as the clear preferred candidates to provide the housing, employment and improved connectivity throughout the village.

11.3 Each of these sites is identified in Figures 11.1 and 11.2 showing their locations with respect to each other and the green route and will now be described further together with a specific site policy. The number of houses that would eventually be built on the sites will be shaped by a housing needs assessment and by master planning provided by SODC.

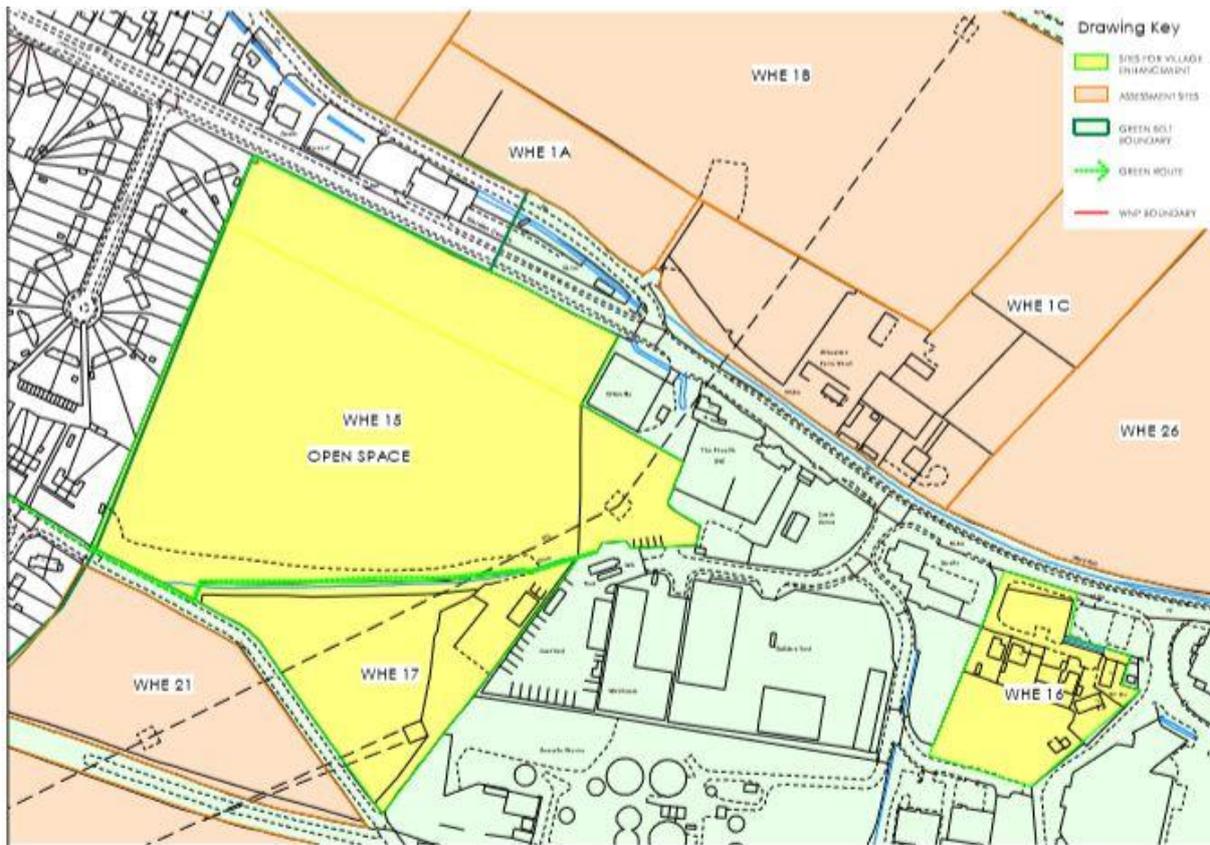


Figure 11.1 Location of WHE15, 16 and 17 and eastern part of the green route [25]



