

# Great Horwood Parish Neighbourhood Plan 2014-2031

## CONSULTATION STATEMENT: APPENDICES



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## **Appendix 1: Regulation 14 report: June 2014**

### GREAT HORWOOD NEIGHBOURHOOD PLAN

#### REGULATION 14 REPORT: JUNE 2014

##### Purpose

1. The purpose of this report is to summarise the outcome of the consultation period on the Pre Submission Great Horwood Neighbourhood Plan (GHNP) held from April to June 2014. The report makes some recommendations on how the GHNP should proceed in the light of the representations made.

2. The report will be published by Great Horwood Parish Council (GHPC) and it will be appended to the Consultation Statement that will accompany the submitted in due course, in line with the Neighbourhood Planning (General) Regulations 2012.

##### Consultation Analysis

3. During the consultation period there were 101 representations made by more than 200 local people, by developers/landowners and by other local and interested organisations. Of the statutory consultees, English Heritage and the Environment Agency have made representations.

4. In respect of the responses from the local community, the following common issues have been raised, either in support of, or objecting to, the GHNP:

- The merits or otherwise of the three sites allocated in Policies 2, 3 and 4
- The exclusion of other sites, notably land off Weston Road and off Willow Road
- The ability of the plan to exert effective control once it is made

5. In overall terms, there is a majority opinion in favour of the plan proposals, though this is not a significant majority. As one would expect, many of those objecting to an allocated site are doing so given their proximity to that site and they favour other sites for allocation (or none at all). Undoubtedly, a number of those supporting the plan will live closer to the Weston Road and Willow Road sites, given the current proposals for those sites.

6. In many cases, the support given to one or both of those alternative sites is qualified by an expectation that either the GHNP or Aylesbury Vale District Council (AVDC) will succeed in negotiating significantly smaller housing schemes than those proposed.

7. A number of objectors have also questioned the ability of the GHNP to control development beyond that which is proposed in the plan. The GHNP is therefore seen as encouraging larger growth plans, especially along Little Horwood Road, as those sites do not have existing physical boundaries to the surrounding countryside.

8. AVDC has provided informal officer comments. The Neighbourhood Plan Steering Group has been in regular dialogue with AVDC officers during the preparation of the GHNP. AVDC has raised a number of issues and has made suggestions on how the final document may be improved, including:

- It notes that given the withdrawal of the Vale of Aylesbury Plan earlier in the year, there is no objectively assessed housing need data on which the GHNP can rely; if the GHNP is made prior to the new Local Plan (VALP) then the Parish Council will need to be aware that it may have to undertake a review of the GHNP soon afterwards to update its housing policies
- It notes that the GHNP cannot change the AV Settlement Hierarchy 2012 nor pre-empt its review as part of the VALP evidence process – AVDC remains of the view that the village is a ‘larger village’
- It notes that the GHNP may not be able to control housing development until the VALP is adopted and/or AVDC is able to demonstrate it has a five year housing land supply
- It does not favour community land trusts to deliver rural affordable housing
- It questions the narrow scope of the GHNP policies on housing only

9. The Buckinghamshire County Council confirms that all the allocated sites are acceptable in principle in highways terms, subject to planning applications providing the proper transport assessment information. It has helpfully given an indication of the key highways principles for each site. Its archaeological team has made some suggestions on how the references to the historic environment may be improved.

10. On the same matter, English Heritage would welcome more information on the analysis undertaken of the historic environment evidence base. It notes the close proximity of the Manor Farm listed building to the Nash Road allocation and the potential loss of ‘ridge and furrow’ on that site. The Environment Agency notes that none of the allocation sites lie within an area of known flood risk.

11. As would be expected, objections have been received from those developers not favoured with a housing allocation. Their objections seek to highlight the failings of the sites chosen, the merits of those not chosen and their disagreement with the principle of Policy 1 applying a settlement boundary to shape and constrain development. They also object to the GHNP re-defining the role of the village as a ‘smaller village’ in the settlement hierarchy. One other objection has proposed a new site for consideration at 10-12 High Street, Great Horwood.

## Modifying the Submission Plan

12. The outcome of the consultation exercise is much as was anticipated in drafting the Pre Submission Plan. It has reinforced the importance of three questions:

- Can the GHNP control the growth and distribution of development in the parish in the absence of a Local Plan?
- If so, can it convince enough local people that to do so requires the plan to be positive about development in the village and to propose enough new houses as a result?
- In doing so, can it convince a sufficient majority to support its proposed site allocations?

13. In answer to the first question, whilst the precise value of having a neighbourhood plan to help manage development in the absence of an up-to-date Local Plan remains difficult to judge, the consequences of having no plan at all are clear. Until the VALP is adopted, which may be another three years, the GHNP will be an up-to-date part of the development plan. A recent Secretary of State decision on a planning appeal in Leicestershire in similar circumstances does offer some encouragement that a made neighbourhood plan that contains housing policies may out-weigh other national planning objectives. However, the planning system operates on the basis that planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise. The GHNP cannot therefore offer the community a guarantee that it will manage all development proposals in the ways proposed.

14. On the second question, the principle of the village continuing to grow seems to have been accepted by a significant majority of local people. Many would prefer the scale of growth to be confined to a series of small (< 5 home) schemes distributed evenly around the village, likely resulting in many fewer homes than the 45 proposed in the GHNP. However, most accept that the scale of growth proposed is suited to the current scale of the village and its services.

15. The more difficult assessment is of the third question posed in respect of local opinion on where those houses should be built. Whilst the exercise shows more local people agree with the proposals than disagree (of course, of those that have made comments), it is not clear-cut to the extent that the GHNP can proceed to examination without further thought.

16. Essentially, all three sites allocated have some weaknesses in planning policy terms. Had they not, then they would already have been developed as part of the outward growth of the village along Little Horwood Road and Nash Road over the last century. But, given that growth must be outside the present settlement boundary, it is more a question of weighing up the relative merits of those sites against others. The Strategic Environmental Assessment (SEA) acknowledges that this is not a 'black and white' matter but requires careful judgement of what will work best and therefore be most acceptable. Neighbourhood planning now allows local communities themselves to play a

key part in making this judgement, rather than the local planning authority and developers.

17. It is therefore worth remembering the main reasoning of the judgement of how many homes should be allocated in the village and where they should be built. It was the view of the Steering Group, based on the extensive community consultations undertaken since 2012, that a GHNP allocating either the Weston Road or Willow Road sites would not secure sufficient local support. This was because both sites are large enough to deliver at least 45 homes and their respective promoters has shown a clear intent on winning planning consents for schemes of that scale. In which case, other, more acceptable sites, with at least the same blend of technical strengths and weaknesses, would need to be identified and deemed suitable, achievable and available. The product of this work is the GHNP and its allocations and they appear to have succeeded in this objective, if not to the extent that would be ideal.

18. In the absence of any objection from the statutory authorities to the GHNP, it can therefore proceed to examination with only minor modifications to improve the clarity of the text and to address some concerns on how the three schemes could be made more acceptable in planning terms once planning applications are submitted.

19. In particular, the Steering Group may wish to consider how the following detailed matters are resolved in the GHNP:

- The design requirements of each proposal to include the provision of clear, defensible boundaries and to ensure each gives proper attention to the Conservation Area and its setting
- The receipt of confirmation that the planning obligations included in each allocation policy pass the tests of such requirements and are acceptable to the respective land owners

20. As it is, the value of the GHNP will best tested prior to examination. It is understood that AVDC will determine the application by Taylor Wimpey for 45 new homes at Weston Road before the end of July 2014. Although the GHNP will have been submitted for examination by then, the examination will not have commenced. If the application is approved by AVDC then GHPC may wish to consider withdrawing the GHNP from examination to review its options. It may believe that such an outcome may fatally undermine the likelihood of the plan succeeding at referendum.

21. If, however, AVDC refuses the application then the GHNP may offer vital support to those reasons for refusal, especially if AVDC is minded to adopt the same approach as for its determination of the Glebe Farm application in Winslow earlier this year. For that to be possible, then the GHNP must proceed to submission with no scope to undertake another Regulation 14 consultation. It cannot therefore propose new site allocations nor significantly amend the principles of those sites already allocated.

22. A number of representations have referred to the process of preparing the GHNP, to the relationship between the GHNP and VALP and to the draft SEA report. These representations can be addressed through the explanations provided by the Basic Conditions and Consultation Statements that will accompany the submission of the GHNP and through modifications to the final SEA report.

## Recommendations

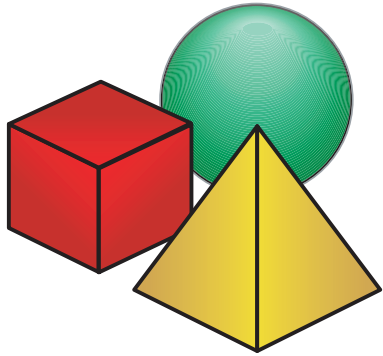
24. It is recommended that:

- The policies and supporting text are changed with only minor modifications as summarised above;
- No site is deleted and no other sites are allocated;
- The SEA report is modified to take account of changes to the GHNP; and
- The GHNP is finalised for submission for examination, subject to the completion of their respective Basic Conditions Statements and Consultation Statements.

