

Great Horwood Parish Neighbourhood Plan 2014-2031

Pre-Submission Plan



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April 2014

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Foreword

We aim to make Great Horwood an even better place to be, now and for future generations.

The Neighbourhood Plan will help us do this. It will cover a 15 year time period with a review every 5 years. It will allow our community to ensure that we have control over where housing development takes place, to influence the type and quality of that development, and to ensure that the change it brings meets local objectives.

The alternative to adopting our own Neighbourhood Plan is to live with continued inappropriate development pressure and to be forced into a reactive approach responding to each planning application as it is made.

Working with the support of Aylesbury Vale District Council our Neighbourhood Plan will be in line with national planning policy. Residents of the parish will, through a local referendum, be able to vote on the Plan and, if approved by a majority, it will be brought into force by the local authority. Developers will then have to work within the policies and priorities contained in the plan.

We are very pleased to note that the latest Planning Practice Guidance on Neighbourhood Planning issued by the Department of Communities and Local Government clearly states as follows:-

“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan”

Since the completion of a new local plan for Aylesbury Vale is up to 2 years away this latest guidance is absolutely vital to ensuring that we can still produce our own Neighbourhood Plan in a timely manner and that it will then be an integral part of the statutory development plan.

**John Gilbey,
Chairman
Great Horwood Neighbourhood Plan Team**

List of Policies & Proposals

Land use Policies

1	Spatial Plan & Sustainable Development
2	Land South of Little Horwood Road
3	Land North of Little Horwood Road
4	Land Off Nash Road

Implementation Proposals

1	Infrastructure Projects
2	Community Land Trust

1. Introduction

Purpose

1.1 Aylesbury Vale District Council (AVDC) designated the Great Horwood 'Neighbourhood Area' on 10 September 2012 for the purpose of enabling Great Horwood Parish Council to prepare the 'Great Horwood Parish Neighbourhood Plan' (GHPNP).

1.2 The plan below shows the boundary of the Great Horwood Parish Neighbourhood Area (see Figure A). The Parish Council is now leading the preparation of the GHPNP to cover the plan period 2014 – 2031. The Pre Submission Plan sets out specific policies and proposals for the use and development of land in the Area over that plan period for a statutory period of public consultation.

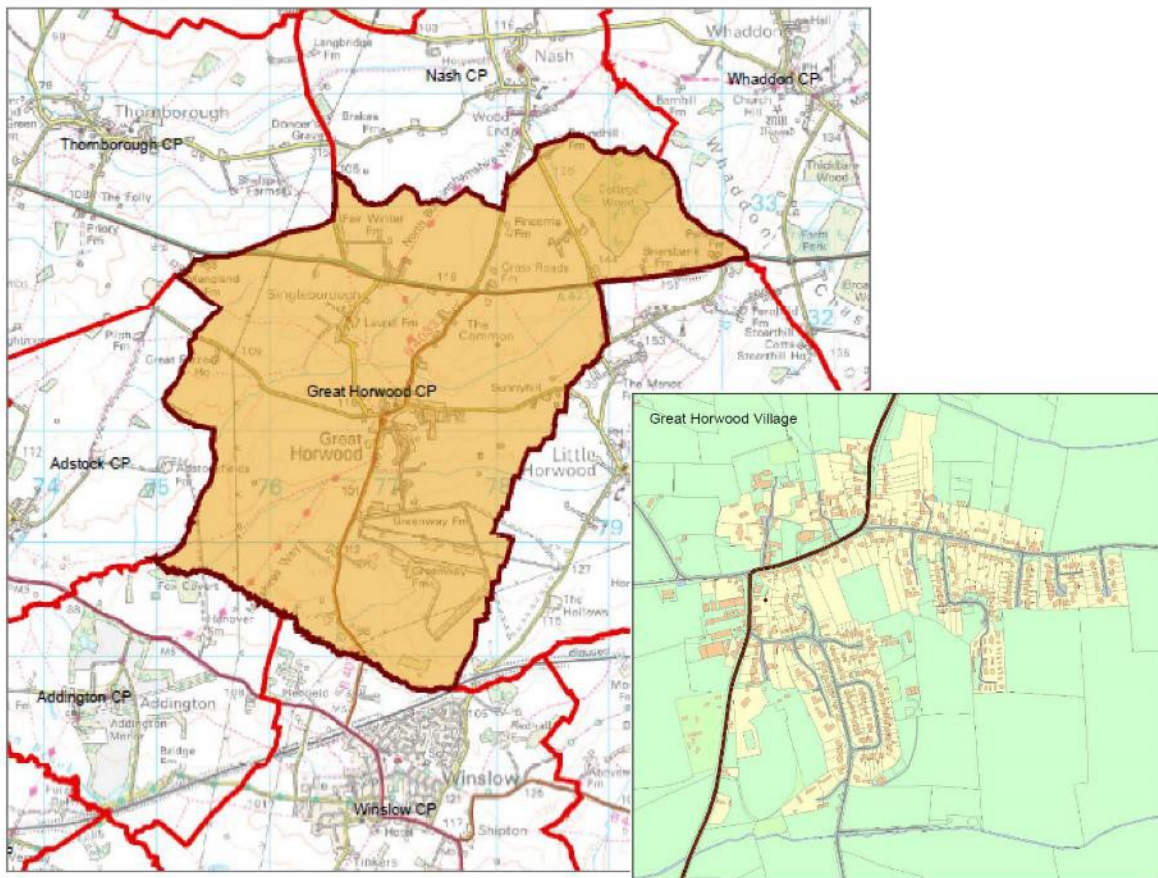


Figure A: The Designated Great Horwood Neighbourhood Area

1.3 The GHPNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004.

Neighbourhood Development Plans

1.4 The GHPNP is amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

“The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

*-develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
-plan positively to support local development, shaping and directing developments that are consistent with their neighbourhood plan to proceed”.* (para.17)

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Towns ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications ...” (para.183)

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies”. (para.184)

“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.” (para.185)

Sustainability Appraisal

1.5 The local planning authority, AVDC requires the GHPNP to be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. It requires that the environmental effects of the GHPNP policies and proposals are assessed against a series of sustainability objectives during their formulation. The Parish Council has chosen to carry out this assessment as part of a wider Sustainability Appraisal (SA).

1.6 The SA process therefore runs in parallel with the preparation of the GHPNP, beginning with a Scoping Report, which set out the proposed sustainability objectives and evidence base on which the GHPNP and SA has been based. This report – the Great Horwood Sustainability Appraisal Scoping Report - was published for consultation with the statutory authorities in February 2014.

1.7 A Draft SA report forms part of this Pre-Submission Plan for consultation and a final version will accompany the Submission Plan in due course. Showing how the plan “contributes to the achievement of sustainable development” is one of the 'basic conditions' of the 1990 Act and therefore a requirement of the GHPNP.

