

Great Horwood Neighbourhood Development Plan

State of the Parish Report
2014 – 2031



*Published by Great Horwood Parish Council under EU Directive 2001/42 for
consultation with the statutory authorities*

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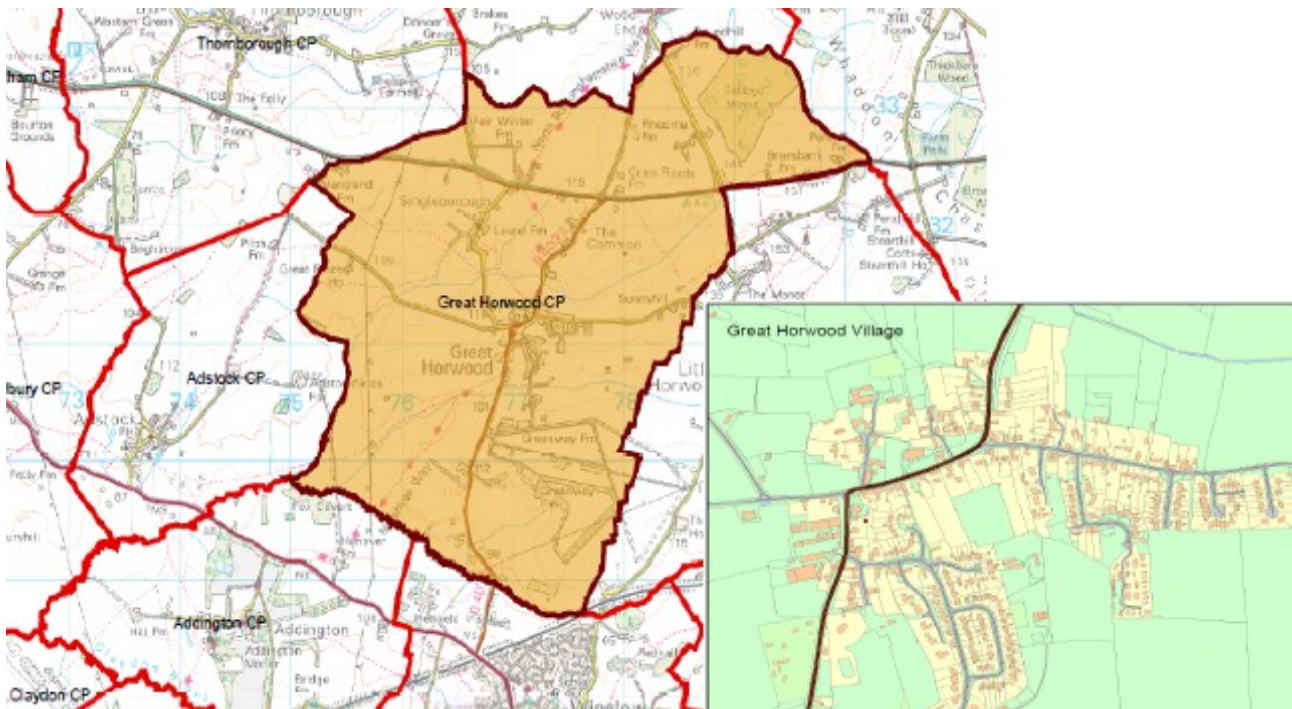
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1. Introduction

1.1 Purpose

Aylesbury Vale District Council (AVDC) designated the “Great Horwood Neighbourhood Area” on 1 July 2012 in order to allow Great Horwood Parish Council to prepare a neighbourhood plan, the ‘Great Horwood Neighbourhood Plan’ (GHNP), for the period 1 April 2014 to 31 March 2031. The Parish Council has instituted a Neighbourhood Planning Team (NPT) to assist them in this project.

The plan below shows the boundary of the Great Horwood Neighbourhood Area. It is the same as the boundary of Great Horwood civil parish, and it adjoins the Winslow Neighbourhood Plan area.



Plan A: Great Horwood Neighbourhood Area with Great Horwood village

The GHNP 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.

The purpose of this report is twofold: to summarise the evidence base and the context within which the GHNP will be prepared; and to screen for a strategic environmental assessment, by which the draft and final versions of the GHNP will be assessed and refined.

In doing so, the report will provide the local community with a key starting point from which to embark on formulating the draft GHNP and it will provide the Parish Council with a means of consulting with the statutory authorities on the proposed scope of the sustainability appraisal of the GHNP.

1.2 Neighbourhood Development Plans

In March 2012, DCLG announced that Great Horwood had been selected as one of a number of areas in the country to take part in the Neighbourhood Planning Front Runners scheme. The National Planning Policy Framework states:

“The application of the presumption [in favour of sustainable development] 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 development in their area that is outside the strategic elements of the Local Plan; and*
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.(para.16).*

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (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)“.

1.3 The Plan Preparation Process

The process of preparing and seeking final adoption of the GHNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council. The intention of the Parish Council is to submit the GHNP to AVDC for approval and then for independent examination by early 2014.