**Appendix 2:**  
**List of consultees for Regulation 14 consultation**

AVDC Forward Plans	planningpolicy@aylesburyvaledc.gov.uk
Buckinghamshire County Council	dsweetland@buckscc.gov.uk
Addington Parish	Mrs F E Howard, by post
Adstock Parish Council	l.ettaoussi@sky.com
Little Horwood Parish Council	clerk.lhorwood@btinternet.com
Nash Parish Council	nashparishclerk@gmail.com
Thornborough Parish	Maggie Beach (by post)
Whaddon Parish Council	ParishClark@WhaddonBucksPC.org.uk
Winslow Town Council	clerk@winslowtowncouncil.gov.uk
Great Horwood C Of E Combined School	office@greathorwood.bucks.sch.uk
St James Church PCC	chris@30nash.freereserve.co.uk
The Coal Authority	planningconsultation@coal.gov.uk
The Homes and Communities Agency	sheilakeene@englishpartnerships.co.uk
Natural England	consultations@naturalengland.org.uk
The Environment Agency	planning-wallingford@environment-agency.gov.uk
English Heritage	martin.small@english-heritage.org.uk
Network Rail Infrastructure Limited	TownPlanningLNW@networkrail.co.uk
The Highways Agency	planningse@highways.gsi.gov.uk
East Midlands Electricity Board	(by post)
B.C Electrical Techniques Ltd	Mr D Childs (by post)
Buckinghamshire NHS Primary Care Trust	teresa.donnelly@nhs.net
British Gas plc (Southern)	Ms A Would (by post)
Anglian Water Services Limited	mgaley2@anglianwater.co.uk
South East Midlands Local Enterprise Partnership	info@semlep.com
Bucks Thames Valley Local Enterprise Partnership	info@buckstvllep.co.uk
Buckinghamshire Business First	philippa@bbf.uk.com





# Great Horwood Parish Plan 2006



## **Appendix 4: Great Horwood Parish Plan Proposals (2006)**

### **Development and Planning**

- We will ask the Parish Council to administer a Housing Needs Survey in the parish and will work with the Council to accomplish this.
- If the need is validated by the Housing Needs Survey, we will ask the Parish Council to identify an area where a small mixed development of up to ten houses for affordable rent could be built.
- We will look into setting up a village charitable trust to administer the rentable housing in order to ensure the village retains control.
- We will investigate the construction of shared-ownership dwellings for sale to those with village connections, with legally-acceptable provisions to ensure the houses remain affordable and locally-controlled.
- We will recommend to AVDC that the Great Horwood Conservation Area be enlarged in order to protect better the village's heritage.
- We will recommend to AVDC that the Singleborough Conservation Area should be similarly protected.
- We will develop a Village Design Statement for submission to AVDC in accordance with AVDC's published guidelines and those of National Planning Policy Statement 12.
- We will continue to work with Buckinghamshire Community Action (BCA) and other funding and advisory bodies to explore possibilities for establishing and running retail outlets in the community.
- We will support entrepreneurs willing to create and operate retail ventures in the village.
- We will explore the possibilities of Farmers' Markets and village co-operatives.
- We will continue to support the weekly visiting Sub-Post Office, with customer facilities such as refreshments, in the Village Hall.
- We will request Transco to investigate and cost out the provision of mains gas to Great Horwood.

### **Environment and footpaths**

- We will monitor the rural environment, including the County Wildlife Sites and Biological Notification Sites, for abuse and illegal practices in conjunction with BCC.
- We will foster co-operation with landowners of sensitive sites to promote biological diversity.
- We will encourage local pride through good signage, village signs, entry "gates", flower planting, etc.

- We will set and press for enforcement of higher standards for verge and gutter maintenance.
- We will carry out a full lighting survey and plan for necessary improvements.
- We will inspect all footways (pavements) and press for repair of those that are dangerous or in poor condition.
- We will revive the previously-successful volunteer litter picks.
- We will publicise AVDC's Litter Enforcement Officer service.
- We will encourage the use of present footpaths by improving ease of access and by publicising them through a parish footpaths leaflet.
- We will prepare and agree a policy for field footpath development and maintenance in the parish, and work to help landowners and BCC to continue to achieve high standards.
- We will endeavour to enlist the co-operation of landowners and local authorities to establish a Great Horwood Circular Walk, a footpath from Weston Road or Little Horwood Road to Spring Lane, and a footpath and cycle path to Winslow.
- We shall press for designation by BCC of Pilch Lane as a Quiet Lane (as defined by the Transport Act 2000) to improve its attractiveness for walkers, cyclists and riders.

## **Recreation**

- We will continue to work to provide appropriate recreation facilities for the parish, focusing this effort through the former Parish Plan Work Group which will operate as a sub-committee of the Parish Council.
- We will endeavour to secure planning permission from AVDC for the new Spring Lane recreation area.
- We will plan and procure necessary installations for any new recreation area.
- We will seek to improve access and security in this area.
- We will investigate the possibility of restoring and reviving the disused childrens' playground off Willow Road.
- We will seek all available public and private funding, and work to supplement such funding locally.

## **Village Hall**

- We will work with all stakeholders to prepare a Village Hall business plan.
- We will review requirements for repairs in the light of proposals for renovation or relocation and proceed appropriately.
- We will continue to seek a site for a new Hall acceptable to the community at large.

- We will involve all stakeholders in the preparation of plans for renovation or new construction.
- We will review funding possibilities for improvements or for new construction, and seek out all possible public and private sources.

### **Public transport**

- We will endeavour to assure a good-quality, frequent, reliable bus service to appropriate destinations by working with the bus companies.
- We will press for additional evening bus services to meet the needs of young people from the parish.
- We will lobby for a request stop for long-distance express buses close to the A421 / B4033 roundabout.
- We will set up a hospital car service run by volunteers.
- We will look to set up a GP Health Centre Appointments transport scheme for Winslow and Buckingham surgeries.
- We will support efforts to reinstate passenger services, together with a new station at Winslow, on the disused Oxford to Cambridge railway line.

### **Traffic**

- We will investigate, with BCC, the possibility of further extending speed limits on the B4033 and elsewhere.
- We will investigate, with BCC, the possibility of imposing vehicle weight restrictions on the B4033 or of declassifying the road.
- We will press for the installation of a pedestrian crossing in Great Horwood High Street and perhaps elsewhere.
- We will support measures to discourage the inappropriate use of rural roads by through traffic.
- We will investigate, with BCC and AVDC, measures to improve car parking facilities to achieve better access and less congestion for both motorists and pedestrians.
- We will encourage the appointment of a volunteer traffic co-ordinator to liaise with BCC, the Parish Council and the community.

## PARISH OF GREAT HORWOOD

# COMMUNITY CONSULTATION

This questionnaire is part of the process of creating a Neighbourhood Plan for Great Horwood and Singleborough. Please help by completing it.

Aylesbury Vale District Council (AVDC) is preparing a new strategy 'The Vale of Aylesbury Plan' for development now that the former South-East Plan is being abandoned. It wants to reflect the feelings and views of residents across the District. The Parish of Great Horwood now has the chance to influence planning for new houses and commercial properties for the next 20 years. Your Parish Council is therefore carrying out a Public Consultation in questionnaire format to test parish opinion. This will enable us to provide a 'Community View' to AVDC in December 2011, assist us in formulating a Neighbourhood Plan for the parish, and better understand the wishes of the community. For the consultation to reflect those views in full, it is important your opinion is taken into account. Accordingly, we would appreciate some moments of your time to complete this valuable questionnaire.

### Completing the Questionnaire

Please answer as many questions as you can and reflect the views of all in your household where possible/appropriate. Please tick or mark boxes, or write the answer in the box provided. If there isn't enough space or you wish to add additional comments please use the space provided at the end of the Questionnaire. We hope that the questions are clear but in the unlikely event of difficulties or uncertainty please ring the telephone number at the top left of this page or talk to the person who calls to collect the questionnaire who will display appropriate identification from the Great Horwood Parish Council. If you cannot, or do not wish to answer all or some of the questions, please return the questionnaire anyway – every answer is valuable. If you prefer to do the questionnaire online your individual code is in the box at the top right of the page. In the event of more detailed questions please telephone Rod Moulding on 01296 714494.

### Questionnaire Delivery/ Collection Areas and Collection

The box also at the top right of this page shows the area where your household is. This is required only to assist the delivery, collection and subsequent analysis of questionnaires. We plan to collect your completed questionnaire by Monday 31 October 2011. If your questionnaire is not collected by the end of that day, please phone the telephone number at the top left of this page to arrange later collection. We intend to analyse the completed questionnaires during November 2011. We shall also provide a separate summary of results to each household.

### Need More Questionnaires?

If your household wants to provide two or more sets of answers, perhaps because of age-group differences, you can get more copies of this questionnaire by telephoning the number at the top left of this page.

### Privacy Statement

All individual responses will be treated in the strictest confidence and will only be used for the purposes of this consultation. The information you give will have no relevance to any other contact or business you may have with Great Horwood Parish Council or with Aylesbury Vale District Council and will not be linked in any way to you as an individual. We shall use a list of addresses to ensure that we have delivered and collected all the questionnaires, but for no other purposes. Your name and address will NOT appear on the questionnaire, and the only identification will be by area.

## A. Demographics

Could you please tell us about yourself and your household? This section will help us to analyse the results of the consultation correctly.