1.8 As such, the GHPNP will help to achieve sustainable development by ensuring that its development policies will meet the needs of people living and working in the parish, while at the same time helping to ensure that any adverse environmental impact is minimised. The ongoing consideration of the sustainability objectives of the plan will enable alternative options for those policies and proposals to be compared and evaluated. The Draft SA and scoping report of the GHPNP is published as a separate document.

The Plan Preparation Process

1.9 The plan preparation process has been led by Great Horwood Parish Council, as a 'relevant body' under the Regulations, with decisions delegated to a Neighbourhood Planning Team.

- State of the Parish Report – a report of December 2013 that summarised all the evidence on which the GHPNP is based
- Pre-Submission GHPNP – this report comprising the vision, objectives, land use policies and implementation proposals (accompanied by a separate Proposals Map and a Draft SA) for a statutory six week public consultation period
- Submission GHPNP – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authority

1.10 Thereafter the GHPNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the GHPNP becoming part of the development plan for the parish to manage future development decisions alongside the Aylesbury Vale Local Plan and National Planning Policy Framework.

Consultation

1.11 The Parish Council has consulted the local community extensively. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the GHPNP.

1.12 The Pre-Submission GHPNP has been approved by the Parish Council to be published for public consultation for a six week period commencing Monday, 28 April 2014 and ending on Monday, 9 June 2014. The Draft SA report, incorporating a Strategic Environmental Assessment, is published for the same consultation period and is made available online and offline alongside the GHPNP.

1.13 Any representation on the Pre-Submission GHPNP should be submitted to the Parish Clerk **by 5pm on 9 June 2014** at:

clerk@greathorwoodpc.org.uk (please put 'Neighbourhood Plan' in the email subject title)

or in writing at :

The Neighbourhood Plan,
Parish Clerk,
2 Spring Close,
Great Horwood,
Bucks MK17 0QU

2. State of the Village

An Introduction to the Village of Great Horwood

2.1 Great Horwood is located in the north of Aylesbury Vale, 5 miles southeast of Buckingham and two miles north of Winslow, on a route connecting the A413 and A421 strategic routes. The adjoining parishes are Little Horwood, Winslow, Addington, Adstock, Thornborough and Nash. To the southeast of the village are the North Buckinghamshire Way/ Midshires Way strategic footpaths.

2.2 The core of Great Horwood village, containing the greater part of the built-up area, is around 20 metres higher than land at streams to the north and south that effectively mark the edges of the village. Singleborough, a hamlet within the parish of Great Horwood, lies north of Great Horwood village.



1:60,000

Plan B: Location of Great Horwood

2.3 The history of the parish goes back to Roman times; traces of Roman settlers were found in the 19th century at a site at the north end of the village. The name Horwood derives from old English words meaning “filthy” or “muddy” wood, while Singleborough means “gravel hill”. The only wood now worth the name is in the far north-east of the parish – a remnant of the old Whaddon Chase.

2.4 The first direct mention of Great Horwood (Horwode Magna) appears in the Domesday Book of 1086, stating that the manor belonged to Walter

Giffard, Earl of Buckingham, and was taxed at 10 hides. During the following centuries, the manor passed to the Cluniac Priory of Newton Longville (1150), then to John, Duke of Bedford (brother of Henry V) in 1415 before reverting to the Crown on his death and then being granted in 1441 to the wardens and scholars of New College, Oxford. (William Wareham, incumbent of St James' Great Horwood from 1487 to 1494, later became Archbishop of Canterbury.) A market on Wednesdays and an annual three-day fair on the Feast of St James were granted to the college in 1447. The fair continues to this day, but it is known that the Wednesday market had ceased by 1806.

2.5 Following rebuilding after a major fire on 28 May 1781 that destroyed sixteen farm houses, four malt houses and forty cottages, much of the centre of Great Horwood is made up of Georgian brick houses. Around the periphery of the 1781 fire area are the original thatched farmhouses and cottages, many with the remains of the characteristic large rear gardens that were an integral part of the medieval open field farming system. The Parish Church of St James, which escaped the fire, has a 13th century doorway and contains many fine internal features. It underwent a complete restoration in 1873-74 under the direction of Sir George Gilbert Scott.

2.6 During the Second World War an airfield was built on the flat land to the south of the village, extending into the adjoining parish of Little Horwood. Living accommodation for the RAF personnel was provided in a number of temporary buildings erected to the west, east and south of the central part of the village.

2.7 The ridge-and-furrow markings in the fields surrounding the village are ancient, and part of the field pattern is a relic of the former Great Field of medieval times. The survival of both is highly unusual and results from Great Horwood's special history.

Selected Town Statistics

2.8 The following statistics are drawn from a variety of sources, particularly from the 2011 Census (where they are obtained by combining figures for Great Horwood census area E00089195, E00089195 and E00089195). Other data comes from the Great Horwood Fact Pack (June 2012) prepared by AVDC during the preparation of the Vale of Aylesbury Plan.

Demographics

- 1,049 population (47% female) at 2011 (census)
- 0.8 people per hectare at 2011 (census)
- 715 working age adults (68% v 65% England) at 2011 (census)
- 179 children under 16 (17% v 19% England) at 2011 (census)
- 155 older people over 65 (15% v 17% England) at 2011 (census)
- 571 economically active residents (54.4% v 77% England) at 2011 (census)
- 136 self-employed (13% v 8% England) at 2011 (census)

Households

- 405 households at 2011 (census)

- 29 lone parent households (7% v 12% England) at 2011 (census)
- 43 single pensioner households (11% v 12% England) at 2011 (census)

Homes

- 204 detached homes (48% of stock v 22% England) at 2011 (census)
- 156 semi-detached (37% v 31% England) at 2011 (census)
- 32 terraced (8% v 24% England) at 2011 (census)
- 6 flats (1% v 22% England) at 2011 (census)
- 23 caravans or temporary accommodation (5% v 0.4% England) at 2011 (census)

Transport

- 5% households with no car (v 27% England) (census)
- 61% households with 2 or more cars (v 30% England) (census)
- 22.7 km average distance travelled to work (census)

Health

- There are no health facilities (i.e. doctor's surgery, dentist or pharmacy) in the village.
- 74% of people in the parish are in good health
- 12% of people have a limiting long-term illness

Skills

- 288 people with highest qualification (27% v 27% England) at 2011 (census)
- 144 people with no qualifications (14% v 22% England) at 2011 (census)

