

Great Horwood  
Parish Council

# Great Horwood Parish Council

## Vale of Aylesbury Plan Great Horwood Community View

As part of the process of preparing the Vale of Aylesbury Plan, Aylesbury Vale District Council Forward Plans requested community answers to four questions as a Community View. This document presents the Community View for the Parish of Great Horwood.

The full Community View is shown at page 3, and is summarised below.

### SUMMARY

#### Q1. Future Development

- a. ***Taking into account what you know, and what we have told you about your community, is your community interested in seeing future housing and/or employment development up to 2031?***

Great Horwood is in favour of both future housing and future employment development up to 2031.

- b. ***Are there specific types of homes or employment or other development that your community thinks are particularly needed in your area?***

Starter homes and family homes are particularly needed in Great Horwood. Service operations are seen as the most appropriate employment category for potential future development.

- c. ***Why & how has your community come to these conclusions?***

On behalf of Great Horwood Parish Council, Great Horwood Parish Plan Steering Committee (an independent body) performed an extensive community consultation with both residents and employers starting in late October 2011. The results of this consultation form the basis of much of this Community View. Where necessary, for example where the consultation results were equivocal, the Parish Council has expressed a specific point of view.

#### Q2. Level & Phasing of Development

- a. ***Bearing in mind your answer to Question 1, what level of development does your community think is right for them up to 2031?***

No more than twenty new dwellings should be erected in the parish if no infrastructure development occurs, but up to forty new dwellings will be acceptable if appropriate infrastructure is provided. A target of ten new businesses is appropriate for the period to 2031, whether or not appropriate new infrastructure is provided.

- b. ***Are there specific types of development that your community thinks should or should not take place – for example this might be certain sizes of new homes or certain types of employment or retail?***

Housing development should be focused on starter homes for purchase and for shared ownership and upon smaller family homes. Houses rather than any other building type

are appropriate. Holiday homes, mobile homes and developments including or based on flats should not be planned for.

Service operations are appropriate employment opportunities in this parish.

Alternative energy installations are not suitable except possibly arrays of photovoltaic panels.

**c. *Are there particular locations that your community think should or should not be developed?***

For housing, no single site stands out as appropriate, but Spring Lane should be avoided. New housing development should where possible be within the present village perimeter. Large-scale development on the former Little Horwood Airfield should not be permitted. No permanent gypsy or traveller provision should be made in the parish.

For employment, the Greenway Farm industrial site on the former Little Horwood Airfield is the most appropriate site.

**d. *Does the community think that the development the community accepts should be phased (i.e. to happen in parts over several years) – if so how?***

Any future housing and employment development should be evenly spread during the period.

**e. *Why & how has your community come to these conclusions?***

See Q1.c above.

**Q3. Infrastructure**

**a. *Are there particular types of infrastructure (social, community, physical) that your community believes it needs to enable this development to happen?***

Future housing and commercial development on the scale specified above requires: a better bus service, available high-speed broadband, and more cycle paths.

Improvements in parking, sewerage, and traffic control are also needed.

**b. *If so what are these and where should they be located?***

The north of the parish suffers more from low broadband speeds; cycle paths (and footpaths) should link to Winslow and Little Horwood; parking improvements are needed in Spring Lane; traffic calming measures for the B4033 are sought.

**c. *Why & how has your community come to these conclusions?***

See Q1.c above.

**Q4. Other comments**

***Is there anything else you want to tell us that we need to take into account in reading your Vale of Aylesbury Plan - Community View?***

Many residents express concern about the possible loss of village character, even where they accept limited future development; Great Horwood residents are strongly attached to their community. Some business respondents are in favour of additional housing as it would enlarge their customer base. Additionally, half of them want high-speed broadband. Only two businesses are contemplating expansion subject to economic conditions and might require an additional or alternative commercial site or business park.

## COMMUNITY VIEW: PARISH OF GREAT HORWOOD

Great Horwood’s Community View is set out here in accordance with the four questions posed by Aylesbury Vale District Council Forward Plans. The view is of a community which is not afraid to look forward and which accepts that in a changing world it cannot stand still. Great Horwood recognises that some residential and employment development is likely between now and 2031 and that, if handled appropriately, it can benefit the community. At the same time, the community is keen to retain the distinctive character and special features of the parish. It believes that by doing so Great Horwood will continue to thrive and to be a place where people want to live and, having arrived, to stay.

Great Horwood’s answers to AVDC’s four questions, together with the community-based evidence adduced in support of the answers, provide detailed views that are consistent with community values and economic reality.