The process up to submission comprises three main stages:

- State of the Parish Report – this report summarises all the evidence on which the GHNP will be based
- Draft GHNP – this report will comprise an outline of the vision, objectives, policies and proposals and a map of the plan for informal consultation
- Pre-Submission GHNP – this report will comprise the vision, objectives, policies, proposals and map of the plan for a statutory six week public consultation period
- Submission GHNP – 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

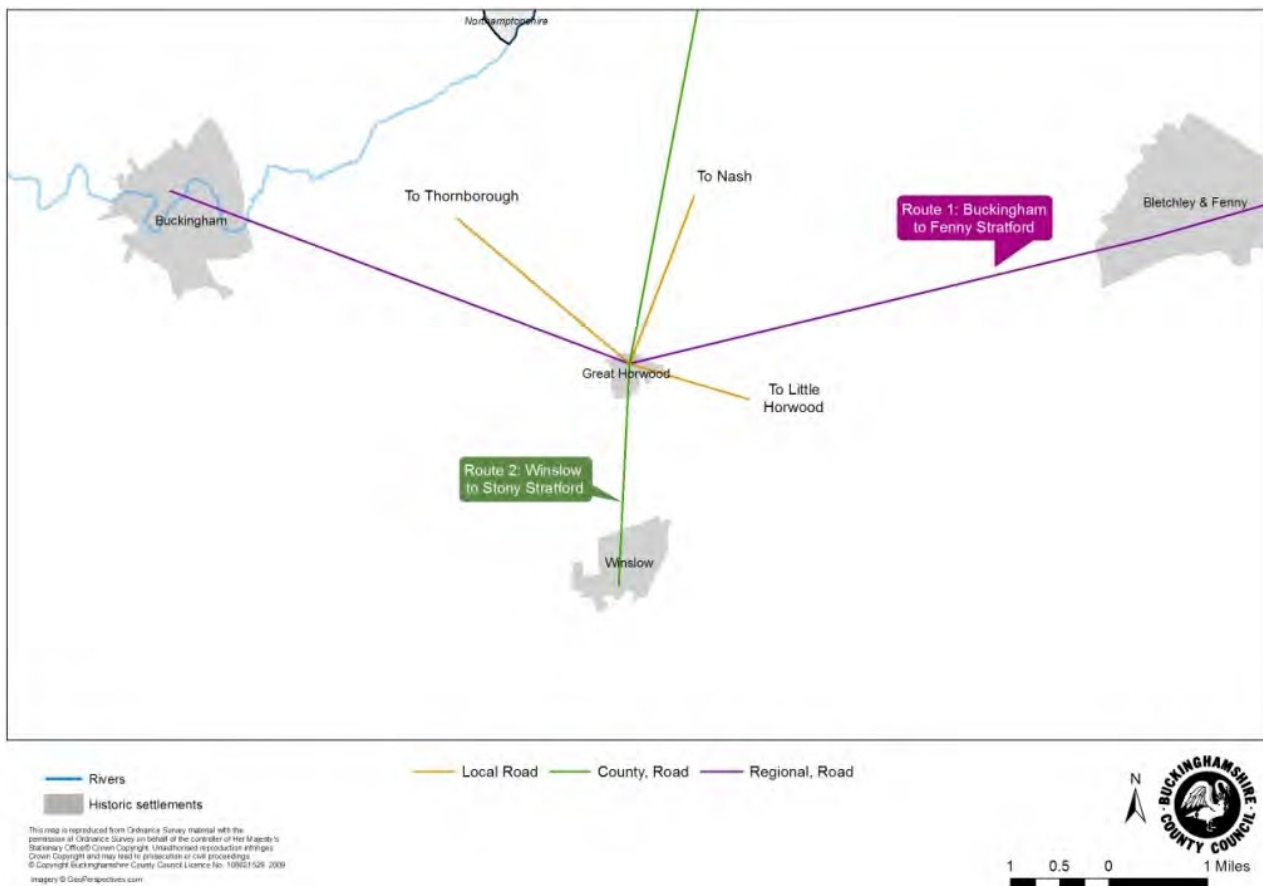
If approved by the local planning authority, the GHNP will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Parish Council and AVDC and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the GHNP will be made by AVDC as planning policy for the parish.

2. Parish Profile

2.1 An Introduction to the parish of Great Horwood

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.

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.



Plan B: Location of Great Horwood

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.

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.



Plan C: Jefferys map of Great Horwood, c.1760

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.

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.

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.



Plan D: 1958 Ordnance Survey map of Great Horwood

2.2 Selected Parish Statistics

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 areas E00089195, E00089195 and E00089195). Other data comes from the Great Horwood Fact Pack prepared by AVDC during in 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)
- 61% households with 2 or more cars (v 30% England)
- 22.7 km average distance travelled to work

Health

- There are no health facilities (i.e. doctor's surgery, dentist or pharmacy) in the village. The nearest are at Winslow (Norden House Surgery) and Buckingham (Verney Close Surgery, Masonic House Surgery, North End Surgery).
- 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

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.