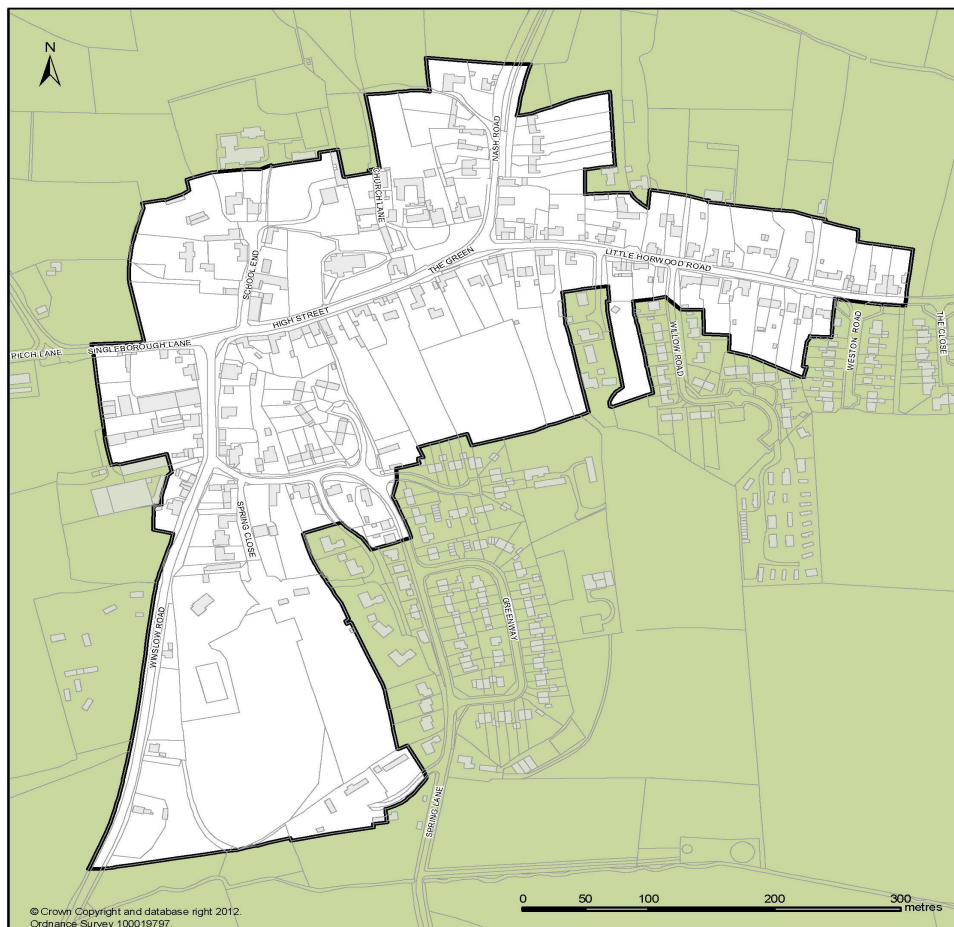
Biodiversity

- Notable Species sites are locations of Important Ecological Species set out by the Milton Keynes and Buckinghamshire Biological Records Centre. There are several notable ecological species in gardens and in fields to the rear of properties – particularly in the south and east of Great Horwood village. There are no significant concentrations of Notable Species in the rest of the parish other than on the Ancient Woodland (see below) of College Wood.
- Local Wildlife Sites are local non-statutory designation for areas of land which are considered to be of significance for its wildlife features and habitats, designated by Buckinghamshire County Council. There is only one such site in the vicinity of Great Horwood village – to the east of the sewerage works and to the south of a brook that runs to Winslow Road in Little Horwood.
- Biological Notification Sites are local non-statutory designations for important biological sites; these are sites which have not been renamed as Site of Important Nature Conservation. In Great Horwood village there is one such site, south-west of the Sewerage Works and south of Wigwell.

- Ancient Woodland, as formally defined on maps by Natural England; this is woodland dating back to 1600 or before. This designation affects College Wood in the far north-east of the parish.

Heritage

- Great Horwood Conservation Area (see later for greater analysis) and Singleborough Conservation Area
- 46 listed buildings, all Grade II except for two at Grade II*, St James Church and Manor Farm, of which 5 are in Singleborough



PLAN: Great Horwood Conservation Area and Boundary 2012

Economy

- There is one allocated employment site – Greenway Business Park -- which is located to the east of Winslow Road. There are 26 units available, covering 6,000 sq.m.

Community Views

2.9 Since the launch of the GHPNP a number of ways of gauging opinion have been established. These have been: a presentation in the village hall, a number of newsletters delivered to all households, articles in the free monthly parish magazine delivered to all households, drop in sessions in the village hall (including a questionnaire on the draft plan) and a special email address to receive comments. These have enabled the community to learn more about the GHPNP and express its opinions on the future of the parish.

2.10 The following are some general views that have emerged from most, if not all, of the groups and meetings:

- Key strengths of the Parish - community spirit, close proximity to employment and retail outside the Parish, attractive historic village, high quality surrounding landscape, good recreational facilities
- Problems –lack of affordable housing and homes for rent, limited public transport services to the main towns, broadband services, no village shop or general practice.
- Opportunities –shaping the future development of land, better connected for surrounding villages to access local services, securing planning-related funding to invest in supporting infrastructure, to provide both affordable and open market housing to meet demand and identify viable community assets to protect from inappropriate development proposals
- Concerns – identifying sites for the minimum of 40 dwellings, the upgrade of community facilities, improving the public transport network especially to Winslow

Development, Applications & Site Promotions

2.11 Significant development in the village since the second world war has been concentrated in two areas: the land along and to the east of Spring Lane, and the land to the south of Little Horwood Road. The Spring Lane development (including the crescent now known as Greenway) was largely built in the 1960s on the site of former RAF buildings. The developments off Little Horwood Road in Willow Road and The Close were also built on old RAF land, whereas those in Townsend Cottages and Weston Road were built on farmland. There has also been a limited amount of modern infill developments within the historic core of the village.

2.12 In 1989 Great Horwood Conservation Area was designated (this was reviewed in 2012), covering most of the pre-1900 part of the village. This was to control development in order to protect the historic buildings and ensure that new development did not have an adverse impact on the setting and character of the settlement. The modified boundary includes a number of additional areas of architectural and historic interest.

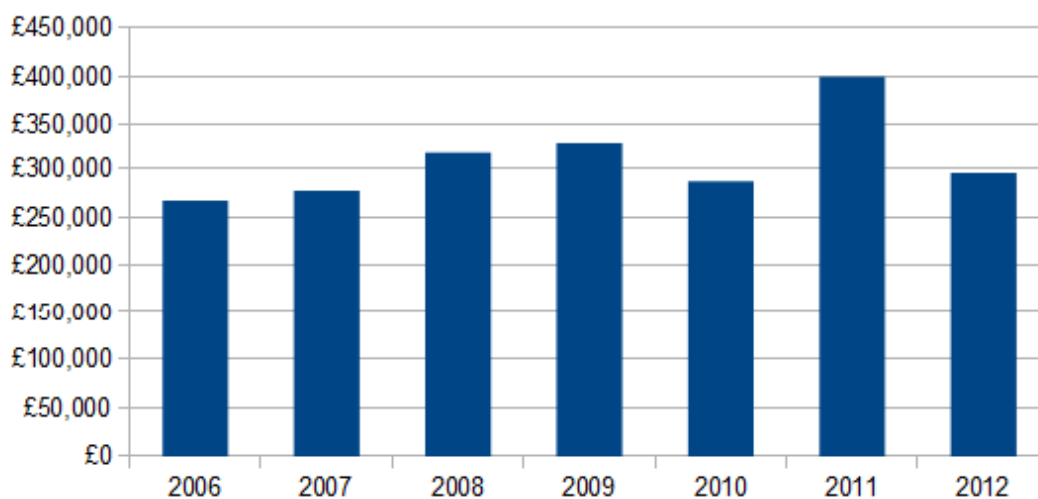
2.13 Commitment figures show the net housing commitments in the parish. In other words, they show the number of houses (both new dwellings and conversions) for which there is a valid planning permission, allowing for those houses, which have already been completed, and allowing for dwellings which are to be demolished or otherwise lost.

