

Great Horwood
Neighbourhood Planning Team

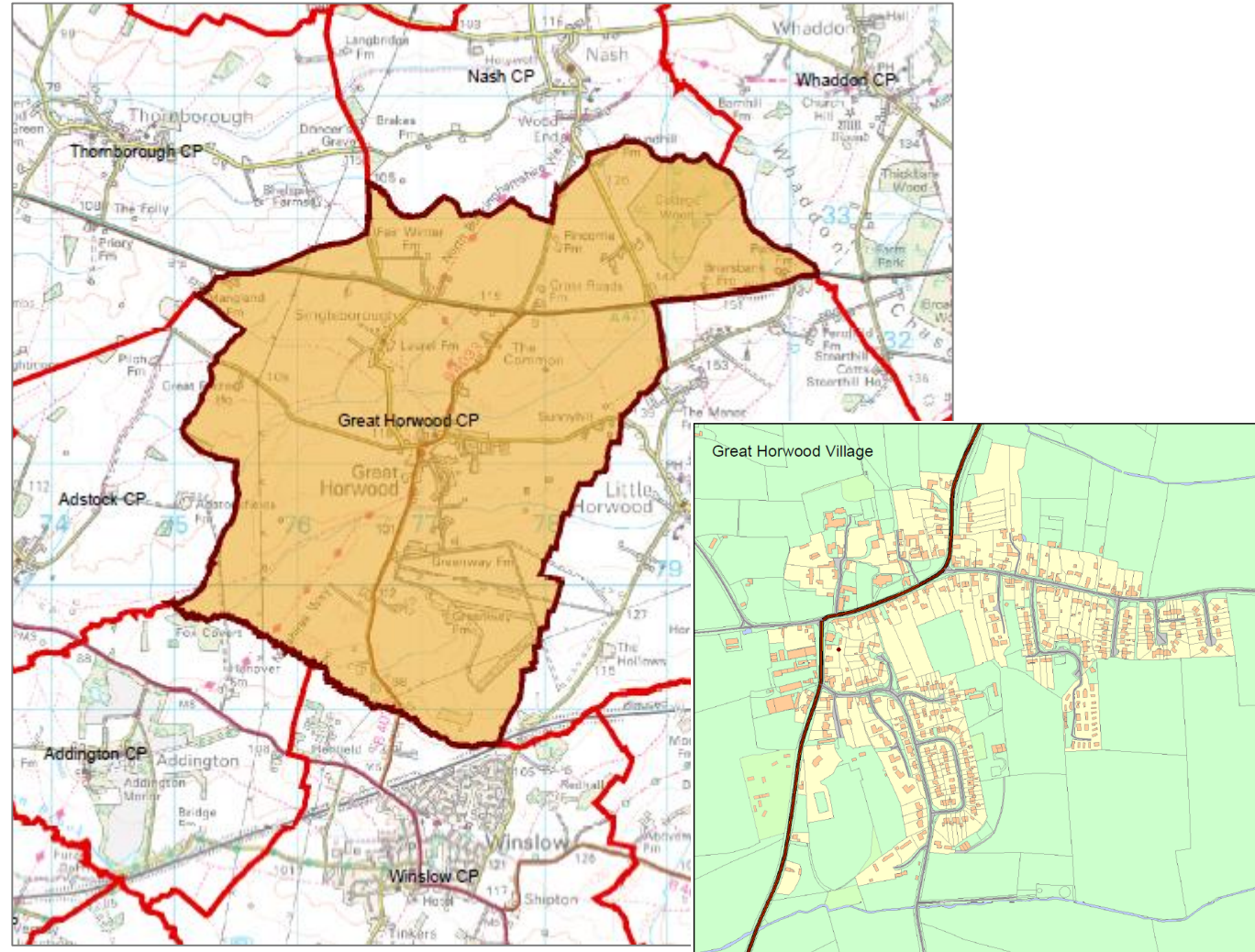
Great Horwood 2031 - Have Your Say

Public Meeting in the Great Horwood Village Hall - Saturday 18 May 2013

Neighbourhood Planning Team & Tasks

- Great Horwood Parish Council agreed the establishment of a Neighbourhood Planning Team (NPT) to prepare a Neighbourhood Plan (NP) and attendant Sustainability Appraisal (SA) for Great Horwood Parish
 - NP establishes general planning policies for development and use of land in a neighbourhood (“where and what”), and takes account of district council’s assessment of area development needs
 - SA details economic, environmental & social effects of a plan to allow decisions that accord with sustainable development
- Plan for sustainable development to benefit the community, whilst preserving distinctive character & special features of the parish (our “Vision”)

Great Horwood Neighbourhood Plan Area



The Objectives

- Development
- Leisure & Recreation
- Parish Character
- Village Centre
- Housing
- Local Economy
- Infrastructure
- Transport
- Quality of Life
- Environment
- Communication

Government Policy

- Localism Act 2011 introduced new powers for local communities to make Neighbourhood Plans with aim of giving communities more control over local area development
- Local work must conform with National Planning Policy Framework document and particularly need for development to be “sustainable” (must ensure well-being & a better quality of life, take account of impact of today’s actions on future generations whilst protecting and enhancing the natural & built environment)
- *“Once a Neighbourhood Plan is in force following a successful referendum, it carries real legal weight. Decision makers are obliged to consider proposals for development in the neighbourhood against the neighbourhood plan.”*