The community-based evidence is largely derived from the extensive residents’ and employers’ consultations carried out in the parish in late October 2011. The detailed databases created from the consultations are available on request; a summarised set of findings will be circulated in the parish early in 2012.

All percentages, unless noted otherwise, relate to the total of 258 household responses to the residents’ consultation questionnaire in late October and early November 2011. “Don’t know” and “No answer” responses are added together but are not listed here, and must be taken into account where percentages do not add up to 100%. Multiple answer questions are treated similarly, but of course the percentages cannot be summed.

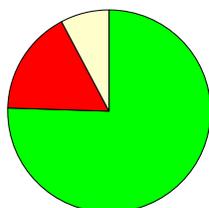
### Q1. Future Development

**a. Taking into account what you know, and what we have told you about your community, is your community interested in seeing future housing and/or employment development up to 2031?**

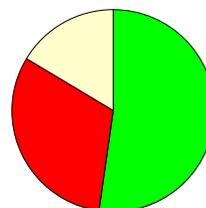
Great Horwood is in favour of both future housing and future employment development up to 2031. Housing development is seen as more desirable (75.6% in favour, 16.7% against) but the need for employment development is fully recognised (52.3% in favour, 31.4% against).

**b. Are there specific types of homes or employment or other development that your community thinks are particularly needed in your area?**

Starter homes (53.5% in favour) and family homes (31.0% in favour) are particularly needed in Great Horwood. For employment, service operations (26.0% in favour) are the highest-rated and most appropriate potential employment category.



Future housing development



Future employment development



The residents’ consultation produced a large number of write-in responses for “Shop” and “Post Office” (total 23.7%). These appear to relate to the widespread desire in the parish for the return of a shop and a

permanent Post Office rather than to any potential employment opportunities, which would be minimal. Please see also Great Horwood's response to Q4, below.

**c. *Why & how has your community come to these conclusions?***

**Consultation:** On behalf of the Parish Council, Great Horwood Parish Plan Steering Committee, an independent body having substantial cross-membership with the Parish Council, performed an extensive community consultation in late October 2011. This consultation was in two parts: a residents' consultation and an employers' consultation.

**Residents:** For the residents' consultation, a detailed questionnaire (copy available on request) prepared following advice from AVDC Forward Plans was delivered to every household in the parish by a team of volunteer enumerators. Completed questionnaires were collected a few days later. The same questions were available to be answered as an on-line survey. The overall response rate, measured by households, was 65%.

The questionnaire responses, including the write-in freeform text responses, were tabulated and further analysed to provide detailed percentage responses for each question. Allowance was made for the inability of the on-line version of the questionnaire to accept multiple answers to certain questions.

**Employers:** For the employers' consultation, a simpler set of questions (primarily focused on community factors in business success) was used. The full set of questions is available on request. The questions were administered on a face-to-face or telephone or mail basis by a team of volunteers; a 77% response rate was achieved. The responses were then tabulated and analysed.

Detailed and summarised findings from both consultations are available on request. A summary of the findings from the residents' consultation will be circulated in the parish in early 2012.

**Public Meeting:** The community consultation was preceded by a public meeting held in the Village Hall on 8 October 2011. This well-attended event included a presentation by AVDC Forward Plans, an explanation of the plans for the consultation, and a question-and-answer session.

**Other Evidence:** Other sources of evidence include the public meeting held on 5 February 2009 in connection with the planning application for 3,300 homes plus other construction on the former Little Horwood Airfield and the representations made by the Parish Council in November 2009 on its own behalf and on behalf of three village organisations in connection with the Whaddon Chase Community Green Infrastructure Plan.

**Parish Council:** Where necessary in preparing this Community View, for example where the consultation results were equivocal, the Parish Council has expressed a specific point of view in accordance with known parish opinion.

**Q2. *Level & Phasing of Development***

**a. *Bearing in mind your answer to Question 1, what level of development does your community think is right for them up to 2031?***

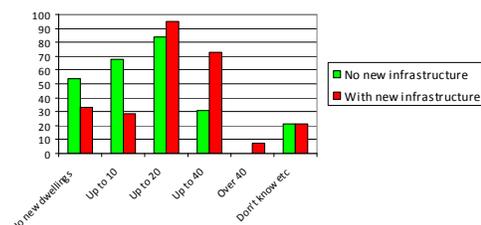
**Housing:** No more than twenty new dwellings should be erected in the parish if no infrastructure development occurs, but a figure of up to forty new dwellings in the period to 2031 is appropriate if suitable infrastructure is provided.