Year ending 31st March:	2005	2006	2007	2008	2009	2010	2011	2012
Total Dwelling Completions	1	1	0	1	0	1	2	2
Commitments	3	4	4	3	5	4	5	5

Table A: Housing Completions & Commitments in Great Horwood

2.14 As can be seen from the table, very few new houses have been built in Great Horwood over the past few years.

House prices in Great Horwood

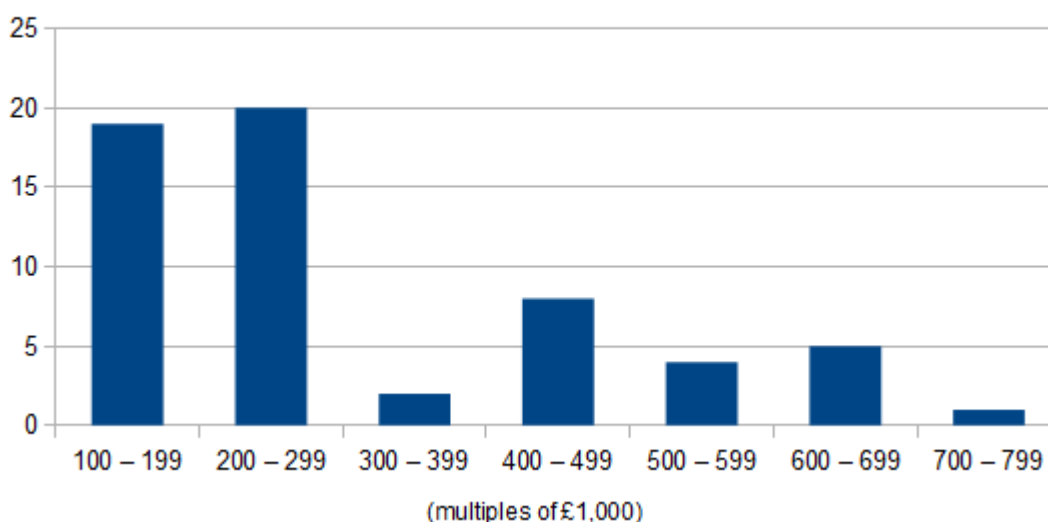


(Source: HM Land Registry, October 2013)

Table B: Housing Price Data for Great Horwood 2006-2012

2.15 This graph shows that house prices in Great Horwood have, in general, increased over the past six years, with notable dips in 2010 and 2012. These dips should not, however, be taken as indications that the market stagnated in those two years, because the number of transactions was quite small (59 over the six year period) and the market is somewhat "bimodal", as Table C below demonstrates. This means that very few houses are priced in the middle range, between £300,000 and £400,000, so that the average house price depends significantly on the number of expensive (over £400,000) houses sold in any given year.

Number of sales in price range, 2006 -- 2012



(Source: HM Land Registry, October 2013)

Table C: Distribution of House Prices, Great Horwood 2006 - 2012

2.16 The 2013 Aylesbury Vale Strategic Housing Land Availability Assessment (SHLAA) document indicates that there may be land suited to housing development in Great Horwood. The GHPNP provides the opportunity to consider these sites within the context of all the detailed, local issues arising in the plan, together with any others submitted for consideration on the publication of this report. A list and location plan of all the submitted and assessed sites is available in the evidence base.

Summary of Key Issues for the Parish of Great Horwood

2.17 An analysis of the parish and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the parish has actual or perceived 'weaknesses' or 'disadvantages'. In both cases, they present a combination of opportunities and challenges for the GHPNP to address, given there is likely to be a direct influence of land use planning and development decisions.

Strengths

- rural location
- good road links to surrounding towns
- town of Milton Keynes only 9 miles away with all the major shopping and culture facilities available; mainline railway station with fast trains to south and north
- M1 and M40 motorways accessible
- selection of old and new homes
- social housing available
- good footpath network for short and long distance walking
- commercial property available
- Church of England church
- C of E combined school
- a good selection of groups and societies for all age groups
- access to doctors' car service to able to reach doctors in Winslow
- community spirit.
- active parish council
- regularly published parish magazine
- housing and commercial development possible
- low crime rate
- charity supported bus service, "Winslow Bus", including trips out
- a mix of social groups within the village
- very good playground Horwode Pece
- football club
- cricket club
- further commercial development potential at the Greenway
- village hall
- East-West Rail to come to Winslow
- Winslow town only 2 miles away with good amenities and Buckingham town only 5 miles away, both with secondary schools
- the county town of Aylesbury with the administrative offices for the county and AVDC, along with town facilities 13 miles away

- well defined conservation area with many listed buildings

Weaknesses

- lack of housing available for purchase or rent
- lack of affordable housing
- limited land available for housing and commercial development
- no mains gas laid into the village
- broadband speed is low and higher speeds at present are not in the pipeline
- limited public transport to the main towns around the village
- no "village shop" provisions and paper shop
- only one day a week travelling post office
- only one bridle way
- no doctor, dental surgery
- no footpath/cycle path to Winslow
- B 4033 through the village causes traffic, speed and noise problem as it can be used by all classes of vehicles and forms a shortcut between the A413 and A421 avoiding Buckingham

Opportunities for the GHPNP

- to bolster the strengths of the village in respect of shaping the future use and development of land
- to shape and control future planning decisions by refining District-wide policies to suit the village's circumstances
- to secure planning-related funding to invest in supporting infrastructure
- to maximise the benefits of new housing in the village to meet local affordable needs
- to identify viable community assets to protect from inappropriate development proposals

Challenges for the GHPNP

- to identify suitable and acceptable sites to deliver at least 40 dwellings, with an emphasis on meeting local demand and need
- to upgrade accessible natural green space
- to secure public transport network to the new railway station in Winslow from 2019

Planning Policy Context

2.18 The Parish is part of the Aylesbury Vale District and Buckinghamshire County.

2.19 The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. At examination, the submitted GHPNP must demonstrate that it is consistent with the policies and intent of the NPPF.