Policy Context

- **European Policy** eg Water Framework Directive
- **National Policy:** Floods & Water Management Act 2010, National Planning Policy Framework (2012)
 - NPPF sets out specific guidance for rural areas – *“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.”*
- **District Policy:** Vale of Aylesbury Plan (emerging) 2011 – 2031, Aylesbury Vale District Local Plan 2004 – 2011
 - *“To protect and enhance the District’s environmental heritage.”*
 - *“To make provision for an enhanced range and diversity of homes, jobs and other facilities for the existing and future resident population of the District and redress the impact of “disadvantage”.*
 - *“To facilitate the creation and maintenance of conditions which provide for a healthy, dynamic, diverse and robust economy.”*
- Assorted other policies eg Sustainable Community, Economic Development Strategy, Biodiversity, Green Infrastructure, etc

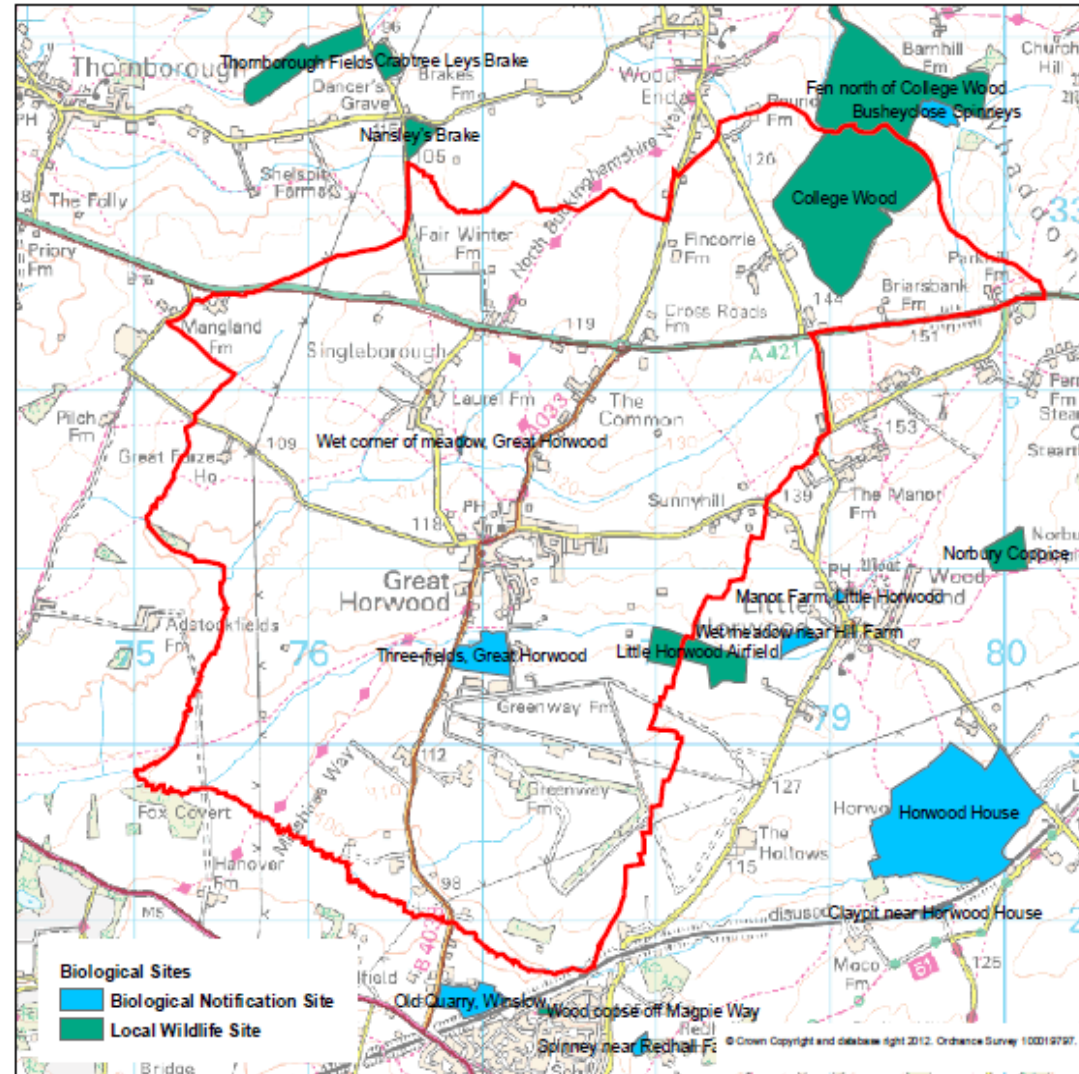
Local Policy

- Great Horwood Parish Plan (2006)
- Great Horwood Neighbourhood Plan (target date May 2014)
 - Sustainability Appraisal Scoping Report (March 2013)
 - Sustainability Appraisal (target date June 2013)
 - Consultation Statement (target date October 2013)