Figure 11.2 Location of WHE22 and western part of green route [25]

## WHE16, The Bungalows' Site

11.4 Wheatley has experienced substantial expansion since the early 1960's which has resulted in the creation of a site for light industry towards the eastern parish boundary. The idea for this site was to accommodate the relocation of badly sited industry in other parts of the village. Development of this light industrial area has had benefits in terms of employment and also in providing a location for the village sewage works. Planning however has not been well coordinated to the extent that a small development of 6 bungalows (#'s 148 – 158 London Road (even numbers)) has become isolated, not only within this area but also disconnected from the main settlement, serviced only by an unadopted road and located next to the sewage works. The bungalows lie in a site designated as WHE16 (Figure 11.3) and located almost completely within the light industrial area. At the front and rear of the bungalows lie two portions of land within the Green Belt but which would be suitable for release from the Green Belt thereby permitting a small development. It would be desirable to reconcile the effects of historical planning decisions that would now appear to be inappropriate and improve the character of WHE16 together with providing connectivity to the rest of the village.



Figure 11.3 WHE16 [25]

### **POLICY SPES1: WHE16**

Subject to the provisions outlined in policy GBBA1, a development proposal for up to 10 houses would be supported provided:-

- a. Housing would be delivered in accordance with Policy H3
- b. Enhancement of the public realm within the site through design and landscape measures, public open space and/or financial contributions, subject to viability.
- c. Ensures that the development has no greater impact on the surrounding environment and where possible enhances the landscape and scenic beauty.
- d. Incorporates appropriate access from the London Road to ensure that the development is serviced adequately
- e. Ensures that the profile of any and all new housing and buildings does not cause significant harm to views enjoyed by existing buildings
- f. Incorporates sufficient parking for the development in accordance with the adopted standards
- g. Provides parking under licence or other appropriate manner for adjacent businesses that currently use the site for ad hoc parking

## WHE22, The Littleworth Industrial Area

11.5 The Littleworth Industrial Area is a brownfield site (Figure 11.4) located in the village of Littleworth which lies to the west of Wheatley linked by a narrow band of housing along the Littleworth Road. The road itself is winding and has a sharp bend on a bridge across the disused railway line prior to entering the village from Wheatley. The road continues through the village and is awkward with tight bends. Wheatley Primary School is located along the road between Wheatley and Littleworth. The site comprises a small industrial/commercial area based on several buildings standing on plots with multiple ownerships. Many of the buildings are over 50 years old and are in need of major refurbishment and regeneration. The front of the site is used for parking, in a rather uncontrolled manner, by the business employees and also by the neighbouring residents most of whom have no access to a garage or alternative off street parking. The rear of the site rises fairly steeply through well vegetated land up to a Site of Special Scientific Interest (SSSI). The location and condition of this brownfield site make it ideal for redevelopment for housing but not however at the expense of the loss of employment that such redevelopment would entail. The businesses are willing to relocate within Wheatley, subject to satisfactory commercial terms, thereby maintaining jobs and even offering the scope of growth and expansion on a more suitable location.

11.6 In any redevelopment of this site the proposal must comply with both the existing and emerging Local Plans which have policies that protect existing employment land, Policy E6 in the Local Plan 2011 [47], and Policy EMP6: Retention of Employment Land in the emerging Local Plan [10]. Accordingly the WNP has been developed such that:-

- a. The redevelopment of the site will be supported provided that suitable provision for the relocation of the businesses on site is made available in Wheatley; **or**
- b. The redevelopment of the site is supported provided the existing use is no longer economically viable, it is evidenced that there is no market interest in the site following a year of active and efficient marketing, and the change of use from employment use will not lower the employment capacity within the South Oxfordshire District.

11.7 A change of land use from industrial to residential would end the need for many commercial vehicles to negotiate the narrow roads in Littleworth although more residents' cars would have to be accommodated. With good access to the Primary School, smaller, low cost dwellings appear appropriate, some of which could be terraced to reflect those on the adjoining main road and also target first time buyers particularly those with young families.