2.20 The development plan for Great Horwood currently comprises the saved policies of the adopted 2004 Aylesbury Vale District Local Plan. The GHPNP

must be considered to be in general conformity with the strategic policies of the development plan. The forthcoming Vale of Aylesbury Local Plan (VALP) will replace the saved policies once adopted, scheduled for 2016. The GHPNP is being prepared in anticipation of the reasoning and evidence of the new Local Plan but focuses on being in conformity with the relevant saved policies of the 2004 plan.

National Planning Policy Framework

2.21 The NPPF contains a number of key policy principles that will shape the GHPNP. These are itemised below:

- The presumption in favour of sustainable development (para. 14)
- The role of NDP's (16)
- Supporting a prosperous rural economy (28)
- Minimising journey lengths (37)
- Delivering a wide choice of high quality homes (50)
- Rural affordable housing and exception sites (54)
- The vitality of rural communities (55)
- The quality of development (58)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126)
- Neighbourhood plans (183-185)

2.22 The principles above are those of most relevance to the GHPNP but many other principles in the framework will have some bearing on the preparation of the document in due course.

The Aylesbury Vale Local Plan (2004)

2.23 The 2004 AVDLP contains a number of 'saved' policies that have a specific relevance to the GHPNP and these are listed below:

- GP2 – affordable housing
- GP8 – protection of amenity of residents
- GP24 – car parking guidelines
- GP35 – design of new development proposals
- GP38 – landscaping of new development proposals
- GP53 – new development in and adjacent to Conservation Areas
- GP87 – application of open space policies
- GP88 – payment in lieu of providing sports and play areas
- GP91 – provision of amenity areas
- RA2 – loss of open gaps and consolidation of settlements
- RA11 – conversion of buildings in the countryside
- RA13 – development within settlements listed in Appendix 4
- RA14 – development at the edge of Appendix 4 settlements

In many other respects, the Local Plan is out of date and the provisions of the NPPF take precedence.

The Vale of Aylesbury Local Plan

2.24 The District Council withdrew the Vale of Aylesbury Plan from examination in February 2014. This plan was due to replace the strategic policies of the 2004 Local Plan and to provide an up-to-date housing strategy for the plan period 2014 – 2031. To an extent, its reasoning and evidence can still be used to inform the GHPNP, although the Parish Council maintained a strong objection to the definition of Great Horwood village as a 'large village' in the settlement hierarchy of the District.

2.25 In April 2014, the District Council published a proposed scope of a new Vale of Aylesbury Local Plan (VALP), of which it intends to publish an 'issues and options' version later this year. It appears this plan will include both strategic and development management policies, and, where necessary, site allocations.

3. Vision & Objectives

Vision

3.1 The Vision of Great Horwood Parish in fifteen years time has sought to capture all the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

"The vision for Great Horwood Parish in 2031 is that it will seek to remain an independent, distinctive rural community comprising the small village of Great Horwood and the hamlet of Singleborough, conserving and enhancing its rich architectural and environmental heritage for the benefit of current villagers and for future generations."

"We will seek to sustain and reinforce our open social structure and mixed community, and will foster activities and facilities that enhance them. These will include the provision of affordable housing. We will work to lessen the adverse impact of road traffic on the village and will endeavour to enhance transport and other links to neighbouring communities."

"Overall, our aim is that residents will want to continue to live in the parish, and that others will wish they could."

(Based on the Vision from the Great Horwood Parish Plan 2006)

Objectives & Measures

3.2 To achieve this vision a number of key objectives have been identified. For each objective one or more indicators have been selected to monitor the successful progress of the GHPNP. No targets have been set for these indicators; progress will be judged against the trends that are identified in the data when it is reported and reviewed (see para 3.5 below). These are as follows:

1. to consolidate the role and function of Great Horwood as a small village by meeting the future housing needs of the parish
 - No. of open market homes
 - No. of affordable homes
 - No. of homes suited to occupation by older people
 - No. of custom build homes
2. to conserve the special historic character of the village
 - No. of planning permissions affecting designated heritage assets

3. to protect the open countryside of the parish from development that compromises the rural setting of the village

- No. of planning permissions affecting designated environmental assets

3.3 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the GHPNP can be judged.

3.4 They reflect the nature of the parish and the direction the local community wants the GHPNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

Monitoring & Review

3.5 The GHPNP will be monitored by the local planning authorities and Great Horwood Parish Council on a regular basis as part of the Vale of Aylesbury Annual Monitoring Reports. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a Village level relevant to the Plan will also be included.

3.6 It is expected that the GHPNP will be formally reviewed on a five-year cycle or to coincide with the development and review of the Vale of Aylesbury Local Plan if this cycle is different.

4. Land Use Policies

Introduction

4.1 The Great Horwood Parish Neighbourhood Plan (GHPNP) contains a series of land use policies that focus on the village of Great Horwood, the successful delivery of which during the plan period will achieve the community's vision for the village.

4.2 It is not the purpose of the GHPNP to contain all land use and development planning policy relating to the parish. The saved policies of the 2004 Aylesbury Vale District Local Plan that are not replaced by the GHPNP will be used by the local planning authority to consider and determine planning applications.

4.3 Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and development plan. There is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Annex A). The evidence documentation is available either directly or via a link on the Parish Council's website.

Policy 1: Spatial Plan & Sustainable Development

The Neighbourhood Plan designates a Great Horwood Settlement Boundary (GHSB), as shown on the Proposals Map, for the purpose of containing the physical growth of the village over the plan period.

The Neighbourhood Plan will support development proposals on land within the GHSB provided:

- i. they comprise no more than 15 dwellings and land of no more than 0.5 Ha;***
- ii. 35% of the total dwellings are provided as affordable homes, subject to viability;***
- iii. a proportion of open market dwelling plots are made available, if desired, for custom build;***
- iv. a proportion of open market and affordable dwellings are provided that are suited to occupancy by older person households;***
- v. they sustain or enhance the significance of the special architectural and historic interest of Great Horwood Conservation Area and its setting; and***
- vi. they do not result in the loss of any public open space***

Development proposals on land outside the GHSB will not be permitted in the countryside unless it is necessary for the purposes of agriculture or forestry, or for enterprise, diversification or recreation that benefits the rural economy without harming countryside interests. New development in the countryside should avoid reducing open land that contributes to the form and character of Great Horwood and Singleborough.

(Conformity References: Aylesbury Vale District Local Plan Policy GP2, GP53, RA2, RA11 and NPPF para's 28, 50, 55, 109, 110, 126)

4.4 This policy establishes and defines the Great Horwood Settlement Boundary to distinguish the consideration of planning applications within the village settlement from those outside the boundary. In doing so, it takes precedence over saved AVDLP policies RA3, RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area.

