

# **Great Horwood Parish Neighbourhood Development Plan PUBLIC NPT MEETING**

**Minutes of the 20th Meeting of the Great Horwood Neighbourhood Planning Team  
held on Wednesday 20<sup>th</sup> June 2014 at 6.30pm at Great Horwood School**

**Present:**

John Gilbey (Chairman) (JG), Chris Fellingham (CF), Rita Jenkins(RJ), Neil Homer (NH) of rCOH, David Saunders (DS), Jo Waggott (JW).

**1. Apologies:** Tricia Palmer-Lewis

**2. To confirm the Minutes of the Meeting held on 4<sup>th</sup> June 2014.**

These were signed and approved without amendment.

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

JG welcomed the attendees of 27 villagers to tonight's NPT public meeting, following the newsletter delivered throughout the village. He also introduced Neil Homer – our independent planning consultant of rCOH.

**4. Treasurer's Report**

David Saunders advised that 70 % of the consultancy fee had now been paid to Community Impact Bucks but that a VAT refund of this was still awaited. The fee was for the Professional Consultant – Neil Homer of rCOH - that the NPT were engaging throughout the process. Further funds have been spent on the Housing Needs Survey and 3 days direct consultancy with rCOH to help in the broad design of the 3 proposed housing sites.

**5. To receive the report from Neil Homer rCOH on the comments received during the recent consultation on the draft plan and resulting proposals for changes to the plan.**

During the consultation period of the pre-submission GHNP there were 154 representations from villagers in favour of the NPT's proposed plan, and 60 negative, of which 43 signed a petition to "say No" to any development.

Neil Homer read aloud the Regulation 14 Report and the following points were discussed / raised with the NPT members.

With regard to general community representation, how did Great Horwood do? Neil replied that given the size of the village, the representation was good.

Given ADVDC's weak policy and planning position ie the absence of an up-to-date local plan, how effective will the Neighbourhood plan be in curtailing further development, to which Neil Homer replied that the most recent findings were positive whereby Neighbourhood Plans or emerging neighbourhood plans carried significant weight over threats of large scale developments.

Neil Homer reiterated that our Neighbourhood Plan would have considerable influence in determining high quality design, regard to respecting local street pattern, desirable landscaping etc., houses built in-keeping with local village character etc.

Neil also mentioned that affordable housing would be provided in line with the local community needs for affordable housing - within the Neighbourhood plan.

The audience were invited to give their comments and raise their concerns, and this included the threat of encouraging larger growth on the NPT's proposed sites – to which Neil clarified the proposed sites would have a clear defensible settlement boundary to guard against further development, at least for 15 years to 2031

Traffic generation was also a concern on Little Horwood Road, to which the NPT clarified that their proposals would generate significantly less traffic than the developments of Taylor Wimpey or Willow Road development and with a NP in place, development would be phased over a 15 year period.

One attendee raised the point that we should be petitioning against any development in the village, but it was explained that Great Horwood has been categorised as a large village by AVDC, and we have to accept some form of development and indeed if we are seen to have “a plan” in place, this safeguards us further from over-scale development via a neighbourhood plan.

JG mentioned that we are currently under threat from 1200 houses by Gladman Developments Ltd again, (as well as Willow Road developer and Taylor Wimpey)

The general sentiment of the villagers therefore seemed to be that they acknowledged the considerable amount of work the NPT had undertaken and were supportive of our proposals.

## **6. To review the future timetable for the plan.**

It was decided by the NPT to continue with the NPT process, as recommended by Neil Homer who mentioned furthermore that ADVDC is hopefully minded to adopt the same positive approach as it had for its determination of the Glebe Farm application in Winslow earlier this year.

DS and JG to make the necessary minor modifications on the GHNP – together with the SEA, and for it to be presented for approval the next Great Horwood Parish Council meeting on 14<sup>th</sup> July 2014.

**ACTION JG/DS**

It was reminded that the community would have further opportunity to raise their concerns and comments throughout the NP process before the referendum.

**7. Any Other Business**

No other business

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

Monday 7<sup>th</sup> July 2014 at 4 Spring Close, by kind invitation of Chris Fellingham at 7.30pm.

Approved

Signature .....

Chairman

Date .....