11.8 As part of a change of land use there would have to be recognition that at present the frontage of the site is regularly used, on an ad hoc basis, by residents of the adjacent terraced houses for parking. The constrained nature of the roads in Littleworth makes it imperative that provision is made to regularise and accommodate this need for parking to avoid on-street parking. The indicative layout shown in Figure 11.4 is solely for illustrative purposes and not intended to prejudice any future planning applications.

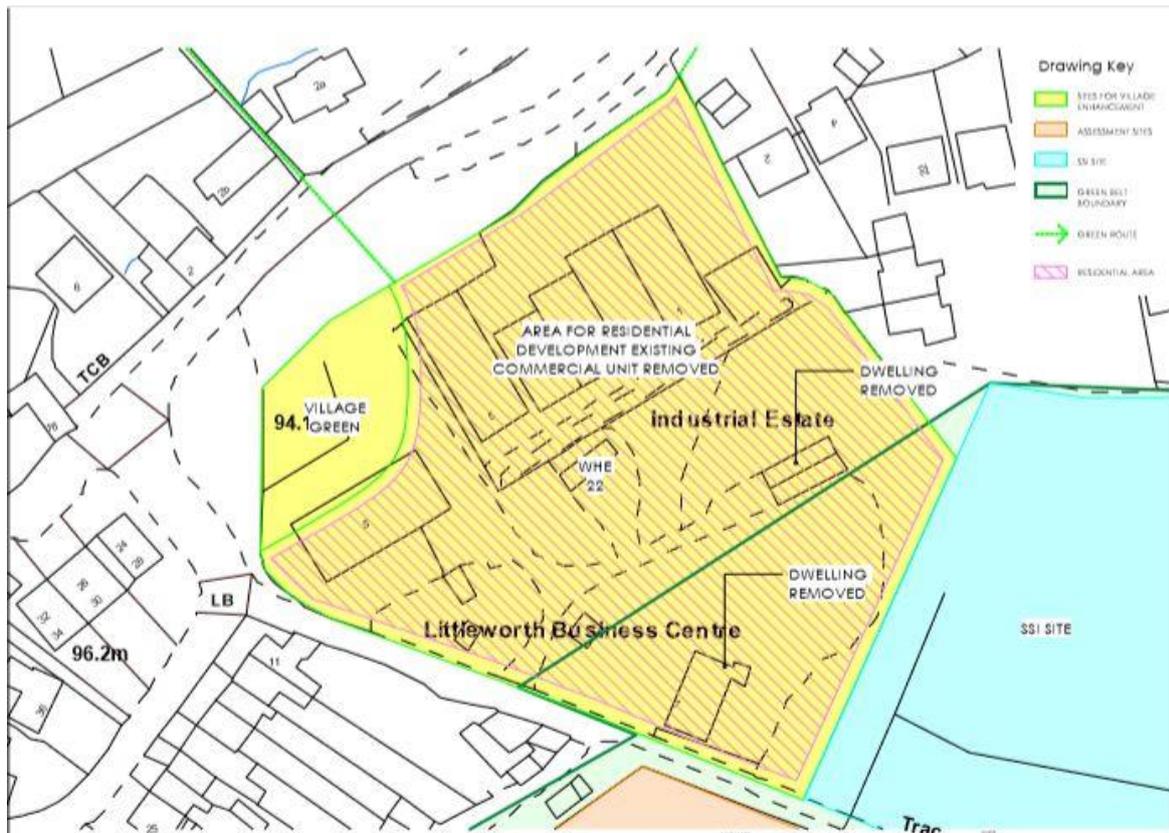


Figure 11.4 WHE22 [25]

**POLICY SPES2: WHE22**

Subject to the provisions outlined in policy GBBA1, a development proposal for approximately 25 houses would be supported provided:-