3. Local Issues

3.1 Great Horwood Parish Plan 2006

This document is considered by the Parish Council to continue to represent an up-to-date, relevant, accurate and comprehensive review of local issues for the purpose of informing the GHNP. It followed extensive community engagement activities over the previous year. The document forms part of the GHNP evidence base but is summarised here. *(Comments regarding subsequent developments are shown in italics.)*

Development and planning

- There is much concern that villagers cannot afford to live in the village. This is not a problem unique to Great Horwood, and is exceptionally ironic in view of the large amounts of speculative housing being proposed for Milton Keynes and Greenway (see above). We feel strongly that affordable housing for rent and for shared purchase should be available so that those with roots in the village can continue to live in it. We propose measures to allow such housing to be constructed, and believe that it will be necessary to set up a local charitable trust to retain control of the housing.
- The built environments in Great Horwood and Singleborough are fragile, man-made constructs that could easily be degraded; in particular, our 46 listed buildings will always be vulnerable. To conserve our heritage for future generations and in view of the strong opinions in favour of retention or extension of the Great Horwood Conservation Area expressed by residents, we shall recommend through specific proposals to AVDC that the area should be somewhat enlarged in order to protect the overall environment, chiefly by rounding out the present irregular outline. We shall also work to ensure the Singleborough Conservation Area is retained or enlarged. *(In 2012, following a review by AVDC and consultation with Parish Council and residents, the Conservation Areas in the village itself and also in Singleborough were significantly extended.)* There is no Village Design Statement for the parish; preparation of a VDS would provide an opportunity to develop policies and to ensure consistent resident-friendly treatment of planning applications.
- The last shop in Great Horwood closed in 2001, and is much missed. A travelling Sub-Post Office visits the Village Hall weekly; a mobile fish-and-chip van visits the village twice a week; a smallholder has started to retail his local vegetables. The vast majority of residents would like to have a shop in the village, but there is a clear understanding of the problems inherent in running such a shop in a village of this size and position.
- There is no mains gas in the parish. Since more than ten years has elapsed since the provision of mains gas was last investigated it is time to obtain a fresh quotation from Transco. *(A subsequent new investigation in 2008 gave a figure of £310,000 for bringing gas to the village, plus a further £1,100 per household for connection.)*

Environment and footpaths

- The natural environment of Great Horwood is unspectacular but unspoilt. The parish contains two County Wildlife Sites (College Wood, and part of Little Horwood Airfield) and two Biological Notification Sites (three fields off Spring Lane, and part of a meadow

between Great Horwood and Singleborough). Pilch Fields Site of Special Scientific Interest is just outside the western boundary of the parish. The Little Horwood Airfield site is under threat from development proposals, and includes a row of the nationally-rare Native Black Poplar.

- The built environment is, in architectural terms, handsome and well-documented. However, many minor aspects of the village environment are not fully in keeping such as street furniture, street lighting and signage. Too many pavements are uneven or poorly maintained; maintenance of verges has been a recurring problem; episodes of fly-tipping affect rural verges. We propose measures to tackle all these. We are not proposing dog mess bins as we believe they would be ineffective in our environment. *(The Parish Council subsequently decided that it was necessary to install dog bins in the village and there are now six on strategic dog walking routes. This has resulted in a reduction in the level of fouling on the pavements in the Parish.)*
- Footpaths in the parish are mostly in good condition and generally accessible, thanks largely to responsible landowners. However, mainly for historical reasons, there are rather few field paths. Rights of way or permitted accesses do not exist where today's population wishes to walk, and the layout of Great Horwood in particular means that without such footpaths facilities are effectively further apart than they need be; this in turn encourages the use of cars.
- Notably, it is not possible to walk or cycle between the village and most of the neighbouring communities without using roads. Walking or cycling on the B4033 is not for the fainthearted; attempting either on the A421 is positively suicidal.
- Pilch Lane is a much-favoured walking route, especially for dog owners. Yet pedestrians often have to jump sharply on to verges as cars can pass at some speed.

Recreation

- Great Horwood villagers have been trying for 30 years to provide better recreation facilities for the parish, both for young people and for adults. The layout of the village means that there are few obvious centrally-situated open spaces which could become recreation areas; several opportunities have been missed during earlier development phases.
- The Football Club rents its field from Castlefields, a local charity whose trustees are drawn from the Parish Council and the Parochial Church Council. The Parish owns the Recreation Ground, otherwise known as the Cricket Field, but this is well out of the village. It also owns a smaller site in Willow Road which was originally a 1977 Jubilee childrens' playground but is now disused and in poor repair. It is surrounded by housing and has poor access. *(After laying derelict for more than 30 years this site was subsequently converted into a thriving allotment area with a number of plots all taken up and cultivated by very local residents.)*
- A piece of land off Spring Lane has been gifted to the Parish with a view to its becoming a new recreation area, although planning issues are not yet resolved. A significant proportion of the parish would be prepared to support facilities in this new area by paying a higher local precept. *(This new recreation ground, "Horwode Pece", was opened in May 2009 on land donated by Mike Sheldon and Ben Boughton and with a second phase installed in 2011. A total of almost £100,000 has been invested in the facility with grants from a number of sources including WREN, AVDC, Community Spaces, the Lions Club of Winslow and the Lord of the Manor.)*