A.1 Are you male or female?

Male  D.1

Female  D.2

A.2 What age are you?

18-30 years  D.3

31-59 years  D.4

60 years or over  D.5

A3 How many people are there in your household in each of the following age groups?

Under 5 years  D.6

5-11 years  D.7

12-18 years  D.8

19-30 years  D.9

31-59 years  D.10

60 years or over  D.11

A4 How long have you lived in Great Horwood? ..... D.12

A5 How many people in your household are in paid employment (including self-employed)?  D.13

A6 For those members of your household who are in paid employment, how many carry out the majority of their work ...

In the village?  D.14

Elsewhere, but within 20 miles of the village?  D.15

More than 20 miles from the village?  D.16

A7 Does your household use the Internet?

Yes  D.17

No  D.18

A8 Do you read "Focus", the Great Horwood and Singleborough parish magazine?

Every Issue  D.19

Most Issues  D.20

Some Issues  D.21

Never  D.22

A9 How many dogs are there in your household?  D.23

## B. Future Development

B.1 Are you prepared to accept some growth in the number of homes in the parish over the next 20 years?

Yes  F.24

No  F.25

Don't know  F.26

Please say why: ..... F.27

B.2 Are you prepared to accept some growth in the number of commercial / industrial employers in the parish over the next 20 years?

Yes  F.28

No  F.29

Don't know  F.30

Please say why: ..... F.31

**B.3** Are there any specific types of housing that are particularly needed in the parish?

Flats/maisonettes  F.32  
 Bungalows  F.33  
 Starter homes  F.34  
 Mobile homes  F.35  
 Family homes  F.36

Other (please write in) ..... F.37

**B.4** Are there any specific types of commercial / industrial employers or businesses that are particularly needed in the parish?

Offices  F.38  
 Warehousing  F.39  
 Manufacturing  F.40  
 Service operations (e.g. dental)  F.41

Other (please write in) ..... F.42

**C. Level and Phasing of Development**

**C.1** If there are no changes to the existing facilities and services (e.g. drains, water, electricity) that we already have, how many new dwellings would be acceptable in the parish over the next 20 years? For guidance, there are about 400 households in the whole parish now.

0 dwellings  L.43                      Up to 10 dwellings  L.44  
 Up to 20 dwellings  L.45                      Up to 40 dwellings  L.46

Over 40 dwellings (please specify and say why) ..... L.47

**C.2** If additional facilities and services could be added, how many new dwellings would be acceptable in the parish over the next 20 years?

0 dwellings  L.48                      Up to 10 dwellings  L.49  
 Up to 20 dwellings  L.50                      Up to 40 dwellings  L.51

Over 40 dwellings (please specify and say why) ..... L.52

**C.3** If there are no changes to the facilities and services we already have, how much commercial/ industrial development would be acceptable in the parish over the next 20 years?

0 new businesses  L.53                      Up to 10 new businesses  L.54  
 Up to 20 new businesses  L.55                      Up to 40 new businesses  L.56

Over 40 new businesses (please specify and say why) ..... L.57

**C.4** If additional facilities and services could be added, how much commercial/industrial development would be acceptable in the parish over the next 20 years?

0 new businesses  L.58                      Up to 10 new businesses  L.59  
 Up to 20 new businesses  L.60                      Up to 40 new businesses  L.61

Over 40 new businesses (please specify and say why) ..... L.62





C.13 Please list any possible sites in the parish that you believe should be used for new housing/ commercial development. Please say why for each one.

.....  
..... L.118

C.14 Please list any sites that should NOT be used. Please say why for each one.

.....  
..... L.119

C.15 Where in the parish should any affordable housing be built? Affordable housing projects are typically 6-10 dwellings.

.....  
..... L.120

C.16 If new houses were to be built should they be within the perimeter of the village as it is now (i.e. infilling in the present built-up area) or should they be built outside the perimeter (i.e. greenfield development)?

Inside  L.121      Outside  L.122

*A Conservation Area is part of a settlement that has been designated to recognise historic and/or architectural interest in order to ensure that built features, natural features and cultural heritage are preserved and enhanced. Maps showing the Great Horwood and Singleborough Conservation Areas are shown on Page 7. A parish map is also given for information purposes on the back page.*

C.17 In general, do you think the present Conservation Areas in Great Horwood and Singleborough should be

Enlarged  L.123      Reduced  L.124  
Left alone  L.125      Abolished  L.126

Other (please write in) ..... L.127

C.18 Do you believe that there should be a permanent gypsy / traveller site in the parish?

Yes  L.128      No  L.129

C.19 If so, where should it be? ..... L.130

C.20 If you are prepared to accept some additional housing in the parish over the next 20 years to 2031, how should this be timed?

More to begin with  L.131      More later on  L.132  
Evenly spread during the period  L.133

Other (please write in) ..... L.134

C.21 If you are prepared to accept some additional industrial/commercial development in the parish over the next 20 years to 2031, how should this be timed?

More to begin with  L.135      More later on  L.136  
Evenly spread during the period  L.137

Other (please write in) ..... L.138

## D. Infrastructure

D.1 What new or upgraded infrastructure, facilities and services would be needed if significant numbers of new houses were to be built in the parish? What new or upgraded infrastructure, facilities and services would be needed irrespective of development? And (if relevant) where should each one be? Tick all that apply and add more details if wished.

	Needed with development?	Needed without development?	Details?	Where?
Bus service	<input type="checkbox"/> 1.139	<input type="checkbox"/> 1.140	..... 1.141	..... 1.142
Roads	<input type="checkbox"/> 1.143	<input type="checkbox"/> 1.144	..... 1.145	..... 1.146
Cycle paths	<input type="checkbox"/> 1.147	<input type="checkbox"/> 1.148	..... 1.149	..... 1.150
East-West Rail	<input type="checkbox"/> 1.151	<input type="checkbox"/> 1.152	..... 1.153	..... 1.154
High-speed broadband	<input type="checkbox"/> 1.155	<input type="checkbox"/> 1.156	..... 1.157	..... 1.158
Parking	<input type="checkbox"/> 1.159	<input type="checkbox"/> 1.160	..... 1.161	..... 1.162
Traffic controls	<input type="checkbox"/> 1.163	<input type="checkbox"/> 1.164	..... 1.165	..... 1.166
School enlargement	<input type="checkbox"/> 1.167	<input type="checkbox"/> 1.168	..... 1.169	..... 1.170
Policing	<input type="checkbox"/> 1.171	<input type="checkbox"/> 1.172	..... 1.173	..... 1.174
Youth services	<input type="checkbox"/> 1.175	<input type="checkbox"/> 1.176	..... 1.177	..... 1.178
Services for the elderly	<input type="checkbox"/> 1.179	<input type="checkbox"/> 1.180	..... 1.181	..... 1.182
New sewerage	<input type="checkbox"/> 1.183	<input type="checkbox"/> 1.184	..... 1.185	..... 1.186
Mains gas	<input type="checkbox"/> 1.187	<input type="checkbox"/> 1.188	..... 1.189	..... 1.190
Sports/leisure facilities	<input type="checkbox"/> 1.191	<input type="checkbox"/> 1.192	..... 1.193	..... 1.194
Health facilities	<input type="checkbox"/> 1.195	<input type="checkbox"/> 1.196	..... 1.197	..... 1.198
Retail	<input type="checkbox"/> 1.199	<input type="checkbox"/> 1.200	..... 1.201	..... 1.202
Other (please write in)	<input type="checkbox"/> 1.203	<input type="checkbox"/> 1.204	..... 1.205	..... 1.206

D.2 If a significant amount of new commercial/industrial development were to be built in the parish, what new or upgraded infrastructure, facilities and services would be necessary? And (if relevant) where should each one be? Tick all that apply, add more details if wished.

	Needed with development?	Needed without development?	Details?	Where?
Bus service	<input type="checkbox"/> 1.207	<input type="checkbox"/> 1.208	..... 1.209	..... 1.210
Roads	<input type="checkbox"/> 1.211	<input type="checkbox"/> 1.212	..... 1.213	..... 1.214
Cycle paths	<input type="checkbox"/> 1.215	<input type="checkbox"/> 1.216	..... 1.217	..... 1.218
East-West Rail	<input type="checkbox"/> 1.219	<input type="checkbox"/> 1.220	..... 1.221	..... 1.222
High-speed broadband	<input type="checkbox"/> 1.223	<input type="checkbox"/> 1.224	..... 1.225	..... 1.226
Parking	<input type="checkbox"/> 1.227	<input type="checkbox"/> 1.228	..... 1.229	..... 1.230
Traffic controls	<input type="checkbox"/> 1.231	<input type="checkbox"/> 1.232	..... 1.233	..... 1.234
School enlargement	<input type="checkbox"/> 1.235	<input type="checkbox"/> 1.236	..... 1.237	..... 1.238
Policing	<input type="checkbox"/> 1.239	<input type="checkbox"/> 1.240	..... 1.241	..... 1.242
Youth services	<input type="checkbox"/> 1.243	<input type="checkbox"/> 1.244	..... 1.245	..... 1.246
Services for the elderly	<input type="checkbox"/> 1.247	<input type="checkbox"/> 1.248	..... 1.249	..... 1.250
New sewerage	<input type="checkbox"/> 1.251	<input type="checkbox"/> 1.252	..... 1.253	..... 1.254
Mains gas	<input type="checkbox"/> 1.255	<input type="checkbox"/> 1.256	..... 1.257	..... 1.258
Sports/leisure facilities	<input type="checkbox"/> 1.259	<input type="checkbox"/> 1.260	..... 1.261	..... 1.262
Health facilities	<input type="checkbox"/> 1.263	<input type="checkbox"/> 1.264	..... 1.265	..... 1.270
Retail	<input type="checkbox"/> 1.271	<input type="checkbox"/> 1.272	..... 1.273	..... 1.274
Other (please write in)	<input type="checkbox"/> 1.275	<input type="checkbox"/> 1.276	..... 1.277	..... 1.278

## E. Other comments

E.1 Have you any further comments you wish to make? Use another sheet of paper if you need more space.

