

Great Horwood Parish Neighbourhood Development Plan

**Minutes of the 12th Meeting of the Great Horwood Neighbourhood Planning Team
held on Tuesday 14th January at 8pm at 30 Little Horwood Road.**

(by kind invitation of David Saunders)

Present:

John Gilbey (Chairman) (JG), Rita Jenkins (RJ), David Mayne (DM), David Saunders (DS), Jo Waggott (JW).

1. Apologies: All present

2. To confirm the Minutes of the Meeting held on 10th December 2013.

These were signed and approved without amendment.

3. To consider matters arising from the Minutes and Action Plan from Neil Homer.

JG to contact AVDC regarding election dates for possible April NPT referendum and to let Neil Homer know.

ACTION JG/NH

4. To receive feedback received from the Open session in the Village Hall of Sunday 12th January.

It was agreed to ask Jane Holland to offer first-hand feedback which she did and then left 20 minutes later. Jane Holland said that an even spread of villagers attended. The **number of households that visited were as follows:**

Little Horwood Road plus all the cul de sacs - 34

Nash Rd – 6

The Green and High St – 6

Spring Lane Greenway Winslow Rd - 28

Singleborough - 3

Totalling 77, but we could also presume a few didn't see the paper to sign their addresses.

One member volunteered to join NPT from Spring Close.

7 volunteers to look into forming a committee for a village shop.

Jane said that there were 87 signatures to the letter titled "Request to delay consideration of Taylor Wimpey application until our Neighbourhood Plan is complete" - which she sent to Bill Nicholson at AVDC, Sir Beville Stanier, Great Horwood's Ward Councillor, and Kris Hopkins, the Housing Minister.

The NPT members thanked Jane Holland and commented on how successful it had been in demonstrating the village views on development in general.

5. To discuss the contents of the email from Neil Homer dated 30th December 2013.

Before referring to Neil Homer's latest email, it was noted that the Vale of Aylesbury Plan had been determined as "unsound" by a Planning Inspector, thereby leaving the whole of the Vale including the villages vulnerable to uncontrolled development by landowners and developers.

Referring to Neil Homer's point that AVDC's SHLAA view of Site C as currently being favourable, and AVDC's current weak policy position, and taking into account Neil advising us that AVDC officers are likely to recommend approval of the Taylor Wimpey application - the NPT members agreed to arrange a meeting with AVDC at their offices w/c 27 January and to include Neil Homer. One of the questions to AVDC would be to clarify their "current weak policy position".

Neil Homer had also requested the NPT to seek an informal AVDC officer view and JG had therefore been in touch with David Broadley, who advised that if the Parish Council wishes to write to AVDC expressing concerns about Taylor Wimpey's proposals for Site C (ahead of the neighbourhood plan) then this could inform Bill Nicholson's (AVDC – Area Planning Manager of AVDC Development Control, Western Team) for awareness in case a TW pre-application enquiry comes in. This to be copied to Sir Beville Stanier, our ward member and representative on AVDC.

ACTION JG/NPT

Neil also advised that in the absence of a robust Neighbourhood Plan, there would be risks that other applications could be made according to the current SHLAA (Site D).

Jo Waggott mentioned at this stage that Taylor Wimpey were already carrying out survey work on Site C, and that workmen had already been instructed to survey the field to the south of Site C.

6. To review the contents of the email from David Broadley dated 6 January 2014

It was noted that with the demise of the Vale of Aylesbury Plan, the current development plan for Aylesbury Vale is the 2004 Aylesbury Vale District Local Plan (AVDLP) and this wouldn't support a large greenfield application in Great Horwood. It was proposed to write a letter to David Broadley and Bill Nicholson to say we are working speedily with a neighbourhood plan in which the expected proposal from TW would not accord with the philosophy behind policy VS2, paragraph C of the recently-proposed VAP i.e. "Vision and Strategic Policy, paragraph C - in which it states

"at larger villages, limited growth, at a scale in keeping with the local character and setting, taking into account community-led-planning, and usually not amounting to more than 50 dwellings per village, distributed over several sites, and phased over the plan period, will be encouraged to meet local housing needs and employment needs and to support the provision of services to the wider area;

We would expect a similar philosophy to be included in any replacement VAP

ACTION JG/NH

It was discussed how NPT could inform villagers to respond directly or through the NPT on their views regarding TW, if they wish to do so, after the public consultation from Taylor Wimpey w/c 20 January.

It was discussed to ask Neil Homer to advise on producing a plan policy within a neighbourhood plan, to include locally-specific planning policies, for example to use local developers, or for example, to request developers to seek prior approval and guidance with the Parish Council on re-development of the old Chapel on the Little Horwood Road, to be in keeping with local character and setting.

7. To decide on whether to proceed with the development of a Neighbourhood Plan and if so to decide whether to include site specific proposals for the development

It was agreed that Jane Holland's open session had determined the village view that a Neighbourhood Plan should be produced, that people who attended were in favour of development as long as it was smaller scale and in various locations and that development should be in keeping with village character. Also the loss of the Vale of Aylesbury Plan meant that the best possible way of controlling and avoiding uncontrolled development in the parish is to have a Neighbourhood Plan.

It seemed the way forward was to agree on site specific allocations. As previously mentioned in last month's minutes, it was decided, at this stage, to engage with the following site owners: Site C, Site G and Site A1 (brownfield part of Site A).

It was agreed to write to these site owners pointing out that the community is in favour of developments which are appropriate in terms of scale and location and that consist of low cost/affordable smaller family homes. The letter would invite the landowners of sites C, G and A to attend a public meeting to confirm their acceptance of this type of scheme and our consultants would then be available to meet with them for further discussions on more detailed plans.

Regarding Site G, (which AVDC has said there were no significant constraints to preclude development), it was suggested to invite an AVDC technical official to visit the site, to discuss suitability regarding road access to and from this field.

It was confirmed that the NPT would not propose development on Site B, the Old Mill. This had been discussed at the 8th meeting on 21 May 2013, and approaches had been made to AVDC on 24 May, 28 May and 3 June, with negative responses on 28 May (twice) and 5 June. One of the reasons given was that "the location for the site is unsuitable as it is disconnected from the main settlement and would constitute of development in open countryside". The NPT now understands that this reason is in fact a consequence of Government planning policy, as given in the National Planning Policy Framework 2012, paragraph 55, and that a Neighbourhood Development Plan proposing such a site could not succeed at examination by the Planning Inspectorate.

ACTION JG/NH/RJ

8. To consider any suggestions from members as to possible additional appropriate persons who might be suitable to approach for co-option to the team.

It was agreed to ask Chris Fellingham, Spring Farm, 4 Spring Close, who expressed an interest at Jane Holland’s open session, if he would be interested in joining the NPT.

ACTION RJ

9. To review, add to and refine the community facilities that we would like to see funded by any Section 106 agreements

It was agreed to include the following ideas for facilities to provide for the village in relation to infrastructure from developers’ contributions, a footpath from the Eastern end of the village to connect with Horwode Pece, footpaths and cycle paths to Winslow, a MUGA, a possible additional small play area and possibly additional facilities required by Great Horwood C of E Combined School.

ACTION NPT

10. Any other business

NPT noted that 7 volunteers had expressed an interest in a community shop and this will be discussed at a later stage and there was some discussion on possible suitable sites which needed to be in the centre of the village.

11. Place, date and time of next meeting.

The next meeting will be held on Wednesday 5th February 2014, commencing at 8.00pm at 9 The Close, by kind invitation of Rita Jenkins.

Approved

Signature

Chairman

Date