- a. Enhancement of the public realm within the site through design and landscape measures, public open space and/or financial contributions, subject to viability.
- b. Ensures that the development has no greater impact on the surrounding environment than the existing built form, and that the development conserves and enhances the landscape and scenic beauty.
- c. Maximum height of the dwellings to be 2 storeys (also possibility of rooms in the roof) in keeping with the surrounding developments (eg in Cooper's Close). The development should follow the natural contours of the site with feeder roads to each group of dwellings as progress is made into the site.
- d. Existing access to be retained and used as the main feeder road to the proposed dwellings
- e. Incorporates appropriate access from Littleworth Roads to ensure that the development is serviced adequately
- f. Retain an area adjoining the road as an open green space/village green and provide a footpath that links with the main footpath to Coopers Close.
- g. Retain an area adjoining the road as provision for resident parking for use by designated terrace houses and flats neighbouring the development on north side of Littleworth Road.
- h. The integrity of the neighbouring SSSI is not compromised.

## WHE15 Miss Tomb's Field

11.9 This site (Figure 11.5) lies in the Green Belt at the eastern end of the village between the settlement boundary and the large-scale industrial buildings. It consists of a single agricultural field of irregular shape and is crossed by two power lines. The land is visually important, particularly when approaching the village from the east and is a desirable and much needed, albeit informal, green space within the parish boundary. As part of Parcel 09 in the South Oxfordshire Green Belt Study [48] it was considered for boundary changes. Care would have to be taken that any development did not have an adverse impact either on the houses at the settlement boundary or on the adjacent Green Belt.

