

Wheatley Neighbourhood Plan (WNP) Committee

Meeting number:	31
Date	21 June 2021
Venue/Time	7pm at The Merry Bells
Present	Audrey Parsons Chris Hallsworth David Harverson David Mancey John Fox Kevin Heritage Michael Vaughton Rachel Newman Richard Barrett Roy Gordon Toby Newman
Apologies	Alan Hicks Andrew Johnson Ellie Freeman Lucy Thomas Mark Davies Rebecca Beadman Roger Farrow Simon Shew Tim Blightman

Item	Description	Action	
		Who	Date by
1	Apologies – as noted above		
2	Welcome to Richard and everyone after so long not seeing each other! JF confirmed RG in touch with Robin and CH with AECOM re SEA. Issues to note: Park Hill Care Home and the Chemist now moving to Morland House Surgery – highest point of the village so not easy for residents to walk to.		
3	Status of WNP		
3.1	6 May 2021 – WNP adopted after referendum 88% 17 May 2021 – SODC requested preparations of “Made” WNP. 20 May 2021 WNP was ratified at SODC meeting. 18 June 2021 changes to WHP – factual corrections and minor errors completed except 9.1. “Made” WNP to be published by SODC in 3-4 weeks time ie mid July.		
3.2	Figure 9.1 – to be redrawn to reflect outline planning permission granted o OBU and provisions of LP2035. The drawing shows the green belt boundary has now moved and what area has been added.		
4	Issues for review of WNP		
	<ol style="list-style-type: none"> 1. Reinstate enhancements ie Miss Tombs field (in green belt) for industrial businesses to move out of the village 2. Proposal for the location of the village burial site 3. Strengthen policy on in-fill development 4. Impact of Park Hill development 		

	<p>5. Safe guarding the green route</p> <p>6. Update the documents, particularly SEA</p> <p>7. Any other issues</p>		
	<p>Reinstate enhancements Improve Littleworth with the relocation industrial businesses and providing housing sooner than the OBU site would offer. OBU site – (550) housing approved - OBU wanted to establish “worth/land value” so that’s why they went for planning permission. It is not guaranteed if will be housing or when any development of the site will be – highly likely nothing will happen on that site for approx. 10 years. Whoever buys it may landbank it, they may look for different planning ie mixed use or keep as an educational site. Wheatley is becoming dense with developments (house/flats) now in gardens and more cars due to houses becoming flats too.</p>		
	<p>Burial site WPC responsible for locating a burial site. WNP propose Miss Tombs field.</p>		
	<p>In-fill developments With many more developments being located as “in-fill” garden space for these developments must/should be be 50 sq metre for a small dwelling and 100 sq metre for a large dwelling. We can amend the WNP to add an “in-fill” policy to propose certain restrictions ie must have garden space subject to SODC approval and a referendum.</p>		
	<p>Park Hill and traffic The infrastructure can’t be changed for that area but it can be noted in the WNP the development will have an impact on traffic.</p>		
	<p>Green route There are two stretches already identified (beginning and end sections) but the stretch between is not yet agreed. Various areas need improving ie pavements, safe crossings etc.</p>		
	<p>SEA SODC confirmed SEA needs updating to assess the OBU site.</p>		
	<p>Other documents to be updated SODC will let the WNP know what needs to be done following the WNP review now LP2035 in place ie Basic Conditions Statements, Consultation Statement and the Housing needs Assessment – which e may need to employ Mr Walker at Brookes again to update this again.</p>		
	<p>WNP review One reviewed we will need to go for consultation again. JF and RG reviewing and amending where needed and then will submit.</p>		
5	<p>AOB JF raised the junction issue at Church Road and London Road – WPC to contact Oxford County Council as unable to see clearly and accidents are happening. JF also raised the Bus issue with mirrors and pedestrians and also congestion with two buses passing - it was mentioned about changing the bus route to one way on Church Road and London Road but RG confirmed his was dismissed as difficult for some residents to get to bus stops on London Road.</p>		
	<p>Next meeting TBC</p>		