Village Hall

- The Village Hall was constructed, probably as a Memorial Hall, with the aid of brick-by-brick donations from villagers; it was opened in 1923. Now, the Hall's facilities are dated and limited, and do not meet all the needs of the parish. For example, there is no outdoor play area for Pre-School; the Hall has a small kitchen and poor toilets; the stage is very cramped; there is no adequate meeting room; storage facilities are limited; there is no car park. Further, a recent survey has shown that the fabric requires significant repairs. *(Subsequent to the publication of the plan, the Village Hall did indeed lose its regular daily bookings from the Pre School and After School Clubs. It has, however, continued to be self-financing and is regularly used by the Great Horwood and Singleborough Youth Club, the Parish Council, the Great Horwood Silver Band and the village W.I., and has twice-monthly Whist Drives and an Art Club every Friday morning. It is also used by a regular keep fit class, and takes bookings for parties and other social events. There is a Post Office and associated coffee morning every Wednesday, and many small improvements have been made to the structure and décor over recent years. The Hall continues to be a major asset to the village.)*
- Consequently, the Hall is now not attractive to many potential private hirers; however, it has not been systematically marketed. The business base of the Hall is now largely limited to a small number of regular hirers including the Silver Band, Jokers Wild (amateur dramatic group), the WI, and organisations for children. Changes in education regulations threaten the continued use of the Hall by pre- and post-school organisations, thus jeopardising major revenue streams.

Public transport

- Not all members of the community wish to or are able to travel by car. Bus services are infrequent and serve a limited number of destinations; they are neither fast enough nor suitably timed to attract new users to switch from car travel. Such services as there are are not well publicised.
- There is room for more innovative transport provision, and for better links with neighbouring communities. The needs of the elderly and the sick merit attention as well as those of recreational travellers. The transfer of some hospital services from Buckingham to Stoke Mandeville and others from Stoke Mandeville to High Wycombe is likely to make attendance by patients and visitors more difficult and costlier. *(Following the publication of the plan a Doctors Car Service was set up in the village for the purpose of providing transport to the Health Centre in Winslow. It is manned by unpaid volunteers who receive no expenses. To date approaching 450 round trips have been completed in the 7 years since the scheme was started.)*
- Repeated efforts have been made by pressure groups to re-establish services on the disused Oxford to Cambridge railway line which abuts the south of the parish; several official studies have seemed on the point of recommending reinstatement but nothing has so far happened. The track bed is largely intact but new track would of course be required – this is relatively inexpensive. A new station at Winslow would be necessary. *(This has now been agreed by Network Rail, and the new station is expected to open in 2017.)*

Traffic

- Great Horwood is a rural parish, although close to the large new urban area of Milton Keynes. It is divided by the busy A421 trunk road linking Milton Keynes and the M1 to the east and Buckingham, Oxford and the M40 to the west. Almost all parish residents live south of the A421. The B4033 runs south from the A421 through Great Horwood towards Winslow. It has two sharp bends within the present 30 mph speed limit zone. All other roads are unclassified. The amount and speed of traffic, with accompanying hazards and pollution by noise and fumes, are of concern to many residents.
- As a by-product of the Parish Plan initiative, funding was secured for the construction of a new pedestrian footway along the length of Nash Road south of the A421, creating a much-improved link between Great Horwood village centre, the Common, and the Recreation Ground (the cricket field). Additionally, local pressure has contributed to BCC's plans to impose a 40mph speed limit on this stretch of the B4033. *(Since the plan was published, further improvements have been made with a parking area in front of houses 2 to 10 in Nash Road, a new footway from the Village Green on the west side of the road and an extension of the footway from the Cricket Club to meet up with the A421. A 40mph limit has been introduced along the length of the road and the 30mph limits have been extended at the other main entrances to the village. A "Movable Vehicle Activation Sign" has been acquired by the Parish Council and will be used at four different locations, one on each of the main entrances to the village, to warn vehicles of their excessive speed and to collect data on the level of speeding traffic in the village.)*

Community issues

- Many of those who work from home depend on the internet as an important tool in their work. Broadband services are significantly slower than those available in urban environments. This clearly puts Great Horwood teleworkers at a disadvantage.
- Coherent community development is fostered by good intra-community communication. The parish has an excellent magazine, Focus, which appears ten times a year and is read by most villagers. However, the parish lacks modern communication media.
- Although personal crime levels are negligible, a number of property-related criminal incidents have occurred. Many positive crime-fighting steps can be taken by householders, but the parish can and should assist.

3.2 Community Views

As part of the process of preparing the Vale of Aylesbury Plan, Aylesbury Vale District Council Forward Plans Department requested answers to four questions as a Community View. These questions concerned future development, its possible level and phasing, infrastructure, and other comments.

In order to obtain this community view Great Horwood Parish Plan Steering Committee (on behalf of Great Horwood Parish Council) carried out a survey of all the households and businesses in the Parish in October 2011; some additional questions were asked beyond those requested by AVDC. The overall response rate to the household questionnaire measured by households was 65%.

For the employers' consultation, a simpler set of questions (primarily focused on community factors in business success) was used. The questions were administered on a face-to-face or telephone or mail basis by a team of volunteers and a 77% response rate was achieved.

Overall, the view is of a community which is not afraid to look forward and which accepts that in a changing world it cannot stand still. Great Horwood recognises that some residential and employment development is likely between now and 2031 and that, if handled appropriately, it can benefit the community. Many residents express concern about possible loss of village character, even where they accept limited future development. Great Horwood residents are strongly attached to their community and are keen to retain the distinctive character and special features of the parish. It believes that by doing so Great Horwood will continue to thrive and to be a place where people want to live and, having arrived, to stay.