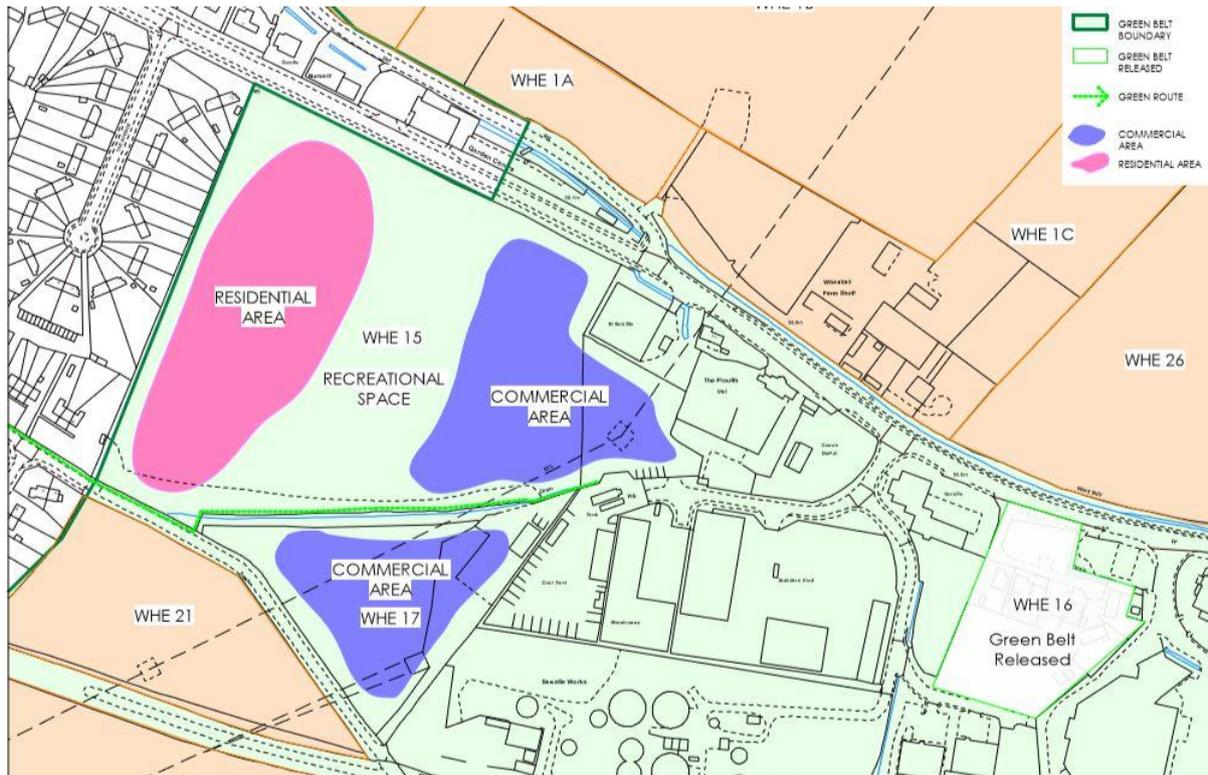


Figure 11.5 WHE15 and WHE17 [25]

11.10 In view of the presence of the power lines and proximity to the Green Belt the site lends itself to mixed development viz:- commercial, residential, and recreational. The indicative layout shown in Figure 11.5 is solely for illustrative purposes and not intended to prejudice any future planning applications.

- a. Adjacent to the power lines a commercial space can be created to accommodate all the businesses that would need to be relocated from the Littleworth Industrial Estate (WHE22). In addition, this space could accommodate other local businesses (e.g. Cornfield Bakery, Wheatley Tyres) or new ventures. Road access to this part of the site would be through the feeder road that already services the existing industrial area.
- b. An appropriate residential development can be accommodated between the settlement boundary and the newly created commercial space. Vehicular access

would be from the London Road to the north with no through vehicular access to Roman Road in the south. The development would be contoured to provide a “soft transition” from the urban development to the recreational space and Green Belt to the south.

- c. A formal recreational space can be provided in the southern portion of this site, between the development and the Green Belt. Figure 4.15 already shows the lack of recreational space within the settlement. This recreational space would also form part of a Green Route for cyclists and pedestrians through the village providing much needed connectivity to the village centre.

### **POLICY SPES3: WHE15**

Subject to the provisions outlined in policy GBBA1, a mixed development proposal that included approximately 55 houses would be supported provided:-

- a. Appropriate commercial buildings can be available for the businesses relocated from Littleworth Industrial Estate and for any other businesses or new ventures
- b. Appropriate residential accommodation can be available. Maximum height of the dwellings to be 2 storeys in keeping with style of the adjacent dwellings (eg in The Avenue).
- c. Housing development to conform to standards for locations close to pylons/power cables.
- d. Nature corridor (at least 20m wide) with winding path and planting to eastern and western boundaries of the housing development to ensure gap between the rear gardens of The Avenue, proposed new housing and commercial development
- e. With good Green Route access to the primary school, 40% of the accommodation should be made attractive to smaller low-cost dwellings and target first time buyers particularly those with young families.
- f. Recreational space is allocated to merge with the adjacent Green Belt together with a games area adjacent to Elton Crescent
- g. Enhancement of the public realm within the site through design and landscape measures, public open space and/or financial contributions, subject to viability.
- h. Incorporates appropriate access only from London Road to ensure that the site is serviced adequately

### **WHE17, Mobbs' Land**

This site (Figure 11.5) lies in the Green Belt at the eastern end of the village between the boundary of WHE15 and the large-scale industrial buildings. It consists of a single agricultural field of irregular shape and is crossed by two power lines. The land is owned by A.W. Mobbs (Building Supplies) whose buildings share a common boundary with WHE17. The site is land locked but access can be achieved via the eastern boundary shared with A.W. Mobbs. The owner of the land has made it clear that it will only be made available for

commercial development. As part of Parcel 09 in the South Oxfordshire Green Belt Study [48] it was considered for boundary changes. Care would have to be taken that any development did not have an adverse impact on the Green Belt south of WHE17 and on the adjacent sewage works.