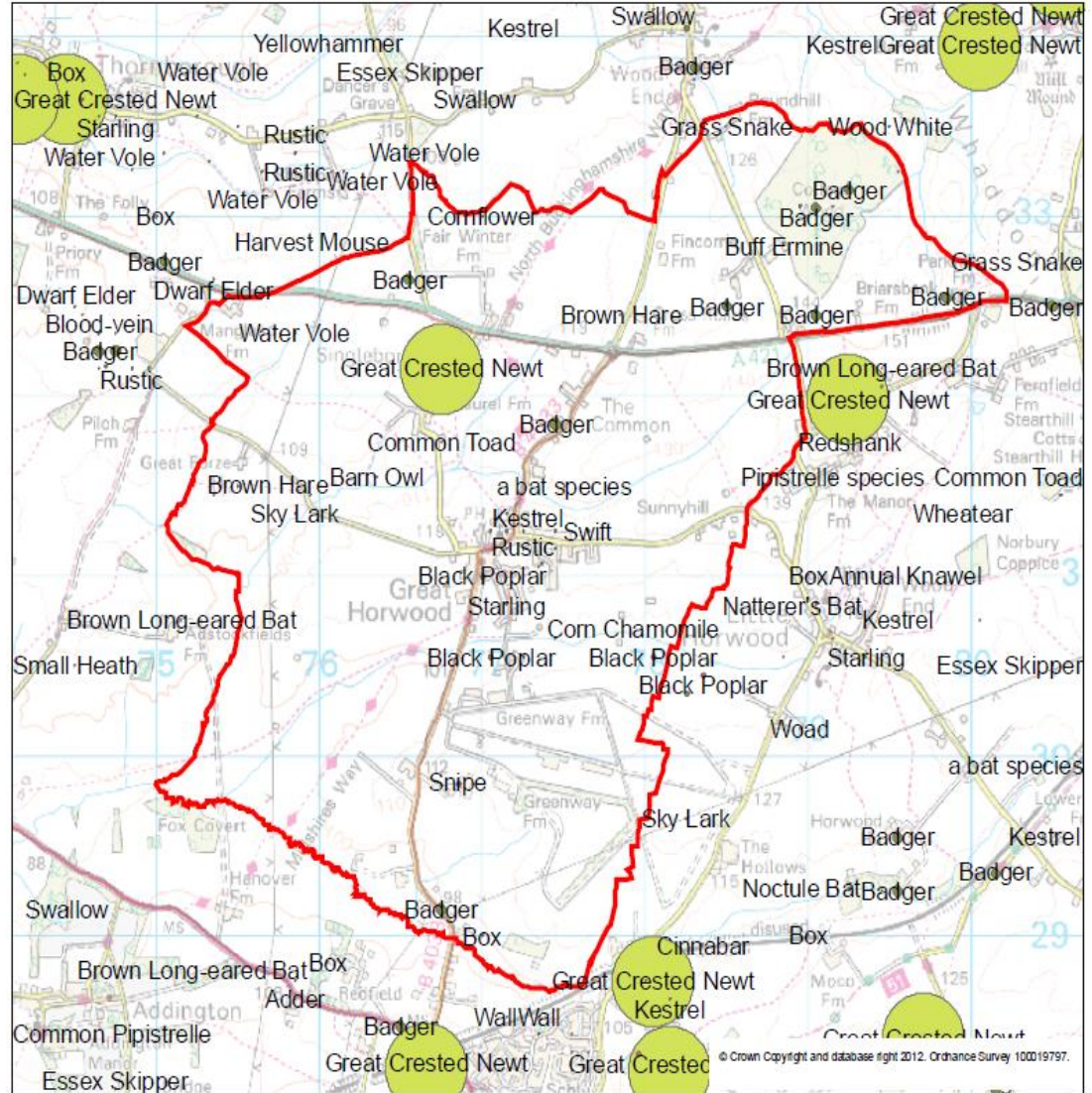
Stages in the Process

- Set context and objectives, establish baseline and scope
 - Identify relevant policies, plans & programmes and sustainable development objectives
 - Collect baseline information and identify sustainability issues
 - Prepare SA scoping report
- Develop & refine options and assess effects
 - Test NP objectives against SA Framework
 - Develop NP options, evaluate effects and mitigate if necessary
- Prepare and consult SA report
- Prepare and consult NP
- Prepare Consultation Statement document
- Publish/submit SA, NP and Consultation Statement
- Examination
- Referendum
- Adoption