**Appendix 6:  
Results from Community Consultation, October 2011  
(summary of relevant results)**

Would you be prepared to see more homes built in the village over the next 20 years?

Yes: 75.6% (195), No: 16.7% (43),  
Don't know: 7% (18)

How many additional homes would you like to see built in the next 20 years?

You thought that up to 20 new homes would be appropriate if no new infrastructure was provided but up to 40 could be viable if additional facilities are provided.

Are there any specific types of homes that you think are particularly needed?

The top 3 suggestions were:

Starter homes:	53.5% (138)
Family homes:	31.0% (80)
Bungalows:	12.4% (32)

Are there particular locations that you think should or should not be developed?

There was very little consensus on where additional homes should be built. However 48.8% (126) thought any new homes should be built within the perimeter of the village as it is now and 29.5% (76) thought that the additional homes could be built outside the existing perimeter of the village.

The answers to the question about areas which should not be developed were too diverse to be classified. There is, however, one significant observation: that 6.6% (17) of respondents opposed development at the end of Spring Lane and gave traffic congestion as the reason.

Do you think that the development should be phased (i.e. to happen in parts over several years) – if so how?

Evenly spread during the period 62.4% (161)  
More to begin with 10.1% (26)  
More later on 4.3% (11)



**Appendix 7:  
Article in parish magazine "FOCUS"  
May 2013**

Parish Council

# CHAIRMAN'S MONTHLY REPORT

## MEETING – MONDAY 8TH APRIL 2013

### *Village Refuse Freighter*

I did not get any response to my questions in last month's FOCUS and so it was agreed at our meeting that Karen would get details of the usage of the freighter from AVDC and if the number of users is still very small we will seek to cancel the contract.

### *Movable Vehicle Activated Signs*

We have so far not received any further updates on this project although we have paid for our contribution towards the costs and I am currently pursuing the matter with Bucks County Council representatives to try to get a timetable for the installation.

### *Footpaths Report*

Robert Deuchar presented the following report for this month:

*"The fifth and final metal gate has been installed on footpath 8/1. This makes a triangular route without stiles, north of Peartree House in Singleborough, along the Parish's only bridleway and then right along Singleborough Lane back to the starting point, a total distance of approximately 900 yards."*

### *Annual Parish Meeting*

I have invited representatives from a total of 16 village organisations to take part as well as those from a small number of outside bodies. As I write this I have had acceptance from 10 of the village organisations. I will be reminding those that I have not heard from in the next few days and would hope to get close to 100% acceptance by the time of the meeting on 30th April.

### *Winslow Town Neighbourhood Plan*

Like Great Horwood, Winslow Town Council is in the process of preparing a Neighbourhood Plan. **We have been asked by the Town Council to publicise this project and to invite any comments and/or suggestions from residents of Great Horwood** to issues that they would like to see considered for inclusion in the plan. **See separate notice on opposite page.**

### *Planters at the entrances to the village*

At our meeting we agreed on the supplier for 4 planters to be installed at the entrances to the village. The siting of these will be in Winslow Road, Nash Road, Little Horwood Road and in Singleborough.

### *East-West Rail*

As I am sure you all know, East-West Rail refers to the plan to re-open the railway line which used to run through Winslow. It now seems certain that this project will progress and the current plan is that trains will be running by December 2017. The line will connect Oxford to Bedford via Winslow with a spur coming later which will connect to Aylesbury. The planned site for the only "new" station on the line is still to be in Winslow at the reserved site on the A413 just opposite the junction with the B4033. This means that the station will be barely 2 miles from the centre of Great Horwood, This is likely to have a significant effect on the area and it is expected that a consultation on the project will take place in the coming months. If you have any issues that you would like to the Parish Council to raise with the planners please let me know.

### *Great Horwood Neighbourhood Plan*

As the next stage in this critical project for the future of our community for the next 20 years there will be a public presentation and consultation on **Saturday 18th May – see notice below.**

### *Parish Council Website*

For a more comprehensive report of the Parish Council meeting please read the minutes published on the website. (<http://www.bucksvoice.net/greathorwoodpc/>). This website also has updates of items on its latest news page.

If you have any items that you would like to bring to the Council's attention at any time please contact either the Clerk or any Councillor and we are always pleased to welcome residents to our monthly meeting during which we always have a public participation period.

The next meeting is to be held on **Monday 13th May 2013 at 7.30pm** in the Village Hall.

John Gilbey – Chairman Great Horwood Parish  
Counciljohn@gilbey98.freeserve.co.uk

## COMMUNITY CONSULTATION

### VILLAGE HALL

**SATURDAY 18 MAY 2013**

**10am - 12 noon**

The Neighbourhood Planning Team has been working very hard in co-operation with AVDC to create the plan for future development in the parish up to 2031.

**The team now wishes to present its findings and get the views of all the residents of the parish.** So please come along to the village hall on **Saturday 18th May for a presentation and a Questions & Answers session at 10.00am lasting approximately 2 hours.**

A document giving more details of the work done so far will be delivered to your household a week or two before the consultation.

Please come along and give us your views.

John Scholtens

Chairman Great Horwood Neighbourhood Planning Team  
johnscholtens@hotmail.com



## **Great Horwood 2031 - Have Your Say**

**There will be a meeting in Great Horwood Village Hall at 10am on Saturday 18 May 2013 for about 2 hours when the Great Horwood Neighbourhood Planning Team will present proposed development plans for the parish. This will be followed by a “Questions & Answers” session when they look forward to hearing your views.**

Many of you will know that Great Horwood Parish Council has commissioned work on future development in our village, with progress reports in Focus magazine and on the Parish Council website. This work is being carried out by the Neighbourhood Planning Team (NPT), a volunteer group of residents who have been developing a local plan for the next twenty years, with the support of Aylesbury Vale District Council as the Local Planning Authority. This new Plan will enable the Parish Council to build on previous engagement with the community, including the “Community View” consultation carried out for the Vale of Aylesbury Plan (2011) and Great Horwood Parish Plan (2006). Without such a Plan we would be at risk of development that did not conform with the views of the community.

### **The Community View (2011)**

This survey, which achieved a noteworthy 65% response rate, found that the majority in our community were not afraid to look forward and accept that in a changing world that we cannot stand still. It was recognised that some residential and employment development was acceptable between now and 2031 and that, if handled appropriately, it could benefit the community. At the same time, the community were keen to retain the distinctive character and special features of the parish and also ensure that Great Horwood continues to thrive and is a place where people want to live and, having arrived, to stay.

### **Our work so far**

The NPT has the key aims of ensuring that development is in line with local needs, provides greater public amenity, gives potential developers clear guidance and accords with local majority view. We have completed most of the sustainability work by assembling baseline data and evaluating environmental, social and economic characteristics. It has also examined potential development sites. Work is underway producing the draft policy options (design, environment, transport, recreation, affordable housing, etc..) to guide the Neighbourhood Plan. This document will also specify the form, size, type and design of new development.

### **How many new houses?**

The housing target agreed with AVDC is that up to 40 new dwellings over the period to 2031 will be acceptable if appropriate infrastructure is provided. This target accords with the findings of the “Community View” consultation, which also indicated that any new housing should be inside the village perimeter (48.8% in favour) rather than outside (29.5% in favour). This target number is fairly low, so we have aimed to find just a few significant sites rather than several small ones. As Singleborough is a ribbon style hamlet

with the A421 at one end and open countryside with grand views at the other, with no significant gaps in the housing to offer available land, it did not seem appropriate to search for potential development sites in that area. We therefore looked for sites within or adjacent to the current boundary of Great Horwood village.