#### **POLICY SPES4: WHE17**

Subject to the provisions outlined in policy GBBA1A development proposal for commercial use would be supported provided:-

- a. Appropriate commercial buildings can be available to facilitate extension of the activities of A.W.Mobbs
- b. Appropriate commercial buildings can be available for the businesses relocated from Littleworth Industrial Estate and for any other businesses
- c. Enhancement of the public realm within the site through design and landscape measures, public open space and/or financial contributions, subject to viability.
- d. Ensures that the development has no impact on the surrounding environment and enhances the landscape and scenic beauty.
- e. Incorporates appropriate access from adjacent commercial site to ensure that the development is serviced adequately

#### **WHE15/17, Boundary Issues**

11.11 As can be seen on Figure 11.5, WHE15 and WHE17 each consist of a single agricultural field of irregular shape and crossed by two power lines. In order to facilitate appropriate development it may be that the land owners may wish to negotiate a rearrangement of the boundaries to achieve regularly shaped plots that are more easily developed.

#### **Green Route**

11.12 The WNP would like to promote safe and easily accessible recreation for the residents of Wheatley and Holton, in particular the young and the elderly. Emphasis has already been placed on retaining sports facilities as part of the OBU redevelopment. The Green Route currently exists partially in Wheatley. Completion of a Green Route (see Figures 11.1 and 11.2) for pedestrians and cyclists stretching from Littleworth in the west to the ASDA supermarket in the east would connect the whole village to retail, Primary school and recreational facilities. As a result, this will support the health and well-being of residents by enhancing access to open space, facilitating improvements in levels of physical activity and enhancing social interaction between new and existing residents.

#### **POLICY SPGR: GREEN ROUTE**

It is important to ensure that residents can move easily and safely throughout the village as pedestrians and cyclists. Any implementation of a development plan for the Enhancement Sites that improves and promotes footpaths, walkways and cycle routes together with delivering completion of a Green Route through Wheatley will be supported.

## 12 Delivery and Monitoring

12.1 When completed, the WNP policies will form part of the development plan for the area and will thus help to determine planning applications. The Wheatley and Holton Parish Councils will monitor the impact of the policies of the WNP

12.2 The following items have been identified from the Community Opinion Survey [7] to help guide any spending by Wheatley and Holton Parish Councils of funds resulting from Section 106 Agreement [40] and/or Community Infrastructure Levy [41] payments.

- Transport management
- Parking and appropriate parking management
- Community hall/multi-service centres (including a youth centre component), including the renewal and enhancement of existing community facilities
- Provision of public toilets
- Indoor and outdoor sports facilities, including football fields and tennis courts
- Junior, mini and adult playing pitches
- Children’s play areas
- Wheatley village centre action plan priorities
- New and replacement or enhanced green infrastructure including parks and gardens, accessible natural and semi-natural green space, allotments and amenity green space
- Improved green spaces with public access

Twelve (12) month review	<ul style="list-style-type: none"> <li>• The WNP will be reviewed by the Wheatley Parish Council and representatives of the WNP Committee one (1) year after its adoption following the community referendum</li> <li>• The purpose of the review will be primarily to assess the extent to which the WNP objectives have been implemented in practice and the contribution of the policies and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions</li> </ul>
Five (5) year review	<ul style="list-style-type: none"> <li>• The WNP will be reviewed every five (5) years thereafter and led by Wheatley Parish Council</li> <li>• The purpose of the review will be primarily to assess the extent to which the WNP objectives have been implemented in practice and the contribution of the policies and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions</li> </ul>
End of Plan review	<ul style="list-style-type: none"> <li>• At least two (2) years prior to the expiry of the WNP, a full review will be taken to gauge the success of the Plan in meeting its objectives and to put in place a succession Plan.</li> </ul>

Figure 12.1 Monitoring the WNP

12.3 A monitoring plan described in Figure 12.1 will be adopted by Wheatley Parish Council.

12.4 Evidence and suggestions gathered by WNP Committee related to traffic and infrastructure will be collated and presented to WPC for further consideration.