If no infrastructure development were to take place, up to twenty new dwellings would be acceptable (20.9% of residents in favour of none, 26.4% in favour of up to ten, 32.6% in favour of up to twenty). If appropriate infrastructure development were to take place, many more residents (36.8%) would support up to twenty new dwellings, and 28.3% would be in favour of up to forty new dwellings.

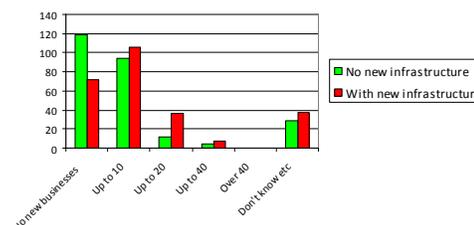
Only 20% of employer respondents are in favour of additional housing and for the others it is not an issue.

**Employment:** Taking the responses as a whole Great Horwood would accept up to ten new businesses in the period to 2031, whether or not new infrastructure is provided.

If no infrastructure development were to take place no more than ten new businesses should be planned for (46.1% of residents in favour of none, 36.4% in favour of up to ten, 6.3% in favour of anything over ten). If appropriate infrastructure development were to take place, higher levels would be acceptable (27.9% in favour of none, 41.1% in favour of up to ten, 16.7% in favour of higher figures).



Level of housing development  
(by response numbers)



Level of employment development  
(by response numbers)

**b. Are there specific types of development that your community thinks should or should not take place – for example this might be certain sizes of new homes or certain types of employment or retail?**

**Housing:** For this question (and also for alternative energy sources, below) we considered the most suitable or wanted categories to be those with the highest positive “yes” over “no” rating, and the least desirable to be those with the largest negative “yes” over “no” rating – a “goal difference” approach. The percentages relate, as elsewhere, to the total number of consultation respondents.

Development should be focused on starter homes for purchase (41.1% positive) and for shared ownership (23.6% positive), and upon smaller (up to 3 beds) family homes (37.6% positive). Houses rather than any other building type are appropriate (34.5% positive). Holiday homes (48.1% negative), mobile homes (46.1% negative) and flats/maisonettes (33.7% negative) should not be planned for.

**Employment:** Service operations present appropriate employment opportunities in this parish. No consultation figures are available.

**Other:** Alternative energy installations are in general not suitable for Great Horwood. Energy from waste (incineration) scored 59.7% negative, an anaerobic digester (industrial food waste) 45.3% negative, and a wind farm (large turbines) 28.7% negative. Only a solar farm (arrays of photovoltaic panels) should be considered (a modest 11.6% positive).

**c. Are there particular locations that your community think should or should not be developed?**

**Housing:** No single site is especially suitable for housing development. However, sites in or off Spring Lane should not be considered, principally for traffic congestion reasons.

No direct attempt has been made to discover the views of landowners, resident or otherwise, on any of the suggested locations.

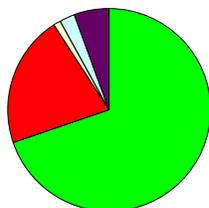
The Parish Council and a large majority of residents (84.9% of respondents) oppose any large-scale development on the former Little Horwood Airfield.

Any new housing should be inside the village perimeter (48.8% in favour) rather than outside (29.5% in favour).

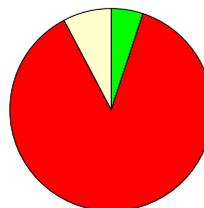
**Employment:** The Greenway Farm industrial site on the former Little Horwood Airfield (not to be confused with Greenway off Spring Lane) is the most appropriate site for employment-related development.

**Conservation Areas:** The present Conservation Areas in both Great Horwood and Singleborough should be left alone (69.8% in favour) or even enlarged (20.9% in favour).

**Gypsy / Traveller Site Provision:** No permanent provision should be made in this parish for gypsies and travellers (87.2% against such a site).



Conservation Areas



Permanent gypsy / traveller site

**d. Does the community think that the development the community accepts should be phased (i.e. to happen in parts over several years) – if so how?**

Any future development should be evenly spread during the period.

**e. Why & how has your community come to these conclusions?**

An extensive community consultation for residents and employers was performed in late October 2011, as described at Question 1.c above. Additional evidence as mentioned at Question 1.c above was utilised where appropriate.