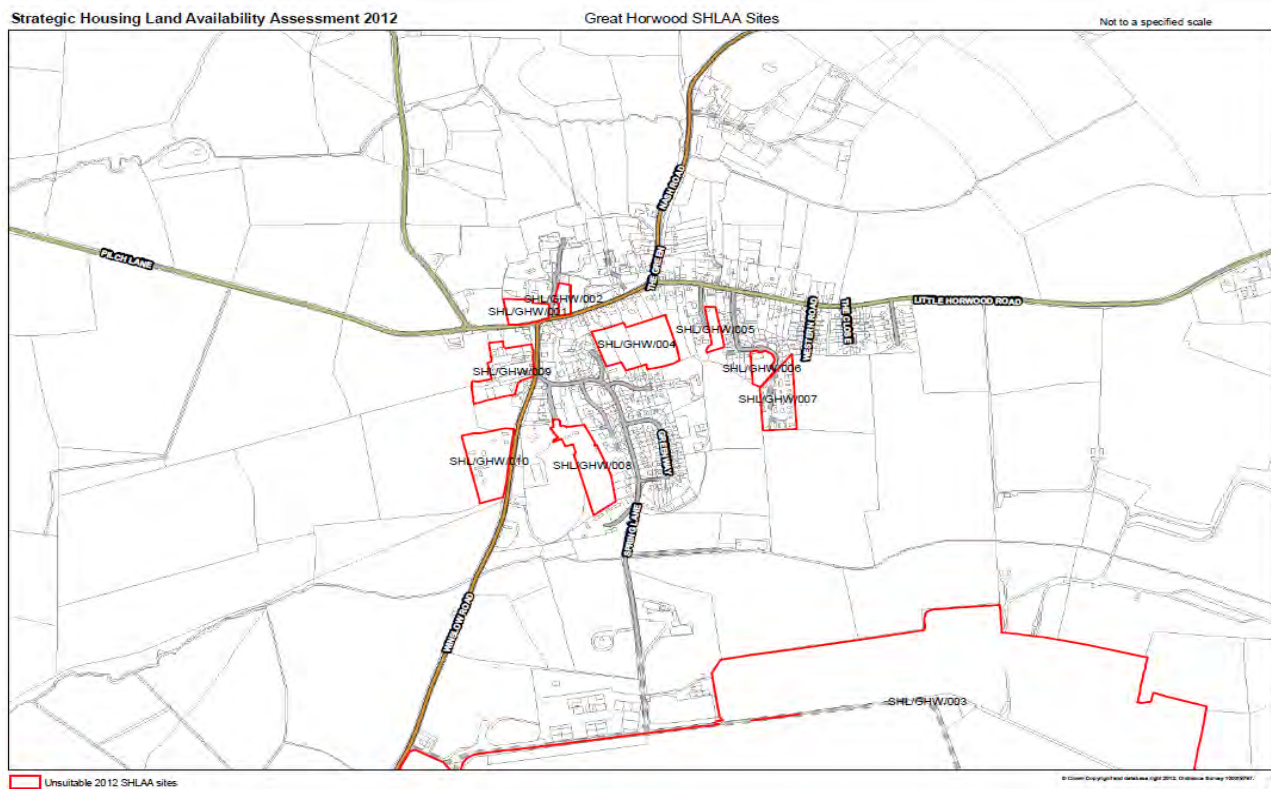
### Where should they be?

AVDC Forward Plans have a register of potential sites submitted by developers and landowners, and have their own assessment of potential sites in Great Horwood. The NPT examined the area of Great Horwood village to see whether there were any further potential development sites, excluding very small parcels of land and any areas that possessed no practical merits for development. The potential development sites identified by both AVDC and the NPT are listed in the tables and maps below. As all of the sites identified by AVDC were considered unsuitable for potential development, only the five additional sites identified by the NPT have been taken forward and, following further study, only sites C and D are considered suitable for potential development.

#### *Potential Development Sites Identified by AVDC*

<b>Site reference</b>	<b>Address</b>	<b>Site area (gross/ha)</b>	<b>Whether suitable for development or else reason for exclusion</b>
SHL/GHW/003	Greenway Farm	240.3	Not suitable - Site has previous planning history with insurmountable reasons for refusal.
SHL/GHW/005	Land off Wheathouse Copse	0.2	Not suitable - Site cannot accommodate the minimum SHLAA threshold of 10 dwellings based on 35 dwellings per hectare (dph).
SHL/GHW/006	Land at Willow Road	0.21	Not suitable - Site cannot accommodate the minimum SHLAA threshold of 10 dwellings based on 35dph.
SHL/GHW/001	Land west of School End	0.33	Not suitable - Site cannot accommodate ten dwellings due to landscape sensitivities and impact on conservation area. Site is an important gateway location into the settlement and is elevated on top of a mound/embankment.
SHL/GHW/002	Land east of School End	0.33	Not suitable - Site forms Great Horwood service station. Development of this site would result in the loss of employment.
SHL/GHW/004	Land r/o 10-12 High Street	1.3	Not suitable - Site forms an area of open space where there are remains of mediaeval fields and plot patterns (Burghage plots). Site is important to the appearance and character of the conservation area.
SHL/GHW/007	Caravan Park, Willow Road	0.79	Not suitable - Site forms a mobile home and caravan site. This projects into open countryside, which is not well related to the built form of Great Horwood and southern part has long distance views. Permanent development would have an adverse impact on the village.
SHL/GHW/008	Land south of Wigwell Gardens	0.98	Not suitable - Site forms an important area of green space which is near to listed buildings. Development would have significant landscape and Conservation Area impacts. There is also no highway access.
SHL/GHW/009	Land at Home Farm, Winslow Road	0.93	Not suitable - The site has numerous historic constraints which would exclude a significant part of the site. Unlikely to achieve 10 dwellings on the remainder of the site. Also access issues.
SHL/GHW/010	Land south of Home Farm, Winslow Road	1.04	Not suitable - Site detached from built form of village with inadequate footpath linkages to the village and significantly exposed within the landscape.

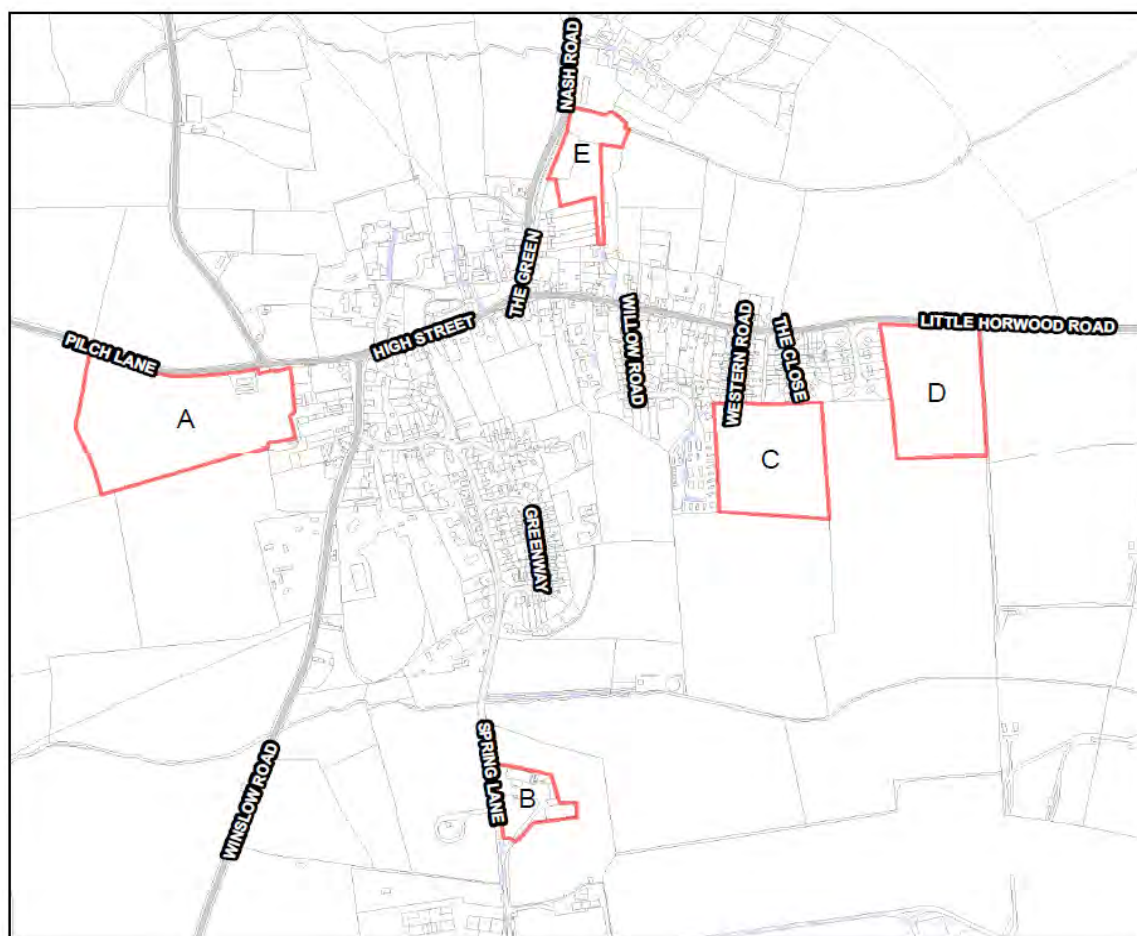
## Map of Potential Development Sites Identified by AVDC



## Potential Development Sites Identified by the NPT

Site reference	Address	Site area (gross/ha)	Whether suitable for development or else reason for exclusion
A	Land south of Pilch Lane	3.99	Examined and found not suitable - Site adjacent to quiet narrow rural road with expansive views of open countryside of very high public amenity.
B	Old Mill site, Spring Lane	0.71	Examined and found not suitable – Site detached from main village and only suitable if new access road from south end and if vehicular access northwards is blocked to prevent further traffic congestion problems in Spring Lane.
C	Land south of Weston Road	2.36	Suitable - subject to consultation.
D	Land south of Little Horwood Road	2.37	Suitable - subject to consultation.
E	Land east of Nash Road	0.98	Examined and found not suitable – Site consists of 3 parcels of land, the largest of which is not available for development and remaining areas too small and liable to flooding.