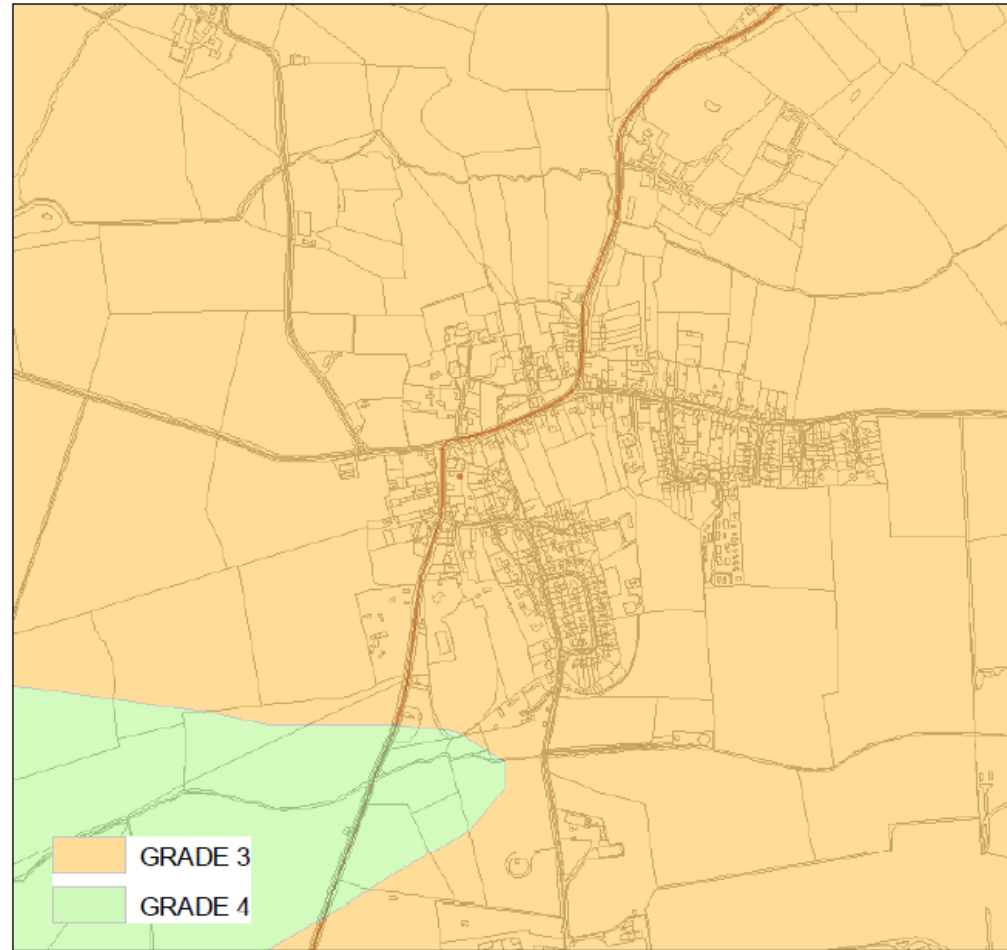
Local Biodiversity



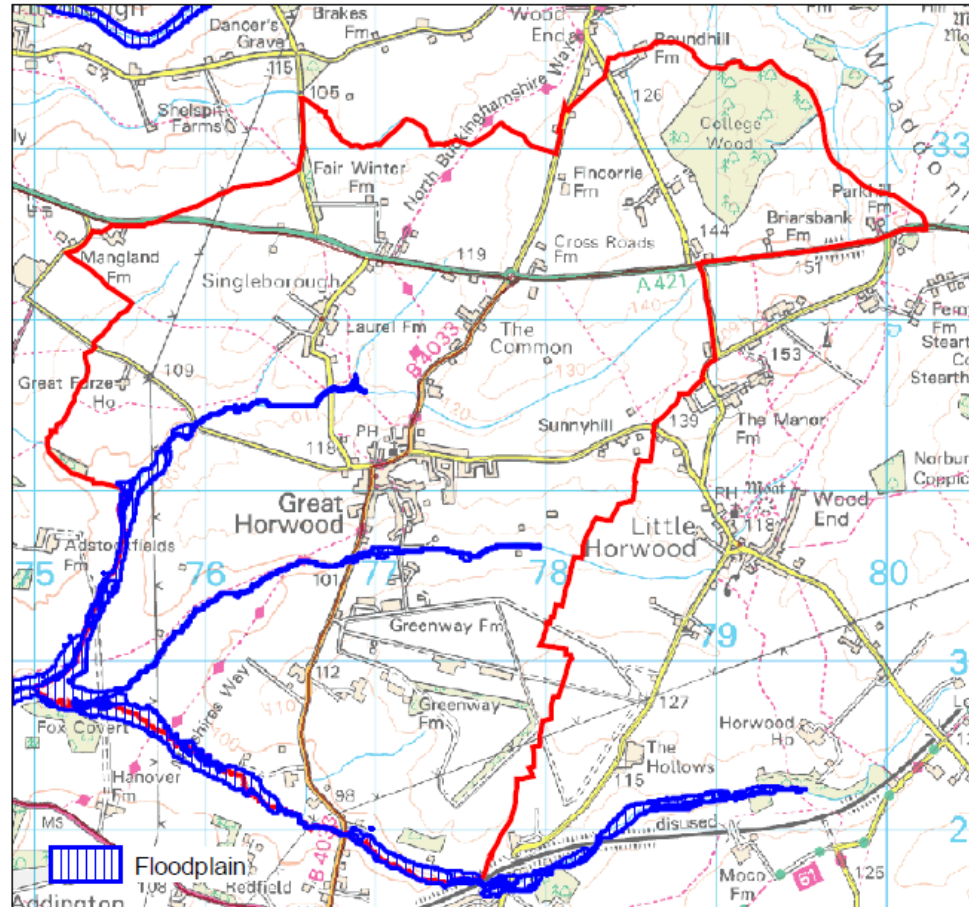
