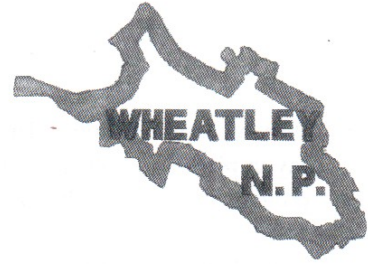


Wheatley Neighbourhood Plan

To every household in Wheatley and
Holton



As a result of a “yes” vote in the referendum held on the 6th May, 2021 the Wheatley Neighbourhood Plan (WNP) was “made” and became a key document in the formulation of local planning policies.

The SODC Local Plan LP2035, adopted in December 2020, conferred on made Neighbourhood Plans the ability to release Green Belt for development so, with the support of SODC, the WNP Committee undertook a Review of the WNP during 2021. This first Review has now been completed together with the associated Environmental Report is ready for a Regulation 14 Pre-submission Consultation.

The Consultation for the Review of the WNP is now open for a seven-week period from **Friday 3rd June 2022 until midnight on Friday 22nd July 2022.**

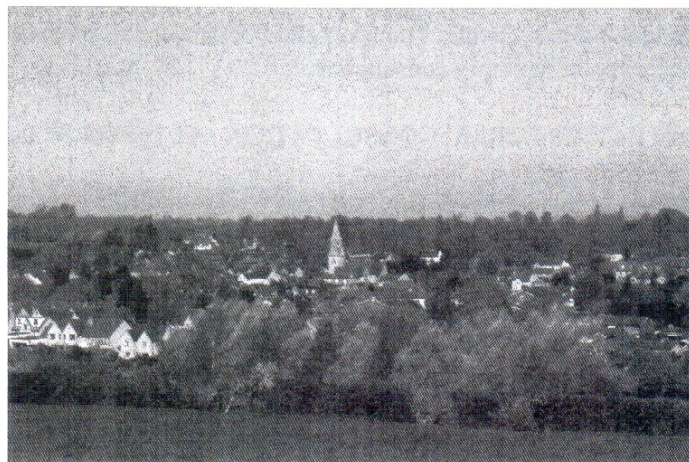
All relevant documentation of the Wheatley Neighbourhood Plan Review (WNPR) is available on the Wheatley Neighbourhood Plan website.

Paper copies of the WNPR are available to view by appointment only. Please contact Michelle Legg, Clerk for Wheatley Parish Council, by emailing clerk@wheatleyparishcouncil.gov.uk or calling 01865 875615 to arrange to view the documentation. Paper copies are also available at Holton Parish Council Office (by appointment 01865 872334) and at Holton Village Hall.

PLEASE RESPOND BY 22nd JULY 2022

Email: wnpresponses@gmail.com

Letters: responses to WNPR, Wheatley Parish Council, Parish Office, 89 High Street, Wheatley, OX33 1XP and WNPR, HPC Office, Home Farm House, Holton, OX33 1QA



Key Issues

1. Why a Neighbourhood Plan (NP)? The Localism Act 2011 gives the community greater legal say in planning policies. Aligned with the District Local Plan (LP) it provides planning policies for an individual community.
2. The NP is not a Planning Application. It is a set of planning policies, based on local opinion.
3. The NP does not include any policies for Traffic/Pedestrian infrastructure. Such considerations for infrastructure can follow once the policies of the LP and NP are adopted.
4. The Oxford Brookes University (OBU) Campus in Holton has been designated as an SODC Strategic Site. The site has outline planning permission but as yet no further information is available as to the detailed development. How this site is developed is outside the remit of the Wheatley NP (WNP). Nevertheless, although it is clear that OBU traffic will eventually cease, the new traffic from this development may increase infrastructure concerns especially with regard to primary/secondary school traffic and commuting via A40/M40.
5. Should Green Belt be released? If the LP sets strategic policies and identifies the circumstances then an NP can amend the Green Belt boundaries where the changes are evidenced and justified.
6. The current WNP contains a policy (SPES2) for the redevelopment of Littleworth. This redevelopment was part of wider proposal for a Village Enhancement of Wheatley. On the advice of the Examiner parts of the Enhancement proposal were excluded in view of the then current status of the LP. However, with effect from December 2020 LP2035 was adopted and thereby allowed the whole of the Village Enhancement proposal to be reinstated as part of any Review of the WNP.
7. The Review of the WNP (WNPR) incorporates the Village Enhancement proposal for redevelopment of the Littleworth Industrial Estate together with relocation of the businesses at Littleworth to Ms Tombs' Field, as part of a mixed development of light industry, affordable housing and recreational space. Development of the Bungalows' site for affordable homes is also included in the proposal.
8. Capacities – Schools, Surgery, Public Transport and Policing are all issues that require a mixture Statutory and non-Statutory consultation.

PLEASE JOIN IN THIS PUBLIC CONSULTATION – IT IS FOR ALL OF US

WNP website: www.wheatleyneighbourhoodplan.co.uk

John Fox, Chairman
Roy Gordon, Vice – Chairman
Wheatley Neighbourhood Plan Committee