4.5 The GHSB is principally derived from the definition of the 'built up area' in the AVDLP:

"land within the settlement framework principally occupied by permanent buildings. This would not normally include recreation or amenity land, playing fields, allotments or similar open or wooded areas that contribute to the settlement form, or large grounds and gardens on the rural margins of settlements". (para 10.48)

4.6 Its purpose is to clearly translate this definition to the Proposals Map in respect of Great Horwood village, which was defined as an 'Appendix 4' settlement in relation to the application of saved policies RA13 and RA14 of the Local Plan. It has been defined to include land that is proposed for allocation for housing development in Policies 2, 3 and 4 of the GHPNP. In this way, the GHPNP can make a positive contribution towards the supply of new homes to meet local demand and need. Over the full plan period, these allocations will deliver up to 45 new dwellings, in addition to any 'windfall' schemes that are consented. This will represent an increase of more than 10% in the number of households in the village.

4.7 A Housing Needs Survey for the parish was undertaken in early 2014 with a view to providing evidence for the supply of affordable and open market housing in the GHPNP (see the evidence base for further details). The return rate of almost 30% is good for this type of survey and it therefore provides a robust guide to policy formulation. From the results of this survey it is clear that the majority of the people who responded support a mix of housing development in the parish. The most popular choices were:

- Affordable homes for local people
- 2 and 3 bedroom starter homes for sale on the open market
- Medium family homes

4.8 On the basis of the survey data there is currently enough evidence to warrant a scheme of around 10 - 12 homes in the Parish. The affordable need profile illustrates a demand for a mix with an emphasis on 1 bedroom flats available for affordable rent but with a small number of 2 bedroom homes, a larger proportion would be for shared ownership. The policy therefore makes provision for a total of 15 affordable homes over the full plan period to ensure that the current needs are met in the first half of that period and future needs can be met in the second half of the period.

4.9 Aside from addressing the need for open market and affordable housing assessed in the Housing Need Survey, this level of housing supply is consistent with the proposed status of Great Horwood as a 'small village'. The settlement hierarchy of Aylesbury Vale (as defined in the 2012 AVDC Settlement Hierarchy Assessment) has previously classified Great Horwood as a 'large village', but this classification is inconsistent with the hierarchy criteria and cannot be relied upon: although larger in population than many small villages in the district, Great Horwood is considerably smaller than most 'large villages' and meets few of the sustainability criteria. The Parish Council expects that the review of the District Settlement Hierarchy will confirm this modified status and will no longer regard the village as a 'large village' for the purpose of considering future housing distribution.

4.10 The total housing provisions of the GHPNP therefore seek to support sustainable development by striking an appropriate balance between meeting housing need and accepting the lack of social, employment and commercial supporting infrastructure to sustain a larger population. They also directly address the desire of the local community to see the village grow in reasonable small increments on sites distributed throughout the village.

4.11 At a community event held in March 2014, over 140 local people reviewed an initial draft of this policy, together with draft proposals of a number of housing site options proposed by local landowners and developers. A large majority supported this proposed spatial policy for the neighbourhood plan and its specific sites proposed in Policies 2, 3 and 4. A large majority opposed larger-scale development in principle and the specific larger-scale developments promoted by the other developers. A summary report of the event is available in the evidence base.

4.12 The detailed provisions of the policy ensure that the scale of development is appropriate and acceptable and the type of housing meets assessed local needs and demand. In replacing saved AVDLP policy RA13, the policy provides for up to 15 dwellings on sites of no more than 0.5 Ha, which better reflects the availability of land and the preferred spatial approach. It also recognises that much of the village is designated a Conservation Area and so the provisions of saved policy GP53 and of the NPPF apply in respect of development proposals having to consider the significance of this heritage asset.

4.13 The policy requires that 35% of the total dwellings will be provided as affordable homes in accordance with the adopted Aylesbury Vale Affordable Housing Supplementary Planning Document of 2007. It does not prescribe specific proportions of housing types but leaves this to the viability assessments of future planning applications to determine. It also acknowledges the importance of sustaining the significance of the Conservation Area and of protecting existing public open spaces from infill development.

4.14 The policy provides for development proposals outside the GHSB in the remainder of the parish in line with saved policy RA2 of the Local Plan that states "new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements".

However, there is no settlement boundary proposed for the hamlet of Singleborough and as this area of open countryside makes an important contribution to the landscape setting and rural character of the village, the policy requires all proposals to be appropriate to the countryside

4.15 The area of open countryside outside the GHSB makes an important contribution to the landscape setting and rural character of the village. The policy therefore makes no provision for development on the edge of Great Horwood village (provided for by saved AVDLP policy RA14) as the development needs of the parish will be met within the GHSB. Similarly, the policy does not provide for the extension of existing residential curtilages beyond the GHSB and into the countryside (as provided for by saved AVDLP policy RA3) as these curtilages have been taken into account in defining the GHSB on the Proposals Map.

Policy 2: Land South of Little Horwood Road

The Neighbourhood Plan allocates land south of Little Horwood Road, as shown on the Proposals Map, for housing development of up to 15 no. dwellings to be delivered in the period 2020 – 2031, the affordable homes of which will be provided on site.

(Conformity Reference: Aylesbury Vale District Local Plan Policy GP2, GP8, GP24, GP35, GP38, GP91 and NPPF para's 50, 58, 61)

4.16 This policy allocates 0.5 Ha of agricultural land for housing development. The land has been made available for development by the landowner later in the plan period.

4.17 The site is located on the eastern edge of the village and comprises the north western part of an arable field. Its southern boundary is defined by the line of existing development adjoining the site to the west, and it looks onto open agricultural fields to the north, south and east. The site has a frontage onto Little Horwood Road that could provide for a vehicle access to serve the site.

4.18 The site has the capacity for around 15 dwellings as part of the ambition of the GHPNP to provide for the growth of the village on more than one site. Together with the proposed allocation of Policy 3, which lies opposite this site, it has the potential to create an attractive entrance to the village and a more strongly defined settlement boundary.

4.19 The direct access of the site onto one of the main roads serving the village will enable the traffic movements to be accommodated without major any effect on the amenities of existing local residential service roads. The local community has expressed strong support for the allocation of this site at the March 2014 Community Event.

4.20 A future housing scheme will adhere to the following principles:

- Development will be on the western part of the site adjacent to existing development
- The southern development boundary will be in line with the southern boundary of the existing development
- Buildings and landscape will be of a character and materials that complement the village and respond to the site
- Vehicle entrance off Little Horwood Road
- Built form fronting onto Little Horwood Road to provide a positive street edge and help frame the entrance to the village
- Built form at eastern end of Little Horwood Road to provide a gateway to the village and help frame the entrance to the village and view of the church
- Built form within the site to consider long views of the site and create a roofscape that is sympathetic to the rural setting
- A landscape edge treatment is to be provided to the southern and eastern boundaries to create a strong and attractive settlement boundary
- Open space within the site to provide setting and amenity for the development
- Site layout to consider views, and protect privacy and amenity of existing dwellings and back gardens
- Parking to be integrated with the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads
- Site layout to maximise benefits of south facing gardens and building orientation

4.21 In addition, the policy requires that all of the affordable homes are provided on site. Proposal 2 of the GHPNP sets out the intention of the Parish Council to investigate how a new community land trust may enable the delivery of these homes and those provided by policies 3 and 4.