Here is the response provided to AVDC.

Q1. Future Development

- α) *Taking into account what you know, and what we have told you about your community, is your community interested in seeing future housing and/or employment development up to 2031?*

Great Horwood is in favour of both future housing and future employment development up to 2031.

- β) *Are there specific types of homes or employment or other development that your community thinks are particularly needed in your area?*

Starter homes and family homes are particularly needed in Great Horwood. Service operations are seen as the most appropriate employment category for potential future development.

- χ) *Why & how has your community come to these conclusions?*

On behalf of Great Horwood Parish Council, Great Horwood Parish Plan Steering Committee (an independent body) performed an extensive community consultation with both residents and employers starting in late October 2011. The results of this consultation form the basis of much of this Community View. Where necessary, for example where the consultation results were equivocal, the Parish Council has expressed a specific point of view.

Q2. Level & Phasing of Development

- α) *Bearing in mind your answer to Question 1, what level of development does your community think is right for them up to 2031?*

No more than twenty new dwellings should be erected in the parish if no infrastructure development occurs, but up to forty new dwellings will be acceptable if appropriate infrastructure is provided. A target of ten new businesses is appropriate for the period to 2031, whether or not appropriate new infrastructure is provided.

- β) *Are there specific types of development that your community thinks should or should not take place – for example this might be certain sizes of new homes or certain types of employment or retail?*

Housing development should be focused on starter homes for purchase and for shared ownership and upon smaller family homes. Houses rather than any other building type are

appropriate. Holiday homes, mobile homes and developments including or based on flats should not be planned for. Service operations are appropriate employment opportunities in this parish. Alternative energy installations are not suitable except possibly arrays of photovoltaic panels.

- χ) *Are there particular locations that your community think should or should not be developed?*

For housing, no single site stands out as appropriate, but Spring Lane should be avoided. New housing development should where possible be within the present village perimeter. Large-scale development on the former Little Horwood Airfield should not be permitted.

No permanent gypsy or traveller provision should be made in the parish.

For employment, the Greenway Farm industrial site on the former Little Horwood Airfield is the most appropriate site.

- δ) *Does the community think that the development the community accepts should be phased (i.e. to happen in parts over several years) – if so how?*

Any future housing and employment development should be evenly spread during the period.

- ε) *Why & how has your community come to these conclusions?*

See Q1.c above.

Q3. Infrastructure

- α) *Are there particular types of infrastructure (social, community, physical) that your community believes it needs to enable this development to happen?*

Future housing and commercial development on the scale specified above requires: a better bus service, available high-speed broadband, and more cycle paths. Improvements in parking, sewerage, and traffic control are also needed.

- β) *If so what are these and where should they be located?*

The north of the parish suffers more from low broadband speeds; cycle paths (and footpaths) should link to Winslow and Little Horwood; parking improvements are needed in Spring Lane; traffic calming measures for the B4033 are sought.

- χ) *Why & how has your community come to these conclusions?*

See Q1.c above.

Q4. Other comments

Is there anything else you want to tell us that we need to take into account in reading your Vale of Aylesbury Plan - Community View?

Many residents express concern about the possible loss of village character, even where they accept limited future development; Great Horwood residents are strongly attached to their community. Some business respondents are in favour of additional housing as it would enlarge their customer base. Additionally, half of them want highspeed broadband. Only two businesses are contemplating expansion subject to economic conditions and might require an additional or alternative commercial site or business park.

3.3 Developments, Applications & Site Promotions

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.

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.

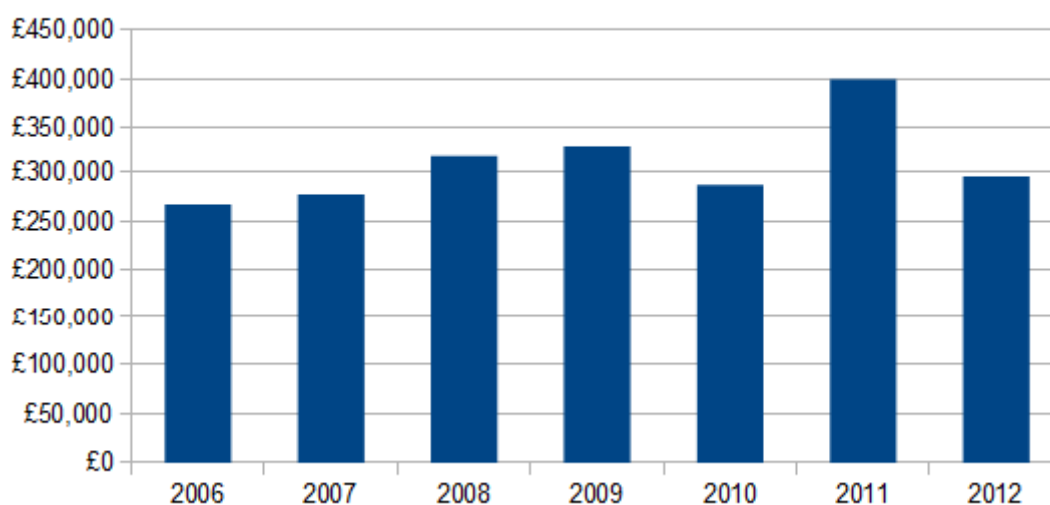
Year ending 31st March:	2005	2006	2007	2008	2009	2010	2011	2012
Total Dwelling Completions	1	1	0	1	0	1	2	2
Commitments	3	4	4	3	5	4	5	5

Table A: Housing Completions & Commitments in Great Horwood

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.