## Map of Potential Development Sites Identified by GH NPT



### The legal background

The Localism Act 2011 introduced new powers for local communities to make Neighbourhood Plans. The aim was to give communities more control over the development of their local area. The Government have given local people the power to set the priorities for local development through neighbourhood planning. These plans have to meet local development needs and reflect local people's views of how they wish their area to develop. They must also conform with the National Planning Policy Framework and particularly the requirement for development to be "sustainable". That means that it must ensure well-being and a better quality of life, and take account of the impacts of today's actions on future generations whilst protecting and enhancing the natural and built environment.

**Please spare some of your time and come along to the Great Horwood Village Hall at 10am on Saturday 18 May 2013 and find out about the draft plans and take the opportunity to express your opinion to help guide our efforts. Rest assured your views are valuable and will be taken into account by the Team to review its work and make modifications where necessary. If you cannot attend but wish to give your views, please get in touch with John Scholtens, the Team leader,**

by email:                   johnscholtens@hotmail.com  
by letter:                   4 Wigwell Gardens, Great Horwood, MK17 0QX  
by telephone:             01296 712373



# GREAT HORWOOD NEIGHBOURHOOD PLANNING TEAM FEEDBACK

Following very valuable feedback from the 4-page information leaflet and the 18th May public presentation and Question & Answer session with over 70 attendees, the Great Horwood Neighbourhood Planning Team (NPT) has considered the way forward. We do not consider it worthwhile to ask AVDC to re-assess the greenfield sites already rejected in their Strategic Housing Land Availability Assessment as we are very likely to get a negative response. We have however re-evaluated our own planning assumptions, baseline data and potential development sites. As a result we have identified an additional potential development site to the north of Little Horwood Road (labelled F on the map). The landowner is content for the site to be developed and AVDC have indicated its suitability for development.

With thoughts of trying to change the balance of development across the village, the NPT has re-examined the Pilch Lane site but remains of the view that this lane is such an important site for recreational use by walkers (including dog owners), cyclist and horse riders that it should remain as an unspoilt country lane and that it would be unwise to create a further potentially much larger body of opposed residents. Furthermore and crucially, AVDC has opposed previous planning applications in this area and is unlikely to change its position or allow a precedent to be set for development in that direction. Turning to the Old Mill brownfield site, our main concern is the access problem from Spring Lane and the likelihood of very significant opposition if that was to be the only route of access. We would be going against the views of many in our "Community View" consultation of October 2011 and the consistent position of the Parish Council. The NPT has submitted 3 separate detailed challenges to AVDC concerning the Old Mill site emphasising the need for access from the old airfield in an attempt to overturn the assessment that it is unsuitable for development. AVDC have rejected our proposals on several grounds (nature and condition of old airfield access road, poor connection to existing village, the fact that we cannot prevent vehicular access to Spring Lane, opening door to further development around this area and the airfield, etc). We now feel that there is little chance of changing their decision. The only other significant brownfield site, the Great Horwood Service Stn, if it potentially became available for development, is in the heart of the Conservation Area, could not accommodate lots of new homes in such close

proximity to listed buildings and would destroy important views of St James Church.

To ensure that we get developments of smaller houses we need to have significant sized plots of land otherwise development will almost inevitably be of larger houses, as has occurred in the past. The Team has decided to reduce the threshold for consideration of sites from 10 to 8 houses but consider it impracticable to reduce it any further as a line has to be drawn to prevent us being drawn into protracted and uncertain micro-management of individual developments. These so called "back garden" or very small-scale developments can still be investigated by landowners within normal planning application rules. Small sites would also not produce sufficient levies and funds for our community welfare plans.

We see no alternative to proposing development as originally suggested on site C off Weston Road although we would seek to have the development offset on the plot to maintain green space down the western end of the plot opposite the end of Weston Road and also down the eastern end beyond The Close. We consider that it is impossible to sustain the argument opposing any development in this area. A key point which everyone needs to understand is that sites C and D are included in the AVDC 2013 SHLAA and assessed respectively as suitable and partly suitable for development and in the future an independent developer could approach the respective landowners and submit Planning Applications for larger developments than we are proposing. For example, the Weston Road site is assessed as suitable for up to 50 houses at 35 dwellings per hectare. We are seeking much more modest and controlled development. However, to satisfy the agreed target of 40 new dwellings we will still need to propose at least one other site and that points to sites D and F. We believe that many people would find site F preferable to site D and welcome your comments on this and indeed any other matters that have been discussed.

The bottom line is that we need to find a **compromise** solution which will have the agreement of the majority in our parish which will then be subjected to a Referendum around May next year in accordance with normal democratic principles. We really wish to avoid the nightmare scenario of no Plan and inevitable vulnerability to proposals for large-scale development by independent developers.

**Appendix 10:**  
**Article in parish magazine "FOCUS"**  
**September 2013**

ion

A better way to save and borrow

Do you need to save for:

- school uniforms
- big household electrical appliances
- next winters fuel bill
- nice things like Christmas

if so contact us NOW to start saving.

MK Credit Union is a local financial co-operative. We help people to save and borrow. We provide a safe and affordable alternative to payday loans and doorstep lenders who charge extortionate interest rates.

**Don't be bitten by the Loan sharks!**

Anyone who lives or works in MK17 or MK18 (Buckingham, Winslow and surrounding villages in North Bucks) can join.

We are different from high street banks. We are not-for-profit organisation, owned and run by our members. When there are surplus funds at the end of the year these are returned to our members as a dividend payment.

**So why join?**

- Safe and flexible savings
- Great value loans (2% per month on a decreasing scale of the loan)
- It's free to join
- Supports your local community.

You can borrow up to 3 times what you have saved after you have been saving for 3 months.

**Start TODAY It's never too soon!**

For more information call 03030 300147  
or 07443 926 683 or email  
diane.butler@mkcreditunion.org.uk  
[www.mkcreditunion.org.uk](http://www.mkcreditunion.org.uk)



**Great Horwood Silver Band**

The band are having a very busy summer as usual.

They played at the Great Horwood Church Fete on Saturday 6th July and the weather was glorious, a bit different from last year when it was pouring with rain all day. On the 7th of July they played at a Garden Party at Carey Lodge in Wing, this was a new venue for the band and they were made very welcome.

On the 13th July they played at the Aston Clinton Church fete and on the 27th July the band returned again to play at the Aston Abbotts Church Fete.

Sat August 17th saw the band returning to Aston Clinton for their Show and Fete. Saturday 24th August. they played for the Drayton Parslow Show and Fete.

On Monday 26th August they play at the Winslow Show from 2pm.

On **Sunday 1st September** the Band will play on the Bandstand in Parsons Close Leighton Buzzard from 3pm.

We have been invited to play for the Gardeners Fete/ Fun day in Little Brickhill on **Sunday 8th September** from 2.30pm. This is a new venue for the band and we are looking forward to this very much.

On **Saturday 19th October** the band will perform a Concert in the Village Hall Great Horwood. from 7.30pm. All proceeds from the Concert will be for St. James' Church Great Horwood.

100 Club winners for July were:

- Alan Swan £12
- Mary Elms £8

As this year sees the 125th anniversary of the Band's foundation we will be having a band dinner, possibly at the Bell at Hardwick, which has just been taken over by band member Clare Tring and her husband. You can see all the band's latest news on our webpages on:

[www.freewebs.com/greathorwood](http://www.freewebs.com/greathorwood)

Beryl Lack

**Neighbourhood Plan and Planning Team**

The July issue of FOCUS contained an article by John Scholtens, Chair of the Neighbourhood Planning Team, about the modifications to the proposed list of development sites that had been made as a result of the public meeting on 18th May. After publication of the article we received, as expected, a number of additional comments. Unfortunately, however, a few of these comments were phrased in a personal manner, and as a result John felt obliged to resign from the Team. In his resignation statement he said:

*"It is quite clear that many of the residents at the eastern end of the village have not appreciated that in light of the public consultation on 18 May, the NPT took forward the points made by many of the attendees. As promised at the meeting, we reassessed the planning assumptions, proposed an additional potential development site and challenged AVDC to change their decision about the unsuitability of the Old Mill site. I am saddened by the increasingly personal attacks, admittedly from a minority of residents, on both the NPT and me. Some of the comments have been scurrilous and blatantly unfair and I suspect that nothing we say or do will appease them. I for one, have nothing personal to gain from the whole process and despite a huge investment in time over the past 18 months as Chairman of the Team, I feel it is now time to step aside."*

I'd like to thank John for all his efforts in taking work on the Plan to its present stage, and to express disappointment that he felt the need to resign. Three other members also decided to resign at the

same time, and so the Team became inquorate and was unable to conduct any further business. The Parish Council considered the matter at their meeting on 8th July, and decided to allow a cooling-off period and to reconsider the matter in September. By the time you read this, their decision should have been taken.

My own view, as one of the original team and one of the two continuing members, is that a Neighbourhood Plan would provide a considerable benefit to the village. If the decision is to continue then we will need a few more volunteers to build on the considerable work that has already been done.

