

Great Horwood Parish Neighbourhood Development Plan

Minutes of the 14th meeting of Great Horwood Neighbourhood Planning Team held at 8.00pm on Wednesday 26th February 2014 at The Old Timbers, 14 Little Horwood Road, Great Horwood (By kind invitation of John Gilbey)

Present: John Gilbey (Chairman, JG), Chris Fellingham (CF), Rita Jenkins (RJ), David Saunders (DS), Jo Waggott (JW)

1. Apologies for absence

Neil Homer, rCOH Ltd, Planning Consultant (NH) apologized for his absence and had written an update email for our discussions points that evening.

2. To confirm the Minutes of the Meeting held on Wed 5th February 2014.

These were approved and signed as true record.

3. To consider matters arising from the minutes that are not otherwise dealt with on the agenda.

Site owners D1, F and G were now in consultation with our independent Planning Consultants rCOH, regarding the next stage of drawing up outline sketches of smaller scale developments on their sites to be displayed at our forthcoming Open Community Event end of March 2014.

Regarding the Willow Road site/VAHT proposal (also referred to as Five Penny Farm), a reply had been received from the developer, Duncan Vercoe, on 14 February, to which we responded by reiterating our original question as to whether they would consider a significantly smaller development on this site (15 houses) and we have not received a reply on this to date.

Our NPT had been successful in securing funding of £4,000.00 from Locality and this money will go towards the Housing Needs Survey that has been organized by Jean Fox of Community Impact Bucks and the 3 days consultation by rCOH on possible developments on 3 sites.

The Housing Needs Survey and freepost reply envelope will be distributed/delivered to every household with the March edition of the "Focus" magazine. The front page of March Focus will have a very clear article on the current situation regarding the future of planning for development in the parish.

The NPT will also advertise the Housing Needs Survey with A3 and A4

laminated and eye-catching posters around the village including the Parish Council notice board the village hall notice board, the notice board on Horwode Pece, as well as the school notice board.

The NPT has set up a new means of communication with an email address dedicated for our neighbourhood planning process, npt@greathorwoodpc.org.uk, and it is hoped that the villagers will make use of this, for comments on our proposals.

DS and JG reported that an updated Scoping Report had been completed and has been submitted to the 3 statutory consultees the Environment Agency, English Heritage and Natural England and has been posted on the Parish Council website, in the Neighbourhood Plan section. The report is an update to the one that was completed last March, but not submitted for consultation at that stage. Email acknowledgements have been received from each of the consultees and they have 5 weeks to respond.

The members of the team were reminded that they all needed to complete a Register of Interest form and give to Rita to hold. RJ to provide a blank form to CF.

ACTION NPT/RJ

4. NPT membership.

It is regretted that David Mayne had stepped down from the NPT, as advised on 23rd February 2014. A new member from the south end of the village has now joined the NPT, Chris Fellingham, and was welcomed to the meeting. It was agreed that we would continue to look for new volunteers/members – particularly in other areas of the village than in the East End and we could promote this at our next Open Community Event end of March 2014.

5. To consider the request from Lyndsay Dunham for a plot of land at Wigwell Gardens to be included in the NPT proposals for sites to be developed.

JG had received a request from landowner Lyndsay Dunham who confirmed that she wishes to put forward her field for consideration by the Gt Horwood NPT as part of their work to develop a Neighbourhood Plan. The details of the site are as follows:

"The site, reference SHL/GHW/008, is known as Wigwell and is .837 ha in size. It lies to the west of Wigwell Gardens and has vehicular access 6.8 metres wide between houses 2 and 3. No application for development of the land has been made. There is existing development on three sides of the site, namely two houses recently built in the garden of the Old Farmhouse to the north, Wigwell Gdns and Spring Lane houses to the east and numbers 26 and 28 Spring Lane to the south, these two houses being largely hidden on lower ground and behind a substantial group of trees. Lyndsey stated that she did not have a fixed idea of how many houses could be built on the land; but it was not a case of 'all or nothing' and she

is prepared to offer for development as much of the land as AVDC would accept, given the characteristics of the site."