## 13 Glossary

**Affordable housing:** Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions:
  - i. the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
  - ii. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
  - iii. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Area of Outstanding Natural Beauty (AONB):** Statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represents the nation’s finest landscapes. AONBs are designated by Natural England.

**Brownfield site:** Previously developed land, which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments;

and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Built form:** A term used in urban planning to describe a site in terms of the man-made building aspects including the man-made spaces between the buildings

**Community Infrastructure Levy (CIL):** CIL regulations introduce a levy whereby developer payments contribute to the provision of infrastructure or refurbishment of existing provision to support the additional burden that new development makes on both local and strategic infrastructure.

[Developer Payments - Community Infrastructure Levy, s106 agreements and Viability, \(April 2014\).](#)

**Conservation Area:** An area designated by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas Act 1990 [49]) as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees. The emphasis will be on careful control, positive management of change and positive enhancement, to enable the area to remain alive and prosperous, but at the same time to ensure that any new development accords with the area's special architectural or historic interest. Designation as a Conservation Area puts an onus on prospective developers to produce a very high standard of design which respects or enhances the particular qualities of the area in question.

**Flood zones:**

- Zone 1 (low probability) comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<1%).
- Zone 2 (medium probability) comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%).
- Zone 3a (high probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).
- Zone 3b (the functional floodplain) comprises land where water has to flow or be stored in times of flood.

**Green infrastructure:** A network of multi-functional green spaces, urban and rural, that is capable of delivering a wide range of environmental benefits for the local communities.

**Greenfield site:** Land which is farmland, which has not previously been developed.

**Infill site:** The filling of a small gap in an otherwise built up frontage or on other sites within settlements where the site is closely surrounded by buildings.

**National Planning Policy Framework (NPPF):** The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

**OFSTED:** A non-ministerial department, the Office for Standards in Education, Children's Services and Skills has the responsibility for inspection and regulation of services that care

for children and young people, and services providing education and skills for learners of all ages.

**OCC:** Oxfordshire County Council

**Section 106 (S106):** Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site-specific mitigation of the impact of development. s106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.

<http://www.legislation.gov.uk/ukpga/1990/8/section/106>

**Sequential Test (Flooding):** The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities may consider available sites within Flood Zone 2 (areas with a medium probability of river or sea flooding).

**Sequential Test (Retail):** The Sequential Test ensures that a sequential approach is followed to steer new development to areas in the most sustainable location. This requires that applications for main village centre uses (e.g. shops) should be located in village centres. If that is not possible, then they should be located in edge-of-centre locations, and only if suitable sites are not available should out-of-centre sites be considered.

**Site of Special Scientific Interest (SSSI):** A Site of Special Scientific Interest in Great Britain or an Area of Special Scientific Interest (ASSI) in the Isle of Man and Northern Ireland is a conservation designation denoting a protected area in the United Kingdom and Isle of Man.

**SODC:** South Oxfordshire District Council

**SHLAA:** The Strategic Housing Land Availability Assessment is a technical study to inform future planning policy development. It also assists in monitoring whether there is an adequate supply of deliverable housing land.

**SHELAA:** The Strategic Housing and Economic Land availability Assessment is a technical document which provides information on sites; submitted by Landowners and Agents, for potential housing, economic development, Gypsy and Travelling Show-people, Self-Build housing etc. in relation to their suitability, availability and achievability.

**Sustainable development:** Sustainable development balances social, economic and environmental needs.

**Tree Preservation Order (TPO):** A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

**Windfall Site:** Any site that has not been specifically identified as available in the Local Plan process.

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Wheatley Neighbourhood Plan Committee  
May, 2019



Wheatley 2019