Fauna and Flora in Great Horwood



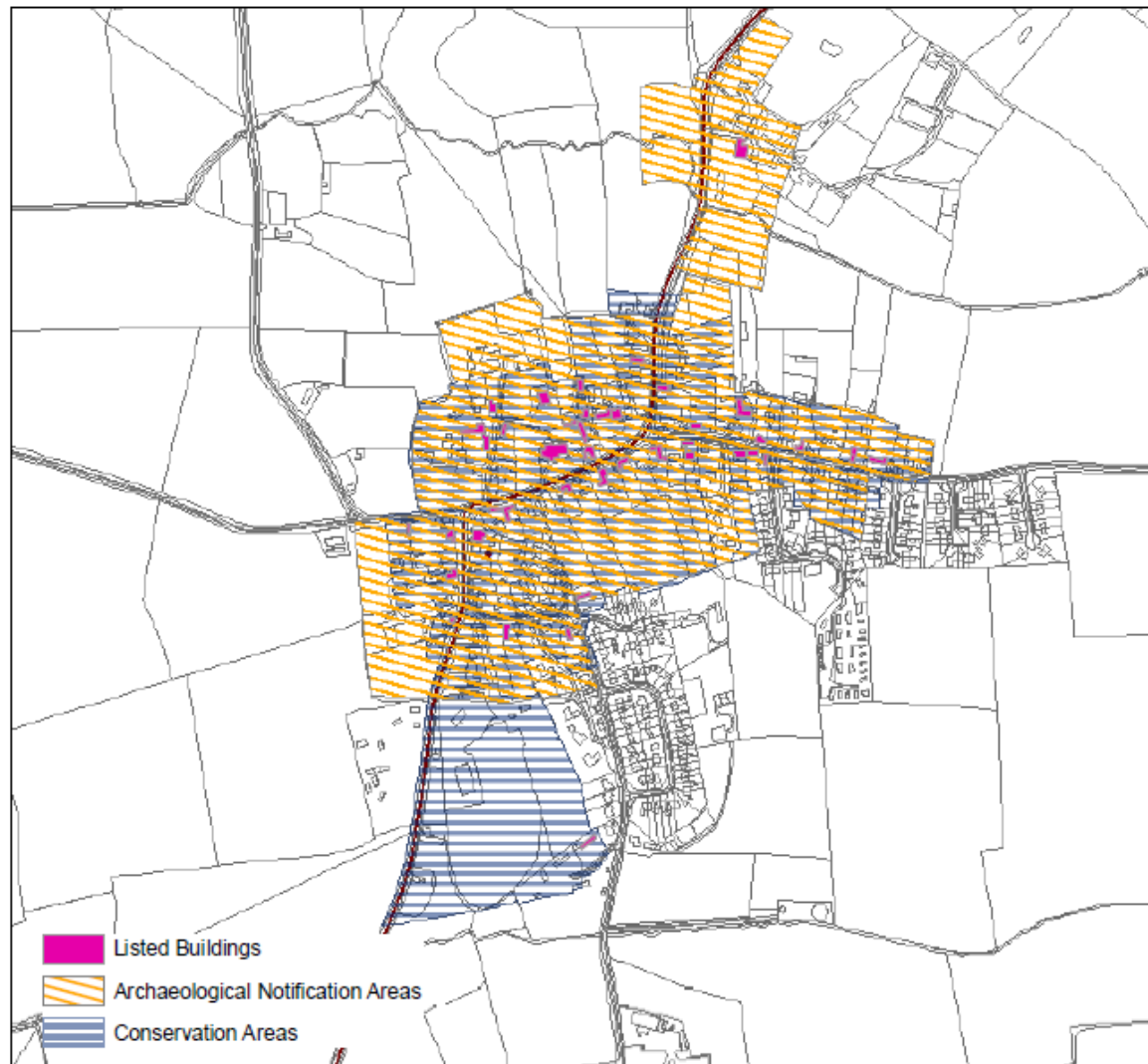
Agricultural Land Classifications in Great Horwood



