



Great Horwood Parish Neighbourhood Development Plan

Minutes of the 13th meeting of Great Horwood Neighbourhood Planning Team held at 8.00pm on Wednesday 5th February 2014 at 9 The Close, Great Horwood (By kind invitation of Rita Jenkins)

Present: John Gilbey (Chairman, JG), Rita Jenkins (RJ), David Mayne (DM), David Saunders (DS), Jo Waggott (JW), Neil Homer, rCOH Ltd, Planning Consultant (NH)

1. Apologies for absence

Chris Fellingham, new member, who said he should be able to attend next meeting.

2. To confirm the Minutes of the Meeting held on 14th January 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 A1 landowner had written to the team, to say that regrettably she was not able to promote her site.

Site G landowner has responded favourably.

Site C landowner has responded negatively.

A large scale developer (VAHT) had approached the Parish Council and distributed leaflets around the village. The proposal is for 46 houses on land at Five Penny Farm with access via Willow Road. The developers have already submitted a "Pre-Application Design and Access Statement" to AVDC without any prior consultation with the community. It was agreed that the NPT would write to the landowner asking them if they would be willing to consider a smaller scale development of affordable low cost housing in line with the wishes of the community.

ACTION RJ/NPT

The NPT has asked Taylor Wimpey and the landowner of Site C if they would be willing to consider a smaller scale development of affordable low cost housing in keeping with the wishes of the community but they declined. This means that Site C cannot be considered by the NPT for inclusion in the developing Neighbourhood Plan.

4. To review the meeting held with AVDC on Friday 31st January 2014.

Neil Homer who attended the meeting with the team at AVDC said that he thought the meeting had been productive in that AVDC encouraged work on the Neighbourhood Plan to continue and Neil confirmed he would work speedily with the NPT to reach the Pre-Submission Stage by 14th April. A community exhibition



event in the village hall will be organised before the end of March and we will aim to include outline sketches of proposed houses on 3 separate sites within the village and to ask for community feedback during this consultation.

AVDC had confirmed however that they are under pressure to approve planning applications especially since the withdrawal of the Vale of Aylesbury Plan as there was now no agreed figure for new houses that should be planned for the Vale up to 2031.

5. **To confirm that we contact site owners of F and D1 (part of D) and re-contact G**

It was agreed to contact the owners of F and D again to obtain their commitment to an acceptable form of development on their land.

This was agreed and confirmed. Emphasis would be given to ensure that if any development here were to go ahead, it would be as low density as possible, landscaped, and in keeping with the rural aspect of the village. It was discussed whether Site F could be considered for some affordable housing similar to the development of the Hastoe Housing Association in Mursley.

ACTION NPT/NH

6. **To consider a proposal to carry out a Housing Needs Survey and to allocate funding for the purpose.**

We agreed we should commission a Housing Needs Survey for this village at a quoted cost of £2500. (We might be able to reduce the cost by distributing the questionnaire manually). The survey would be conducted by Jean Fox of Community Impact Bucks and it was hoped that the results would confirm that the number of persons with local connections requiring affordable housing in the parish would indicate that at 35% of the total requirement a figure of around 40 new houses might be needed in total. It is necessary to have the survey completed and the results analysed to include in our Pre-Submission proposal for presentation to the Parish Council at its scheduled Parish Council monthly meeting on Monday 14th April.

ACTION NPT/CIB

7. **To allocate funding of £550 per day for 3 days of consulting by rCOH**

to meet with the 3 landowners and agree outline proposals for the number type and layout of low cost affordable housing for each of the 3 sites referred to in 5 above.

This was agreed

8. **To decide whether to apply for additional funding support from the Government.**

This was agreed.

ACTION JG/DS



9. **To confirm the contents of a Newsletter to be distributed ASAP to all households in the parish.**

Some amendments were agreed and a revised version would be circulate ASAP for final approval by all members of the team. All members of the team also agreed to take part in distributing the newsletter through every door in the village.

ACTION NPT

10. **To agree a date for a community event.**

In line with Neil's recommendations, a community exhibition event would be towards end March, depending on availability and feasibility of new proposed sites F, D1 and G.

ACTION NH

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

Given that the Section 106 agreements will be replaced by the Community Infrastructure Levy it is not yet known whether the contributions will be directed at local level or at a county level. Neil proposed that he could include an infrastructure policy prioritising local projects for S106 and CIL, as appropriate, within our neighbourhood plan to increase the likelihood of contributions being channeled directly to benefit our community.

ACTION NH

12. **Any Other Business.**

NH advised that it would be sensible for all members of the team to complete a Declaration of Interest Statement in line with that required to be completed by all members of local councils.

ACTION JG/ALL

We need to check if we have carried out the necessary consultation with the required Statutory Bodies and if not to submit the requests ASAP

ACTION DS/JG/NH

As regards the Old Mill, Neil gave his expert opinion that any development here could not be used solely for housing supply, as some of it would have to be industrial or retail or a local amenity and together with the existing planning constraints, it continued to be an infeasible site within the NPT. Neil Homer could look into providing a specific policy within our NP to ensure that the future development of the old mill could be considered.

ACTION NH

13. **Place, date and time of next meeting**

The next meeting will be held on Wed 26 February, commencing at 8pm at The Chapel House, Nash Road, by kind invitation of David Mayne. Neil confirmed



that either he or Jean Fox of Community Impact Bucks would be able to attend.
The meeting closed at 10.30pm.

Signed and approved.....

John Gilbey
Chairman, GH NPT

6th February 2014