Policy 3: Land North of Little Horwood Road

The Neighbourhood Plan allocates land north of Little Horwood Road, as shown on the Proposals Map, for housing development of up to 15 dwellings to be delivered in the period 2020 – 2031, the affordable homes of which will be provided on site, and for a new village park. Development proposals must demonstrate how they will sustain and enhance the setting of the adjoining Great Horwood Conservation Area.

(Conformity Reference: Aylesbury Vale District Local Plan Policy GP2, GP8, GP24, GP35, GP38, GP87, GP88, GP91 and NPPF para's 50, 58, 61, 70)

4.22 This policy allocates 0.5 Ha of agricultural land for housing development and for the establishment of a new public park for the benefit of the village. The land has been made available for development by the landowner later in the plan period.

4.23 The site is located on the eastern edge of the village and forms a parcel of land along the southern side of a pasture field. Its southern boundary is defined by Little Horwood Road and there is existing residential development to the west of the site. The site looks onto open agricultural fields to the north, south, east and west. The site has a frontage onto Little Horwood Road, which could provide for a vehicle access to serve the site. The designated Great Horwood Conservation Area adjoins the site on its western boundary.

4.24 The site has the capacity for around 15 dwellings as part of the ambition of the Neighbourhood Plan to provide for the growth of the village on more than one site. Together with the proposed allocation of Policy 2, which lies opposite this site, it has the potential to create an attractive entrance to the village and a more strongly defined settlement boundary.

4.25 The direct access of the site onto one of the main roads serving the village will enable the traffic movements to be accommodated without major any effect on the amenities of existing local residential service roads. The local community has expressed strong support for the allocation of this site at the March 2014 Community Event.

4.26 A future housing scheme will adhere to the following principles:

- The development will be located to leave a gap between it and the existing houses in the Great Horwood Conservation Area to the west to sustain the significance of the setting to the Conservation Area and for the visual amenity of the houses around The Close and Townsend Cottages
- The gap will be designed as a public park to serve both the new development and the existing local community
- The development will be on the higher land as defined by the site contours
- Buildings and landscape will be of a character and materials that complement the village and respond to the site
- Vehicle entrance off Little Horwood Road
- Built form fronting onto Little Horwood Road to provide a positive street edge and help frame the entrance to the village
- Built form at eastern end of Little Horwood Road to provide a gateway to the village and help frame the entrance to the village and view of the church
- Built form within the site to consider long views of the site and create a roofscape that is sympathetic to the rural setting
- Building layout to create surveillance of, and architectural interest to the open space within the site
- Parking to be integrated with the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads
- Access is to be provided and maintained to both fields for agricultural purposes
- A landscape edge treatment is to be provided to the northern and eastern boundaries to create a strong and attractive settlement boundary

- Open space within the site to provide setting and amenity for the development

4.27 In addition, the policy requires that all of the affordable homes are provided on site. Proposal 2 of the GHPNP sets out the intention of the Parish Council to investigate how a new community land trust may enable the delivery of these homes and those provided by policies 2 and 4.

4.28 The proposed village park will be laid out and completed prior to the occupation of any dwellings on the site. The land will be transferred to the Parish Council, along with a commuted sum, to secure the ongoing management of the park as provided for by saved AVDLP policies GP87 and GP88.

Policy 4: Land off Nash Road

The Neighbourhood Plan allocates land off Nash Road, as shown on the Proposals Map, for housing development of up to 15 dwellings to be delivered in the period 2014 – 2019, the affordable homes of which will be provided on site. Development proposals must demonstrate how they will sustain and enhance the setting of the adjoining Great Horwood Conservation Area.

(Conformity Reference: Aylesbury Vale District Local Plan Policy GP2, GP8, GP24, GP35, GP38, GP91 and NPPF para's 50, 58, 61)

4.29 This policy allocates 0.5 Ha of agricultural land for housing development. The land has been made immediately available for development by the landowner.

4.30 The site is located on the northern edge of the village and is a paddock, which slopes approximately 8m from south to north. The southern boundary adjoins the back gardens of two residential properties, which also forms the boundary of the designated Great Horwood Conservation Area. The western boundary is defined by a well-established tree belt along which runs an overhead electric power supply. The tree belt continues along the edge of a watercourse that forms the southern boundary to the site. The eastern boundary adjoins Nash Road, with an existing tree belt along the northern part of the boundary with an existing access gate into the site. Beyond this to the south there is an embankment along the verge as the level of the site rises above the road. The site is fairly well contained by established landscape but has an open view to the south east, and given the topography could have elevated views across the wider landscape.

4.31 The site has a frontage onto Nash Road, which could provide for a vehicle access to serve the development. Given the site contours, existing landscape, road alignment and embankment, the location of the existing gated access would seem to be the best position for a new vehicle access.

4.32 The site has the capacity for around 15 dwellings as part of the ambition of the Neighbourhood Plan to provide for the growth of the village on more than one site, and the potential help create an attractive informal entrance to the village and a more strongly defined settlement boundary.

4.33 The direct access of the site onto one of the main roads serving the village will enable the traffic movements to be accommodated without any major effect on the amenities of existing local residential service roads. The local community has expressed strong support for the allocation of this site at the March 2014 Community Event.

4.34 A future housing scheme will adhere to the following principles:

- The development will be located on the southern part of the site adjacent to the existing houses
- A landscape buffer will be provided between the development and the existing houses to sustain the significance of the adjoining Great Horwood Conservation Area
- The remaining land to the north will be designed as a landscaped amenity to serve the development and the local community
- The existing landscape features along the western and southern boundaries and the tree belt along Nash Road will be retained
- A new landscaped edge to Nash Road will be created along the embankment and integrated with the design of the buildings
- Buildings and landscape will be of a character and materials that complement the village and respond to the site
- Vehicle access and entrance to open space off Little Nash Road
- Built form with clearly defined development edge fronting onto open space to provide setting and surveillance
- Built form to define entrance into development and architectural event onto Nash Road as part of the informal village entrance
- Built form within the site to consider long views of the site and create a roofscape that is sympathetic to the rural setting
- Building layout to create surveillance of, and architectural interest to the open space within the site
- Parking to be integrated with the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads
- Site layout to consider views; to protect privacy and amenity of existing dwellings and back gardens; and to maximise benefits of south facing gardens and building orientation
- Open space within the site to provide setting and amenity for the development

4.35 In addition, the policy requires that all of the affordable homes are provided on site. Proposal 2 of the GHPNP sets out the intention of the Parish Council to investigate how a new community land trust may enable the delivery of these homes and those provided by policies 2 and 3.