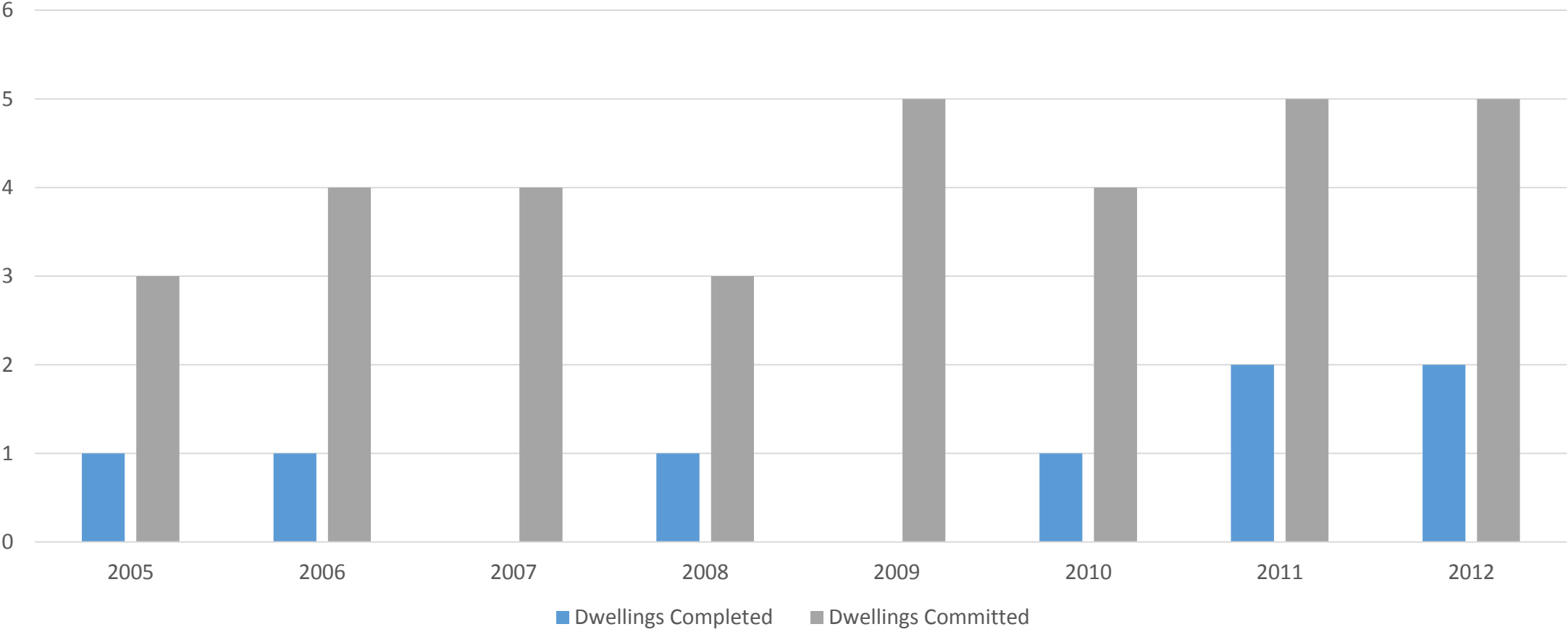
Floodplains in Great Horwood

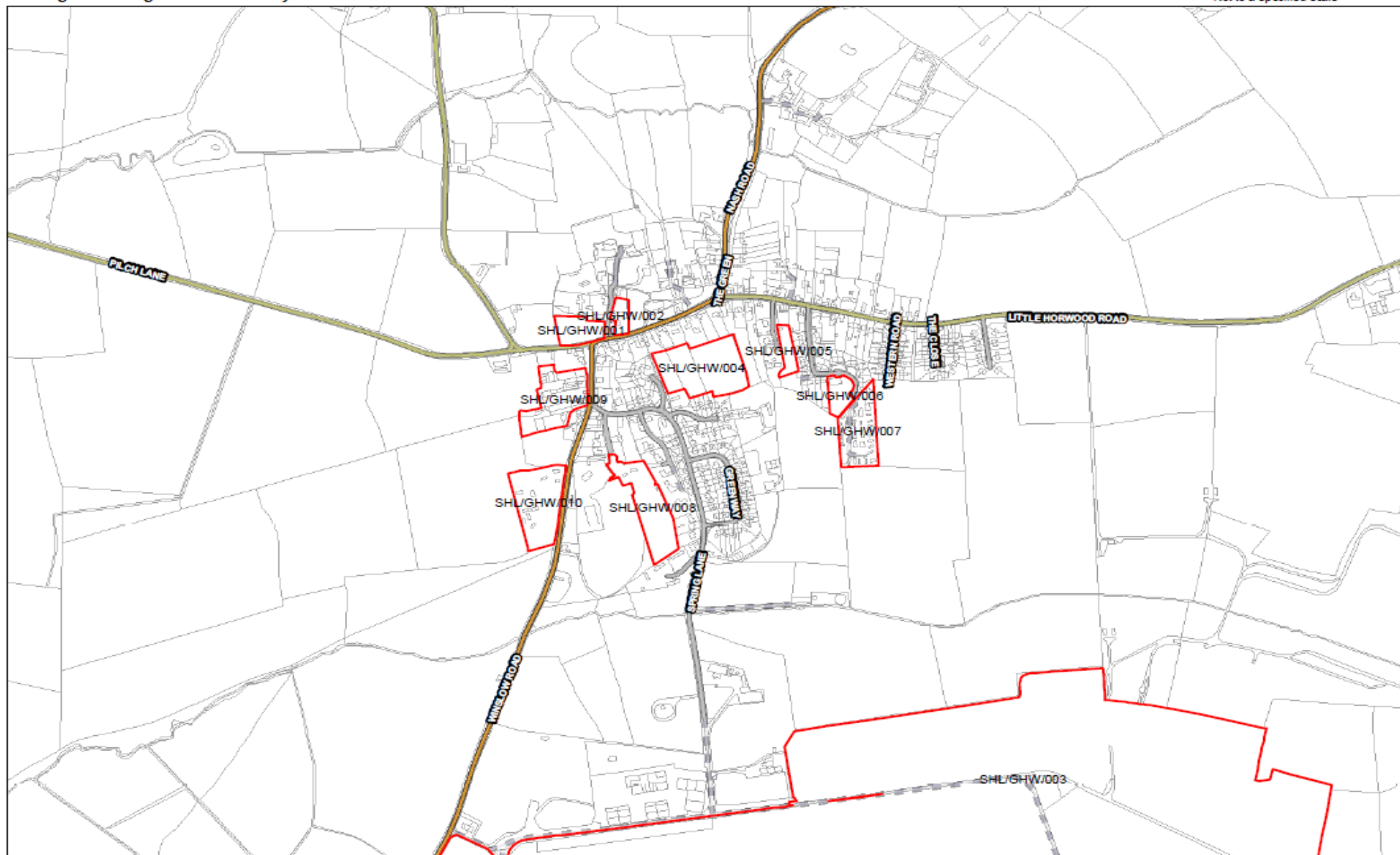


Historic Environment



Completed and Committed Housing Development



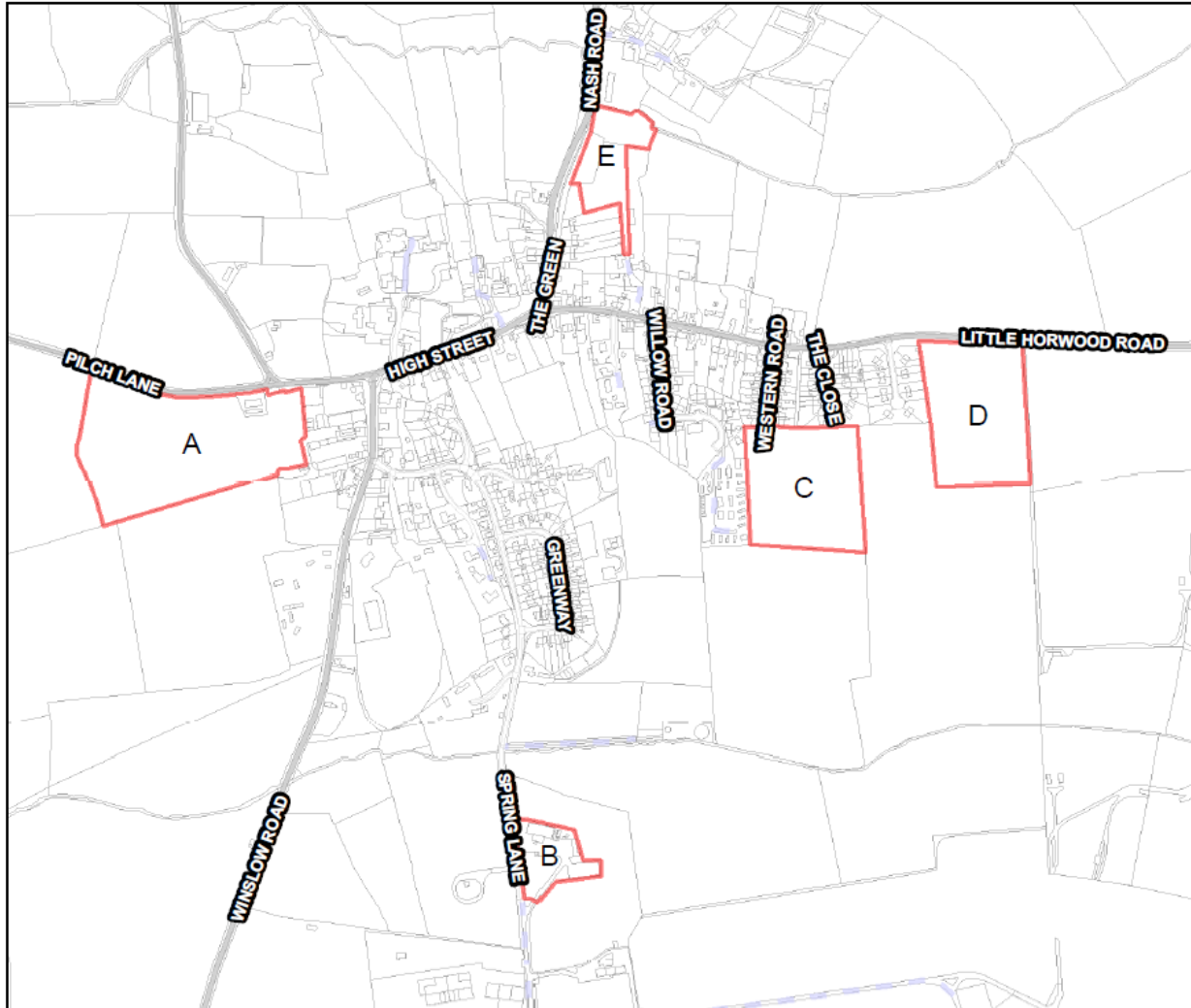


Unsuitable 2012 SHLAA sites

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Potential Development Sites Identified by GH NPT



Site	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 access problems
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

SA Site Analysis Framework

SA OBJECTIVES	ALTERNATIVE DEVELOPMENT SITES				
	+ indicates fulfilment of objective - indicates contrary to objective				
	A. Pilch Lane	B. Spring Lane	C. Weston Road	D. Little Horwood Road	E. Nash Road
1. Community wellbeing	-	+ Only if new access road from south end	+	+	+
2. Design	N/A	N/A	N/A	N/A	N/A
3. Access and provision of services	N/A	N/A	N/A	N/A	N/A
4. Village centre	+	+	+	+	+
5. Employment, workforce and skills	+	+	+	+	+
6. Housing	+	+	+	+	+
7. Best use of land	-	+	-	-	+
8. Transport and travel	-	+ Only if new access road from south end	-	-	-
9. Air quality	-	-	-	-	-
10. Landscape and heritage	- Impact on open views	+	- Impact on open views	- Impact on open views	+
11. Biodiversity	-	-	-	-	-
12. Flooding	+	+	+	+	+
13. Water, energy and climate change	-	-	-	-	-