As the preference in the village is for several small sites rather than one or two large developments, she hoped this site would be received favourably. It is also in a different part of the village from other sites currently under consideration.

Neil Homer advised that if the NPT and community think that a 15 house scheme is possible and the landowner is willing, then there would be no harm in requesting her to submit outline sketches and asking her to present them with the other three sites of G, D1 and F, in readiness for the March open community event in the village hall. Neil also advised that on the face of it, the landscape/heritage impact - it doesn't seem significantly greater than the others but that access should be clarified with Lyndsey Dunham (which the NPT did request from Lyndsay Dunham and is awaiting a response).

The NPT noted:

a. This site was considered in the 2013 SHLAA and excluded at stage B and stated as follows:

"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."

b. This site was added to the Great Horwood Conservation Area in 2012.

It was decided in the first instance to ask AVDC what prompted its exclusion at stage B, and request further/relevant details, and what initiated its inclusion at stage A.

Chris Fellingham also suggested that we should contact AVDC on a similar basis and request this type of information for all the previously identified AVDC SHLAA sites, so that the NPT could clarify to the community, as and when necessary the reasons for their exclusion/unsuitability - thereby determining whether it be AVDC's planning constraints, or landowner not willing to develop etc. etc.

ACTION NPT/NH/AVDC

6. To confirm how rCOH are proceeding with drawing up plans for development in conjunction with the owners of sites F, D1 and G.

Site C, D1 and G landowners had responded favourably to our enquiry letter, asking if they were interested in promoting their sites for small scale development and were put in touch with our retained planning consultant, Neil Homer. Neil Homer had emailed the NPT team informing them that rCOH are meeting all three landowners on Friday 28th February and had already spoken to them about their sites and circumstances. He is confident that three viable and supportable schemes will be achievable

and he will have a chat with the highways authority as well.

Neil advised he would sound the landowners out about the affordable and CLT propositions and believed, as with his experience of the Winslow NP, there is a healthy demand for custom (self) build (which are classed as open market homes) in this area and this could form part of the CLT (Community Land Trust) proposition jointly with Winslow. In overall terms, it looks like each site will deliver 15 homes. The normal AVDC affordable housing policy requires 35% of schemes of 15+ homes. Therefore he will propose that each of the three landowners accepts 5 of the 15 homes being affordable and being delivered by our proposed joint GH/Winslow CLT over the lifetime of the plan (rather than by a housing association).

This will result in:

25 Open Market homes (10 in 2015-20; 15 in 2021+)
5 custom build homes (via CLT – date yet to be provided by Neil Homer)
15 affordable homes (via CLT with 5 in 2015-20 and 10 in 2021+)
45 total homes

Neil also advised that he was making progress with the spatial and allocation policies.

ACTION NH

7. To agree a date for the Open Community Event.

8.

We agreed to hold the community event for the afternoons of Saturday 29th March 2-5pm and Sunday 30th March 2-4pm and subsequent to the meeting the village hall has been booked.

The NPT would also write to the other large scale developers – Taylor Wimpey and VAHT – to offer them the opportunity to attend and display their sites at the Open Community Event on Saturday 29th March and Sunday 30th March.

ACTION NPT

9. Any Other Business.

10.

It was agreed to organize another GH neighbourhood Plan newsletter before the Community Event.

It was decided to ask Neil Homer to explain in detail and provide us with an “easy to understand” guide on the implications of a CLT – Community Land Trust and what it meant for Great Horwood and how it would affect GH, given that it would be jointly held with the Winslow Neighbourhood Plan.

It was decided to ask Neil Homer to write to landowner of Site G Mr. Ffello to request confirmation that his land has been removed from the control of Suffolk Life & that he holds the unencumbered title to the land.

ACTION NH

11. Place, date and time of next meeting.

The next meeting will be held on Tuesday 18th March commencing at 8pm at 4 Spring Close, Great Horwood, by kind invitation of Chris Fellingham.

Signed and approved.....

John Gilbey
Chairman, GH NPT
18 March 2014