5. Implementation

Introduction

5.1 The Great Horwood Neighbourhood Plan (GHPNP) will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish and through steering local community, public sector and private sector investment and actions into a series of non-statutory proposals contained in the plan.

5.2 These proposals have emerged during the preparation of the GHPNP and, although they cannot form part of the statutory land use policy provisions of the GHPNP, they are included in this section as non-statutory proposals to provide a comprehensive view of local community aspirations for the parish.

Development Management

5.3 The policies of the GHPNP, alongside those of the Aylesbury Vale development plan, will be used by the local planning authority as material considerations in determining planning applications. Many of the policies will be delivered by landowners and developers responding to its allocation of land for development. In preparing the GHPNP, care has therefore been taken to ensure, as far as possible, that these allocations are achievable by working with the developers of the allocated sites.

5.4 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the GHPNP to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

Project Proposals

5.5 During the preparation of the GHPNP the local community made clear its desire for the plan to support a range of proposals that are either not related to land use planning or are matters that are not within the scope of a neighbourhood plan to determine. This section therefore contains a number of proposals that relate to non-statutory proposals that will be pursued by the Parish Council and others in parallel with the implementation of the formal policies of the GHPNP.

Proposal 1: Infrastructure Projects

The Parish Council will secure funding from planning obligations and the Aylesbury Vale Community Infrastructure Levy in order to make financial contributions to a number of infrastructure projects during the life of the plan.

Core priorities have been identified as:

- I. Investment in the school to increase capacity and improve facilities for the increased population;***
- II. Provision of mini-roundabouts at site entrances of the new developments to improve traffic flow and enhance safety;***
- III. Introduction of a 20mph speed limit in Little Horwood Road (Department for Transport Circular 01/2013, paragraph 132)***
- IV. Provision of a footpath and cycle path to Winslow, to allow secondary-age children to cycle safely to the new school in Winslow;***
- V. A circular footpath around Great Horwood village, to encourage exercise and well-being for residents;***
- VI. High-speed broadband provision, to permit more home working and reduction in unnecessary travel.***

The prioritisation and timing of these projects will be based on an assessment by the Parish Council of community need, viability and affordability and long-term community benefit and urgency when the Neighbourhood Plan is made.

5.6 This proposal identifies projects for which financial contributions will be secured from a variety of sources to support the planned growth proposed in the GHPNP.

5.7 It is anticipated that some funding will be secured through site-specific Section 106 agreements, although the scope for using such agreements will be more limited after April 2015. The Aylesbury Vale District CIL is expected to be operational around Summer 2016, allowing the Parish Council to secure 25% of CIL charges made on qualifying development in the parish once the GHPNP is made. The list of projects in this policy provides the local community with an indication of which investments will be prioritised in due course.

Proposal 2: Community Land Trust

The Parish Council proposes to investigate the use of a Community Land Trust as a community-controlled and owned organisation for the purpose of acquiring, developing and holding land and property assets in the Parish of Great Horwood. A Trust may implement the affordable housing element of policies 2, 3 and 4 of the Plan.

(Conformity Reference: Neighbourhood Planning Regulations 2012)

5.8 This proposal describes the formation of a Community land Trust (CLT) in order to help implement specific element of policies in the GHPNP.

5.9 CLTs are increasing popular mechanisms in the UK for enabling local communities to develop land and property. The key features of a CLT are:

- Community-controlled and community-owned - a CLT is set up by the community and for the community. The members of the CLT control it and the assets can only be sold or developed in a manner that benefits the local community. If the CLT decides to sell the asset, the cash realised is protected by an asset lock and is re-invested into something else that the trust's members think will benefit the local community.
- Open democratic structure - people who live and work in the defined local community, including occupiers of the properties that the CLT owns, must have the opportunity to become members of the CLT. The CLT should actively engage members of the community in its work and ensure that they remain engaged in the development and operation of the CLT.
- Permanently affordable housing or other assets - this is a crucial defining feature of a CLT. A CLT will endeavour to keep the homes or assets permanently affordable.
- Not for profit - all CLTs are not for profit and any profits generated by the CLT cannot be paid by way of dividend or otherwise to its members but must be used to further the community's interests.
- Long-term stewardship - a CLT does not disappear when a home is sold or let but has a long-term role in stewarding the homes. In some cases they will remain the landlord of the rental homes or will retain an element of unsold equity in the homes. At the least, the CLT will retain the freehold.

5.10 The Parish Council will be exploring the potential of working with its neighbour, Winslow Town Council, which is also proposing to establish a new CLT to deliver affordable and self-build homes as part of its neighbourhood plan. Community Impact Bucks, the rural community council and rural housing enabling body of the county, is in the process of forming an 'umbrella' CLT for Buckinghamshire to encourage and enable new, locally-based CLTs to be formed. It will be working with the Town and Parish Councils to engage the local community in developing this proposal.

5.11 A CLT is considered to be an especially suitable means by which the GHPNP can deliver the 15 affordable homes proposed in Policy 1 to meet the current and long term needs for housing of households in the parish. Local control, and a not-for-profit legal status, will enable local people to build and maintain homes that will directly address a key problem in the parish. The land proposed in policies 2, 3 and 4 will qualify for leaseholder enfranchisement exemption status, allowing the homes to remain affordable in perpetuity.

5.12 In the event that a CLT is not formed in due course, then the Parish Council will seek to achieve the same housing objectives through other appropriate means, e.g. with a housing association partner. The Parish Council may also wish to identify and promote a 'rural exception scheme' on land outside the proposed Settlement Boundary to meet local housing needs that have not been met by the allocated sites later in the plan period.

Proposals Map

SEE SEPARATE DOCUMENT

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Great Horwood Parish Council website's neighbourhood plan pages.

Great Horwood Parish Housing Needs Survey (2014)
Great Horwood Parish Community Event (2014)
Great Horwood Parish Plan (2006)
Great Horwood Community View (2011)
Great Horwood Parish Neighbourhood Plan Site Assessment (2014)
Great Horwood Parish Neighbourhood Plan Spatial Policy: Site Size (2014)
Great Horwood Conservation Area Review (2012)
Great Horwood Parish Historic Town Assessment (2012)
Aylesbury Vale Settlement Hierarchy Assessment: A Critique (2014)
Aylesbury Vale Settlement Hierarchy Assessment (2012)
Vale of Aylesbury Plan: Great Horwood Fact Pack (2012)
Vale of Aylesbury Plan: Pre-Submission (2012)
Aylesbury Vale Strategic Housing Land Availability Assessment (2013)
Aylesbury Vale District Local Plan (2004)
Aylesbury Vale Strategic Flood Risk Assessment (2012)
Vale of Aylesbury Plan: Pre-Submission Sustainability Appraisal (2012)
Aylesbury Vale Landscape Character Assessment: Horwood Claylands (2008)
Buckinghamshire & Milton Keynes Environmental Records Centre