### Q3. Infrastructure

**a. Are there particular types of infrastructure (social, community, physical) that your community believes it needs to enable this development to happen?**

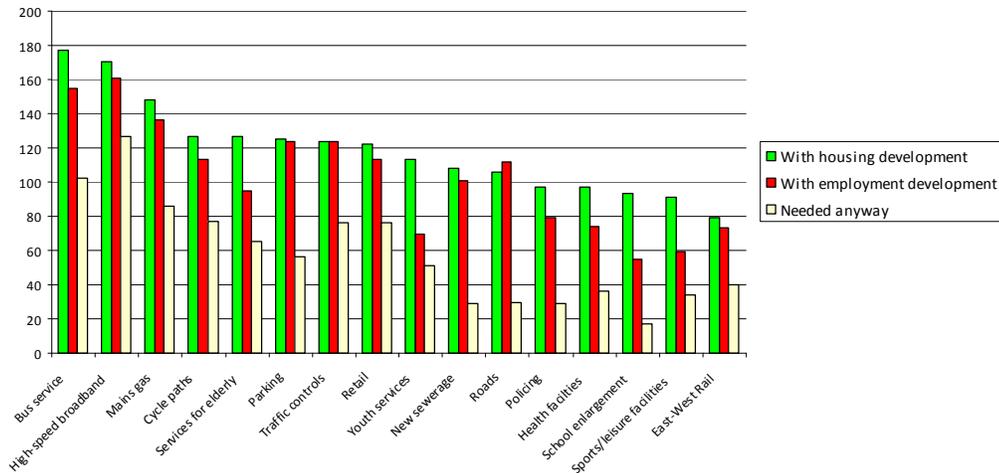
The community's perceived priorities contain a mix of physical and service infrastructure elements, not all of which have building-related implications. Further, many potential infrastructure improvements are seen as desirable regardless of whether there is any future development or not.

Future housing and commercial development on the scale specified above is believed to need:

For housing development		For employment development		With no development	
Improved bus service	68.6%	High-speed broadband	62.4%	High-speed broadband	49.2%
High-speed broadband	65.9%	Improved bus service	60.1%	Improved bus service	39.5%
Mains gas	57.4%	Mains gas	52.7%	Mains gas	33.3%
Cycle paths	49.2%	Parking improvements	48.1%	Cycle paths	29.8%

The current bus service offers very limited timings and destinations, and is not feasible for employment. Broadband is at present available at low speeds only, particularly in certain areas of the parish. No cycle path (or footpath) exists to allow journeys to Winslow or other neighbouring communities. Parking is problematical in several parts of the village. Please see the note on mains gas at Q4 below.

Other aspects of infrastructure causing concern are: sewerage (overflows from time to time, believed to be near to capacity); road and traffic control improvements.



Infrastructure requirements (by response numbers)

**b. If so what are these and where should they be located?**

Details of specific infrastructure elements are shown above. There are few comments on location, except as follows: it seems clear that the north of the parish suffers more from low broadband speeds; cycle paths (and footpaths) should link to Winslow and Little Horwood; parking improvements are needed in Spring Lane; traffic calming measures are needed for the B4033.

**c. Why & how has your community come to these conclusions?**

An extensive community consultation for residents and employers was performed in late October 2011, as described at Question 1.c above. Additional evidence as mentioned at Question 1.c above was utilised where appropriate.

**Q4. Other comments**

**Is there anything else you want to tell us that we need to take into account in reading your Vale of Aylesbury Plan - Community View?**

**Character:** There is clearly a strong current of parish opinion that values highly the present village size, built environment, social structure and differentiation from other communities. Many residents have commented that they do not wish to see radical change in Great Horwood, and that its present values are why they came to the parish or have remained here. This does not mean that none of them want to see any development at all, but it is certainly true that large-scale development would be absolutely unacceptable to a large majority of parishioners.

**Shop / Post Office:** The strong consultation response to the “retail” infrastructure option and the large number of write-in responses for “Shop” and “Post Office” (total 23.7%) as specific types of development appear to relate to the widespread desire in the parish for the return of a shop and a permanent Post Office. The reintroduction of such facilities would have to be based on commercial considerations, the only alternative being the establishment of a Community Shop as in other villages locally and around the country.

**Mains Gas:** The possibility of obtaining a mains gas supply has been investigated several times in past years. Most recently, a figure of £310,000 was quoted in early 2008 just to bring mains gas to the village of Great Horwood (not Singleborough), to which would have to be added £1,100 installation costs for every household and the cost of appliance replacement.

**Employers:** Some business respondents are in favour of additional housing as it would enlarge their customer base. Additionally, half of them want high-speed broadband. Only two businesses are

contemplating expansion subject to economic conditions and might require an additional or alternative commercial site or business park.

Great Horwood, 6 December 2011

--oo00oo--