Analysis Summary of Potential Development Sites

	A. Pilch Lane	B. Spring Lane	C. Weston Road	D. Little Horwood Road	E. Nash Road
Analysis summary	Site adjacent to quiet narrow rural road with expansive views of open countryside of very high public amenity	Site is detached from southern edge of village adjacent to Horwode Pece recreational facility and additional vehicular traffic from the only access via Spring Lane would be a considerable negative impact	Large open plot and natural extension to Weston Road	Lies at eastern end of the village just beyond the existing village bound and development here would have relatively limited effect on public amenity	Easy access from B4033 and views are only moderate quality with little loss of public amenity if developed with dwellings
Suitability for future development	Not suitable	Not suitable – site detached from main village and access problems	Suitable – but some impact on current open views	Suitable – but some impact on current open views	Suitable

Deliverability of Potential Development Sites

Potential Development Site	Date Consulted and Results
A. Pilch Lane	Not suitable for development and therefore not taken forward
B. Spring Lane	Not suitable for development and therefore not taken forward
C. Weston Road	22/01/2013. Landowner would be content to sell site for potential development for housing – flexible over type and number of houses
D. Little Horwood Road	23/01/2013. Landowner would be content to sell site for potential development for housing – flexible over type and number of houses
E1. Nash Road	06/02/2013. Landowners would be content to sell site for potential development for housing. However, site close to stream and too small for development without availability of site E3 (even with addition of Site E2)
E2. Nash Road	22/01/2013. Landowner would be content to sell site for potential development for housing – flexible over type and number of houses. However site too small for development without availability of site E3 (even with addition of Site E1)
E3. Nash Road	25/01/2013. The landowners do not wish to sell this land for reasons of their own amenity

In summary, only sites C and D are deliverable for potential future housing development

Neighbourhood Plan Management Options

1. Design

The design policy aims are to:

- Meet known housing needs of Great Horwood community and anticipate, as far as reasonably possible, its future needs over next 20 years
- Promote the requirement for additional affordable housing within the village
- Exclude bad/poor i) home design, and ii) general site layout design
- Encourage the development of sustainable housing
- Ensure that individual housing plot sizes are adequate to meet general environmental policies

2. Environment

The environmental policy aims are to:

- Protect and enhance biodiversity, natural habitats and wild fauna & flora by sympathetic development which includes green spaces, new plantings of trees, bushes & hedgerows
- Exclude from development all sites identified as having special value for flora & fauna
- Safeguard & enhance landscape, historic environment & cultural heritage to preserve existing village character
- Provide sufficient car parking to ensure footpaths along roads not compromised & traffic flow not hindered
- Guard against excessive building density in order to promote social wellbeing & ensure sufficient space available for gardens, sheds/greenhouses, recycling bins & water conservation devices

3. Recreation

The recreation policy aims are to:

- Support provision & ensure safety of appropriate facilities & services, where/when needed, including:
 - Children’s play & picnic area, sports facilities (football field & club, cricket ground & club), children’s clubs eg Youth Club, Cubs, Scouts and Brownies, Great Horwood Silver Band
- Community and leisure facilities (Village Hall and associated clubs that use it, green spaces eg Village Green and other green spaces in the village)
- Improve access to existing facilities (encourage construction of a footpath from east side of village to link up with Spring Lane near to Horwood Pece recreation area)
- Campaign for provision of cycle paths, particularly to Winslow
- Encourage efforts to maintain unspoilt beauty of Pilch Lane area
- Support efforts of Woodland Trust in its stewardship of College Wood

4. Transport

The transport policy aims are to:

- Work to create a movement network that reflects predominantly residential character of area and encourage more sustainable transport and promote provision of a footpath/cycle path to Winslow
- Make Great Horwood a more accessible and attractive place for pedestrians and cyclists
- Encourage better public transport provision
- Consider the impact of increased traffic along the B4033 when the East-West Rail project is completed and the Winslow Rail Station comes into operation eg traffic calming and speed monitoring measures

5. Affordable Housing

The affordable housing policy aims are to:

- Continue with current AVDC policy approach of seeking 35% affordable housing as a proportion of new homes across the district
 - Target of 14 affordable houses out of overall 40 new houses proposed for Great Horwood

Final Points to Ponder

- NPT are volunteers with no vested interests doing lots of unpaid work for our community
- AVDC facing a succession of developer applications for large developments of houses
- AVDC VAP housing target for Great Horwood is 40 new dwellings (out of a total of 3,550 for the district) and is comparable to or less than the other larger villages
- Community views **are** being taken into account & indeed are absolutely key, and in accordance with accepted democratic principles, Neighbourhood Plan will **only** come into force if it accords with **majority** view reflected in a Referendum vote
- Essential that we find a compromise solution as without a Neighbourhood Plan we would wait in trepidation for larger scale potential development imposed from outside which we would be powerless to prevent – “Do Nothing” is not an option
- Who would **you** rather trust; us or a developer based elsewhere?

Questions and Answers



Have your say