

The site has been allocated for mixed-use development in the made Wheatley Neighbourhood Plan Review dated December 2023. The relevant policy is set out below:

WHEATLEY NEIGHBOURHOOD PLANNING POLICY SPE53 (WHE 15)

Mixed development proposals on land at Miss Tomb's Field (as shown on Figure 12.3) will be supported provided:

- a. An area of approximately 1.7HA available for appropriate commercial buildings;
- b. an area of approximately 1.7HA available for appropriate residential accommodation for 55 houses, the height of the dwellings should reflect the contours of the site and the design and height of the properties in surrounding area;
- c. the overall development responds positively to the position of existing pylons/power cables, to priority species and delivers a net gain in biodiversity;
- d. the delivery of a wildlife corridor 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. the delivery of a Green Route access to the primary school;
- f. recreational space of approximately 1.7HA is provided to relate to the adjacent Green Belt together with a games area adjacent to Elton Crescent;
- g. the public realm within the site is enhanced through design and landscape measures, public open space and/or financial contributions, subject to viability;
- h. there is appropriate access only from London Road to ensure that the site is serviced adequately; and
- i. the Green Route is surfaced appropriately for use by pedestrians and cyclists in all weather, it should be designed to accommodate both pedestrians and cyclists and incorporate appropriate lighting.

**WHEATLEY
NEIGHBOURHOOD
PLAN SITE
ALLOCATION MAP**