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

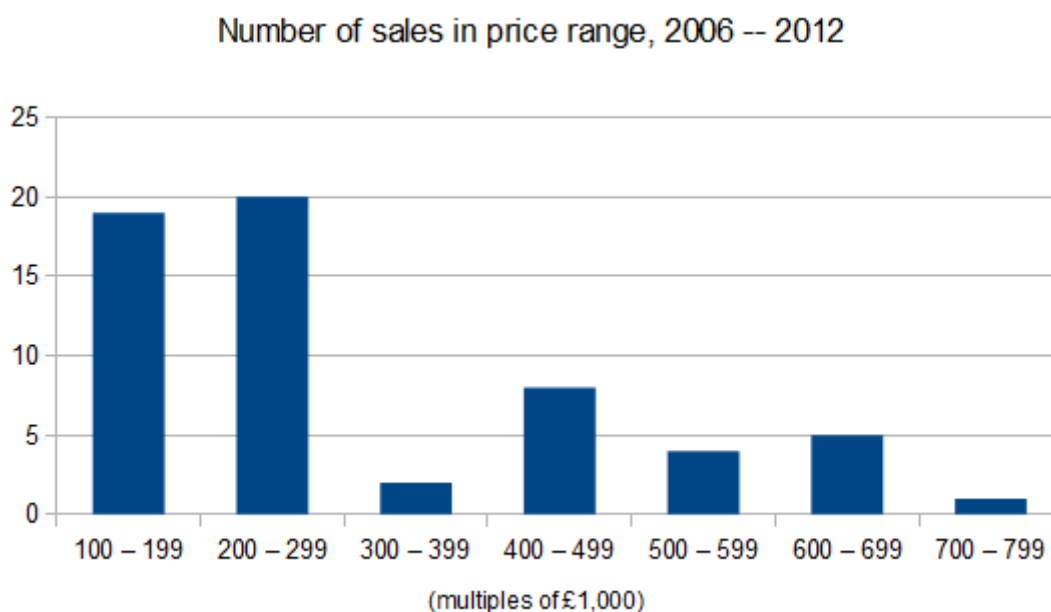
House prices in Great Horwood



(Source: HM Land Registry, October 2013)

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

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.



(Source: HM Land Registry, October 2013)

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

The 2013 Aylesbury Vale Strategic Housing Land Availability Assessment (SHLAA) document indicates that there may be land suited to housing development in Great Horwood with a total capacity of 76 homes. The GHNP will provide a further 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 attached as Appendix B to this report.

4. The Planning Context

The parish is part of the Aylesbury Vale district and Buckinghamshire county. Each of these administrations has adopted and emerging policies and proposals that have a significant influence over the strategy and detailed content of the GHNP.

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

The development plan for Great Horwood currently comprises the saved policies of the adopted 2004 Aylesbury Vale District Local Plan. Its partial replacement (see later), the Vale of Aylesbury Plan Strategy, has now been submitted. The GHNP must be deemed by AVDC to be in conformity with the development plan. The Strategy document will be supplemented in the Vale of Aylesbury Plan (VAP) by delivery and site allocations policies in due course – all references in this report are to the Strategy document, unless specified otherwise.

4.1 National Planning Policy Framework

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

- The presumption in favour of sustainable development (para. 14)
- The role of NDPs (16)
- Boosting the supply of housing (47)
- Delivering a wide choice of high quality homes (50)
- The quality of development (58)
- Conserving and enhancing the natural environment (109 – 115)
- Conserving and enhancing the historic environment (126 – 141)
- Neighbourhood plans (183 – 185)

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

4.2 The Aylesbury Vale District Local Plan (2004)

Local planning policy is currently based on the Aylesbury Vale District Local Plan (AVDLP) of 2004, although policies in this Plan ceased to have effect After 27 September 2007 unless 'saved' by a Direction from the Secretary of State. Relevant saved policies are listed below:

- GP2 Affordable housing
- GP3 Low cost market housing
- GP4 Affordable housing on small sites for local needs

- GP59 Preservation of archaeological remains
- GP86 Provision of outdoor playing space
- GP87 Application of open space policies
- GP92 Safeguarding of allotment land
- GP93 Safeguarding of community buildings and facilities Saved
- GP94 Provision of community facilities and services
- RA2 Loss of open gaps and consolidation of settlements
- RA3 Extension of residential curtilages into open countryside
- RA4 Considerations for countryside recreation
- RA13 Development within settlements listed in Appendix 4
- RA14 Development at the edge of Appendix 4 settlements
- RA36 Development causing traffic adversely affecting rural roads

(Note: Great Horwood is an “Appendix 4 settlement”.)