In the meantime, there is no reason why informal discussions and investigations cannot continue. I have been looking at some of the sites that have been proposed, and it now seems clear that, irrespective of any arguments in favour, the Old Mill site is a non-starter because development there would contravene Government planning policy (the National Planning Policy Framework 2012, para. 55). Adherence to this policy is mandatory, and if a proposed plan fails to comply then it will be rejected at the "Examination" stage.

If work on our plan goes forward then we shall, of necessity, need to consider other sites. There have already been informal discussions with some residents of the eastern end of village to try to identify the shape of a solution which, if not ideal for everybody, might nevertheless lead to a result that we could accept. I hope that these will lead to a successful conclusion.

David Saunders



*Current view of proposed  
development area.*

## NEIGHBOURHOOD PLAN: An open letter to all residents...

### Friends and neighbours of Great Horwood

When in July I heard that all but two of the Neighbourhood Planning Team (NPT) had resigned because they felt that some residents from the eastern side of the village would never be appeased, I realized immediately how vulnerable the eastern side of the village had become. As the flood gates of development have been opened due to Government housing plans, with a new Secondary school and the opening of the East-West railway station coming to Winslow, growth is inevitable.

Over the holidays myself and three friends went door-to-door to our own neighbours explaining that a large scale developer (who we now know to be Taylor Wimpy) wants to build behind The Close and Weston Rd and that with a village plan we'd at least have a say in how Great Horwood could benefit, for example the possibility of affordable housing for locals, monies for the school, Horwood Pece, sports and children's clubs etc. Also, hopefully the possibility of another site to spread the load rather than one large estate.

Many people signed a petition which we hoped would prove to our Parish Council that we feel to have a Neighbourhood Planning Team with a village plan in place (**which we all have a right to participate**), makes more sense than to **do nothing**, even though some people, myself included, may feel angry or upset as this is a significant blow, if for many years you've had the privilege of a beautiful view. Unfortunately, because of the holidays and the need to present this petition to the Parish Council meeting in early September, there was no time to visit the whole village.

In the meantime Councillor John Gilby says that the Parish Council **cannot abdicate its responsibility to produce a plan**. There is so much going on in the area over the next 20 years, for example a cycle path that could join us with Winslow. It's not all bad, but we do have to put our ideas forward, and if anyone would like to **volunteer to help the NPT** like myself that would be a great help to widen the views from all over the village. Remember, whatever type of house you live in, these are **our homes** and we have all chosen to live in Great Horwood not Buckingham or Milton Keynes.

As one resident to another **please take an interest, follow the Focus and support the New Neighbourhood Planning Team**.

**Jane Holland** jane.holland.313@btinternet .com

**Appendix 12:  
State of the Parish Report,  
December 2013 (cover only)**

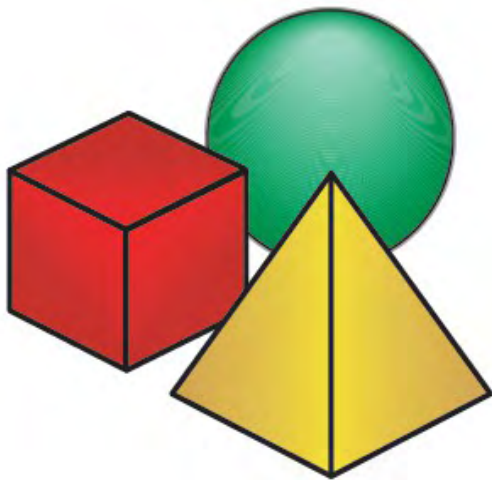
# **Great Horwood Neighbourhood Development Plan**

**State of the Parish Report  
2014 – 2031**



*Published by Great Horwood Parish Council under EU Directive 2001/42 for  
consultation with the statutory authorities*

**Appendix 13:  
Sustainability Appraisal Scoping Report,  
February 2014 (cover only)**



# Great Horwood Sustainability Appraisal Scoping Report

Produced by Great Horwood Neighbourhood Planning Team and  
Aylesbury Vale District Council

February 2014

**Appendix 14:  
Housing Needs Survey questionnaire, March 2014**

no just wish to comment generally. Part 2 should only be

**Part 1 LOCAL GENERAL HOUSING NEED**

**Q1. Have any members of your household left the parish in the last few years because of.....**

- Employment       Education       Lack of affordable housing

**Q2. Would they return if there was affordable housing in the parish?**

- No       Yes       Maybe

**Q3. Would you support a small development of affordable housing in the parish built to meet the needs of local people?**

- No       Yes

**Q4. If your answer to question 3 is no, please give your reason.**

**Q5. Does the parish have the right type of housing to meet your future need?**

**Q6. What type of homes should be provided for sale in the future**

**Part 2 LOCAL AFFORDABLE HOUSING NEED**

**This part of the form should only be filled in by a person living at this address who needs a separate affordable home now or in the next five years. If more than one home is needed, please contact the Clerk of the Parish Council for another form. ANY PERSONAL FINANCIAL INFORMATION SUPPLIED IN THIS SECTION IS STRICTLY CONFIDENTIAL\*. NAMES AND ADDRESSES ONLY WILL BE USED TO CREATE A DATABASE TO ESTABLISH HOUSING NEED AND MAY BE SHARED WITH THE LOCAL AUTHORITY OR PARTNER HOUSING ASSOCIATION \*.**

**Q1. What Type of home do you live in now?**

- Detached       Semi Detached       Terraced       Bungalow
- Flat       Bedsit       Caravan/Mobile Home       Other

**Q2. How many bedrooms does your home have?**

\_\_\_\_\_

**Q3. Who owns your home?**

- Self (with/without mortgage)       Private Rented       Tied to Job       Housing Association Rented
- Housing Association Shared Ownership       Parents       Other (please state)\_\_\_\_\_

**Q4. Do you need a new home now or in the future?**

- Yes Now     Yes 1 year     Yes 2– 3 years     Yes 4– 5 years

**Q5. Please state exact age and sex of each family member needing a new home together**

<u>1</u> _____	<u>7</u> _____
<u>2</u> _____	<u>8</u> _____
<u>3</u> _____	<u>9</u> _____
<u>4</u> _____	
<u>5</u> _____	
<u>6</u> _____	

**Q6. Please indicate who needs housing?**

- Couple with/without children     Single Person     Family (eg brothers, sisters)

**Q7. Which of the following tenure would be best for you?**

- Rented     Shared Ownership

**Q8. Do you or anyone in your household have a specialist housing need?**

- Yes Warden Assisted     Yes Residential care     Yes Care Call Alarm  
 Yes, aids and adaptations required     Other     No special needs

**Q9. What is your yearly income before tax (including benefits but not housing benefit)? For couples please give the combined total of both incomes**

\_\_\_\_\_

**Q10. Do you have any savings?**

- Yes (amount) \_\_\_\_\_     No Savings

**Q11. What is your connection to the parish? How long have you lived or worked here?**

\_\_\_\_\_

**NAME:**

**ADDRESS:**

**TEL NO:**

**EMAIL:**

**PLEASE RETURN YOUR FORM IN THE FREEPOST ENVELOPE PROVIDED.**

**P.T.O.**

# **THE FUTURE OF YOUR VILLAGE?**

## **Great Horwood**

### **Neighbourhood Development Plan**

Newsletter 2, 13 Mar 2014

#### **Community event**

The Neighbourhood Planning Team is making good progress with its revised proposals for limited new development in the village, and the next step is to let you have more details and give you an opportunity to comment on them.

To do this, we are going to hold an Open Community Event in the Village Hall. This will be a drop-in event, without any formal presentations. Instead there will be display boards, outlining our proposals for each site. We have also invited the promoters of the two larger proposed developments (those at the end of Weston Road and Willow Road) so that you can compare their proposals with ours. Feedback forms will be available at the event.

**The event will be held in the Village Hall**  
**Saturday 29th March (2pm to 5pm) and Sunday 30th March (2pm to 4pm)**

#### **Housing needs survey**

Every household in the parish should have received a Housing Needs Survey in the last issue of Focus. The first part asks some general questions concerning housing in Great Horwood, and is for everyone to fill in. The second part is **only** for people who might need affordable housing in the next five years. All answers will be strictly confidential.

We hope that as many people as possible will return the survey to Community Impact Bucks, using the Freepost envelope provided. If you haven't done so yet, there is still time as the deadline is 20th March. If you need another form, they are available by contacting the Clerk to the Parish Council, Karen Francis, on 01296 712941.

#### **Acknowledgement**

The Housing Needs Survey and the work on preparing site proposals were supported by a grant awarded by the *Supporting Communities in Neighbourhood Planning Programme* led by Locality in association with RTP/Planning Aid England, CDF and partners, available through the My Community Rights website.

**The Great Horwood Neighbourhood Planning Team**

**PS** We now have a dedicated email address for people who wish to submit comments on our proposals. It is [\*\*npt@greathorwoodpc.org.uk\*\*](mailto:npt@greathorwoodpc.org.uk)



# **GREAT HORWOOD NEIGHBOURHOOD PLAN**

**COMMUNITY EVENT 29/30 MARCH 2014**

## **The proposed Neighbourhood Development Plan**

The Neighbourhood Planning Team is proposing a general policy for future development in the Village over the period to 2031 – “Policy 1”, asserting that future sites should comprise no more than 15 dwellings – **together with phased development on three specific sites, labelled D, F and G**, compliant with this spatial policy. These are described on the display boards.

We should like to know if you are happy with our general policy, and for us to complete a “Pre-Submission Plan”. This would be submitted to the Parish Council for approval at its meeting on 14th April, and would be followed by a formal six-week consultation period where the views of residents and other interested parties will be recorded.

## **Development proposals at the ends of Weston Road and Willow Road**

Independently from our work, two developers are promoting sites with larger numbers of dwellings. These developments would not conform with our proposed Policy 1.

We have invited the developers to display their proposals today, as it is important for us to know if you would prefer these to be included in our Neighbourhood Plan, and for us to modify Policy 1 accordingly. (The developers are also entitled to submit their proposals directly to AVDC for planning permission.)

## **Development proposal off Wigwell Gardens**

On 23rd February 2014 we received a very late request from the owner of a site off Wigwell Gardens, asking if her site could be included in the Neighbourhood Plan (this is marked SHL/GHW/008 on the map). We have not, so far, received any details on what the proposal will include. Nevertheless we should like to know if you would prefer us to consider this site.

# QUESTIONS

**Q1.** Are you happy with the overall policy for future development in the proposed Plan (Policy 1, sites of no more than 15 houses)?

**Yes** Please now answer the following questions.

**Q2.** Are you happy with the specific sites proposed?

Site D  **Yes**  **No**

Site F  **Yes**  **No**

Site G  **Yes**  **No**

**Q3.** Would you prefer the site off Wigwell Gardens to be considered for inclusion?

**Yes**  **No**

**Q4.** If you are not happy with the specific sites proposed, please explain how you would prefer Great Horwood to meet its obligation to provide a reasonable supply of new houses in the period from now until 2031.

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**No** Please now answer the following questions.

**Q5.** Would you prefer a policy that allows for large scale development (between 15 and 50 houses) per site?

**Yes**  **No**

**Q6.** Would you prefer the proposal by Taylor Wimpey (at the end of Weston Road) to be included in the Neighbourhood Plan?

**Yes**  **No**

**Q7.** Would you prefer the proposal by Mr Duncan Vercoe in association with VAHT (at the end of Willow Road) to be included in the Neighbourhood Plan?

**Yes**  **No**

**Q8.** If you would like either of the developers' proposals to be included in the Neighbourhood Plan, would you want this **in addition to** or **instead of** the sites currently proposed (D, F, G)?

**In addition**  **Instead**

**Please enter your post code ..... and leave this form in the box when you leave the Hall. Thank you for coming!**

# **GREAT HORWOOD NEIGHBOURHOOD PLAN**

## **COMMUNITY EVENT 29/30 MARCH 2014**

### **Analysis of questionnaire responses**

#### **1. Introduction**

1.1 On 29th and 30th March 2014 the Great Horwood Neighbourhood Planning Team (NPT) held a Community Event in Great Horwood Village Hall. The purpose of the event was to publicise the proposals from the NPT for a Neighbourhood Plan, and to ask residents to comment on these proposals. In addition, three other interested parties<sup>1</sup> were invited to provide displays at the event to illustrate their proposals, and all three accepted this invitation.

1.2 In order to ascertain residents' views, a questionnaire was made available at the Event. One copy of the question form was given to each resident who attended, and the completed forms were collected at the door of the Hall. A copy of the question form is appended to this analysis. Specimen copies of the form were also given to representatives of the three interested parties.

#### **2. Methodology**

2.1 For the purpose of the analysis each sheet was numbered, and then the responses entered into a spreadsheet in order to retain an audit trail. Some residents wrote comments on their question sheets, and these have also been entered into the spreadsheet.

2.2 The total number of question sheets returned at the Community Event was 142.

2.3 Each question sheet was supposed to contain the postcode of the resident. Four postcodes were for addresses outside the parish of Great Horwood (they were all in Winslow) and so these four question sheets were disqualified. Ten question sheets omitted the postcode, but these have been counted. There were therefore 138 valid question sheets.

2.4 The intention of the questionnaire was to ask residents (in Question 1) whether they agreed with the overall spatial policy of the Plan. Those residents who agreed were then expected to answer Questions 2–4, and those who disagreed were expected to answer Questions 5–8. In the event, most residents chose to answer all the questions, and a few of the answers were not self-consistent.

2.5 The numerical results given in Section 4 below include all responses to the questions (apart from Question 4, which was a write-in question and had very few responses).

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1 Taylor Wimpey, proposing a development at the end of Weston Road; Mr Duncan Vercoe (in association with the Vale of Aylesbury Housing Trust), proposing a development at the end of Willow Road; and Mrs Lindsay Dunham, proposing a development on land off Wigwell Gardens.

### 3. Summary of results

3.1 The results of the questionnaire may be summarised under three headings: did residents agree with the proposals put forward for the neighbourhood plan; what was their view about a small development off Wigwell Gardens; and what was their view about larger-scale proposals such as those promoted by two of the developers.

3.2 The results were:

- A large majority supported the proposed spatial policy for the neighbourhood plan;
- A large majority supported the specific sites proposed for the neighbourhood plan;
- A small majority supported consideration of a limited development off Wigwell Gardens;
- A large majority opposed larger-scale development;
- A large majority opposed the specific larger-scale developments promoted by two of the developers.

### 4. Detailed results

**Q1.** *Are you happy with the overall policy for future development in the proposed Plan (Policy 1, sites of no more than 15 houses)?*

**Yes: 84      No: 17**

(A few residents answered both YES and NO to this question; in these cases, both votes are included.)

**Q2.** *Are you happy with the specific sites proposed?*

*Site D:*      **Yes: 117      No: 14**

*Site F:*      **Yes: 115      No: 16**

*Site G:*      **Yes: 100      No: 29**

**Q3.** *Would you prefer the site off Wigwell Gardens to be considered for inclusion?*

**Yes: 72      No: 53**

**Q4.** *If you are not happy with the specific sites proposed, please explain how you would prefer Great Horwood to meet its obligation to provide a reasonable supply of new houses in the period from now until 2031.*

These were write-in responses and are not listed here.

**Q5.** *Would you prefer a policy that allows for large scale development (between 15 and 50 houses) per site?*

**Yes: 11      No: 91**

**Q6.** *Would you prefer the proposal by Taylor Wimpey (at the end of Weston Road) to be included in the Neighbourhood Plan?*

**Yes: 17      No: 87**

**Q7.** *Would you prefer the proposal by Mr Duncan Vercoe in association with VAHT (at the end of Willow Road) to be included in the Neighbourhood Plan?*

**Yes: 26      No: 73**

**Q8.** *If you would like either of the developers' proposals to be included in the Neighbourhood Plan, would you want this **in addition to** or **instead of** the sites currently proposed (D, F, G)?*

**In addition to: 14      Instead of: 32**

David Saunders, MA PhD FIMA  
Great Horwood Neighbourhood Planning Team  
3 April 2014

**Appendix 18:  
Slide from presentation at Annual Parish Meeting,  
29 April 2014**

<b>Online</b>	<b>In print</b>
<p>The Plan and evidence base are available on the Parish Council website</p> <p><b><a href="http://www.bucksvoice.net/greathorwoodpc">www.bucksvoice.net/greathorwoodpc</a></b></p> <p>Please send comments to</p> <p><b><a href="mailto:clerk@greathorwoodpc.org.uk">clerk@greathorwoodpc.org.uk</a></b></p> <p>(Please put "Neighbourhood Plan" in the email subject title)</p>	<p>The Plan will be available for inspection in the Village Hall. Please send comments to:</p> <p><b>The Neighbourhood Plan, Parish Clerk, 2 Spring Close, Great Horwood, Bucks MK17 0QU</b></p>

## Neighbourhood Plan

At the Community Events held in the village hall on Saturday 29th and Sunday 30th March, the Neighbourhood Planning Team presented the Great Horwood Neighbourhood Development Plan proposals.

In summary, the Plan designates a Great Horwood Settlement Boundary (GHSB) for the purpose of containing the physical growth of the village over the plan period, and will support development proposals on land within the GHSB provided that they comprise no more than 15 dwellings on land of no more than 0.5 Hectare (approx 1.2 acres). Also, that 35% of the total dwellings are provided as affordable homes, subject to viability.

3 sites are identified within the plan: 2 at the edge of the village along Little Horwood Road, one on the north side and one on the south side of the road, and one on the west side of Nash Road.

All those attending the Community Event were given a questionnaire and the results showed **a large majority in favour of the plan** and also large majorities in favour of each of the sites proposed.

The draft plan was circulated to all Parish Councillors and I am pleased to report that at our meeting on the 14th April the Parish Council passed the following resolution:-

*"To approve the Great Horwood Parish Neighbourhood Plan 2014-2031 Pre Submission Plan for public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42".*

So by now, the plan and many associated documents have been placed on the Great Horwood Parish Council website ( <http://www.bucksvoice.net/greathorwoodpc/> ) or been provided via links from the website. **A six-week period for comments on the plan is currently running from Monday 28th April to 5pm on Monday 9th of June 2014.**

I am sure that many of you are aware that we have taken longer than originally hoped to come up with a plan but we are still one of very few in the whole of Aylesbury Vale who have even progressed this far.

I trust, therefore, that you will **take the time and trouble to examine the plan and to express your support for it** so that we can try to retain control of developments in the parish over the next 15 years rather than leave it to developers to decide how many and where new houses will be built.