4.3 The Vale of Aylesbury Plan

The new VAP will be the cornerstone of planning for the whole District and is critical to delivering national, community and corporate objectives and aspirations through to 2031. It sets the ambition and direction for the District as a whole, which other strategies and delivery plans of the Council and delivery partners should support. This includes proposals by development partners and in neighbourhood policy documents that may emerge. The version was approved by AVDC in October 2012 and it is this version (and its evidence base) that has been referenced in this report.

Once adopted, the GHNP will be the primary means by which planning applications in the parish will be judged against, where it contains specific policies and proposals that complement the VAP.

The VAP sets out the vision for the future of Aylesbury Vale and guides development to achieve that vision. It is a place shaping document that sets out the strategic vision, objectives, policies and proposals which affect the whole district or parts of it to 2031 and beyond. The proposed spatial vision is that:

“By 2031 Aylesbury Vale will have seen sustainable economically-led growth, at a rate which is readily absorbed by our communities, which will contribute to creating a thriving, diverse, safe, vibrant place to live, work and visit, and where all residents enjoy a high quality of life.

For this to happen:

- *Growth will provide a diverse and flexible range of business premises and opportunities for new and existing businesses as well as providing good quality housing for all including affordable housing. The main town centres at Aylesbury and Buckingham will enjoy a renaissance in the retailing services and other activities they offer. Environmental and cultural assets will be protected and where possible enhanced. As a result, there will be increased local job and homes opportunities and high quality facilities which together will enable residents and visitors to live, find work, shop, and spend leisure time in the area.*

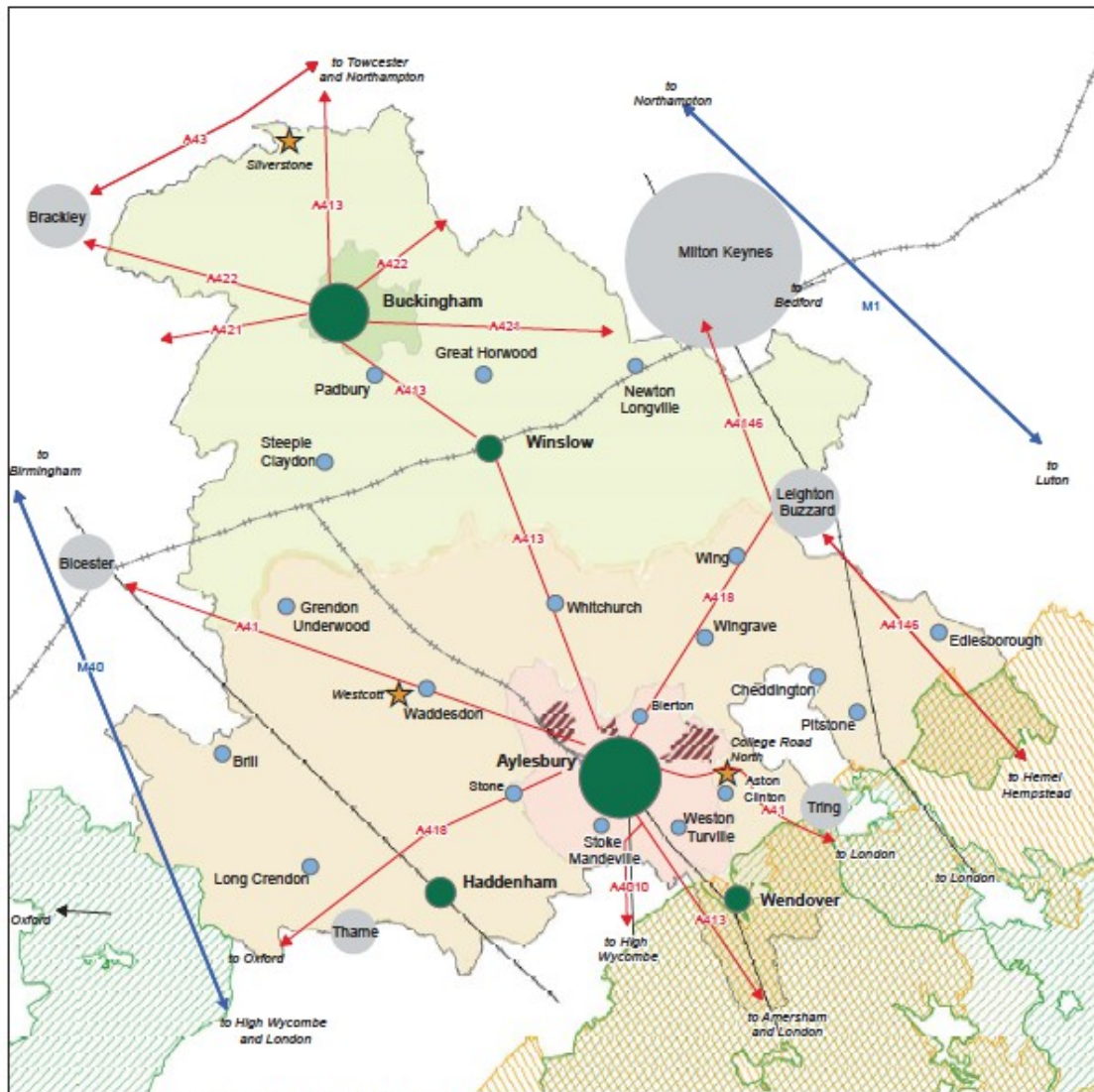
- *Growth will be accompanied by the delivery of infrastructure, services and facilities in the right places and at the right time to bring maximum benefits to new and existing communities. This includes improvement to transport to support modal shift, education, health, green infrastructure, community facilities, communications technology, water and air quality and flood protection measures. Excellent links to the Thames Valley, London and Milton Keynes will help to ensure that local businesses in Aylesbury and the surrounding rural areas continue to thrive and grow.*
- *Growth will be shaped by strong place-shaping, community safety and sustainability principles to create well-designed developments that are sensitive to the district's local character and well integrated with existing communities. People will have a sense of pride in their communities, wherever they live in the Vale; carbon emissions locally will be low relative to the UK average; new developments will minimise their carbon usage; be energy efficient; and waste generation will be minimised. Environmental, heritage, and cultural assets will be protected and where possible enhanced.*
- *Growth and regeneration will result in the difference in opportunities between the most affluent and less well-off communities being narrowed with enhanced opportunities for individuals to participate in their communities and opportunities for communities to celebrate their history, their identity and their diversity.*
- *Growth will allow people in Aylesbury Vale to have access to excellent education and training opportunities, both academically and vocationally, and opportunities for life long learning will be accessible to all.*
- *Appropriate housing, services and facilities will be available to meet the changing needs of older people, recognising that people are living longer, healthier lives.*
- *The rural areas will have accommodated proportionate growth, focussed at the strategic settlements of Winslow, Haddenham and Wendover and at other larger sustainable villages, and:*
 - o *Will remain predominantly rural in character, enjoying high quality landscapes and heritage, cultural and biodiversity assets which are protected and where possible enhanced.*
 - o *The economy will have seen continuing economic growth including a mix of strategic sites, expansion of existing sites, and local small scale development, and will be supported by improved communications infrastructure.*
- *Growth will have been proportionate, and reflect community aspirations in terms of scale, phasing, type and design of growth; Will reflect the character of the local circumstances in which growth is delivered.*
- *Growth will protect high quality agricultural land, will have a well managed network of green infrastructure which protects and enhances the biodiversity of the area and supports a range of recreational activities; will have local services which support sustainable communities, including shops and pubs."*

The Plan sets out a series of strategic objectives:

- *"Provision will be made for new jobs to increase the opportunities to live and work locally to minimise dependence on out-commuting. This will be achieved by a flexible and pro-active approach to promoting sustainable economic development which includes a combination of new allocations, protection of existing sites and a more intensive use of existing sites.*

- *The Council, working with its partners, will secure timely and well located provision of the infrastructure, services and facilities needed to sustain and enhance existing and new communities including:*
 - a) *Provision for education, training and community facilities*
 - b) *Provision of transport infrastructure including enhanced public transport, traffic management, cycling and walking to promote modal shift;*
 - c) *Provision for telecommunications including broadband;*
 - d) *Provision for police, fire and ambulance services;*
 - e) *Provision for accessible green infrastructure and associated sport, recreational and cultural facilities;*
 - f) *Provision for utilities and*
 - g) *Provision of social care and health infrastructure.*
- *The rural areas will have accommodated proportionate growth, focussed at the strategic settlements of Winslow, Haddenham and Wendover and at other larger sustainable villages, and*
 - i) *Will remain predominantly rural in character, enjoying high quality landscapes and heritage, cultural and biodiversity assets which are protected and where possible enhanced;*
 - ii) *the economy will have seen continuing economic growth including a mix of strategic sites, expansion of existing sites, and local small scale development, and will be supported by improved communications infrastructure;*
 - iii) *Growth will have been proportionate, and reflect community aspirations in terms of scale, phasing, type and design of growth;*
 - iv) *Will reflect the character of the local circumstances in which growth is delivered;*
 - v) *Growth will protect high quality agricultural land;*
 - vi) *Will have a well managed network of green infrastructure which protects and enhances the biodiversity of the area and supports a range of recreational activities; and*
 - vii) *Will have local services which support sustainable communities, including shops and pubs;*
- *Provision will be made for the housing needs of the new and existing population which will include:*
 - a) *Provision of affordable housing to meet identified needs;*
 - b) *A mix of house sizes and types to meet identified needs;*
 - c) *Lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs; and*
 - d) *Phasing to ensure needs are being met throughout the plan period.*
- *Development will be distributed across the District. This will include locating the majority of development at the most sustainable locations at Aylesbury and Buckingham, and an appropriate level of development at the most sustainable settlements in the rural areas.*
- *The Council will promote enhancement of the District's town and local centres and village facilities, with a focus on quality design and development, flexibility of uses, and protection of local services and local distinctiveness.*
- *The Council will manage development in a way that ensures the protection and enhancement of the built, natural, and historic environment, and landscape and biodiversity in Aylesbury Vale. This will include minimizing development on high quality*

- agricultural land and requiring high quality design and building at appropriate densities.*
- *The Council will manage development in a way that ensures that climate change is adapted to and mitigated against, including:*
 - a) *No built greenfield development, other than for essential strategic infrastructure, to take place in the functional floodplain and/or Flood Zones 2 or 3;*
 - b) *Improved flood protection including more effective use of multifunctional green spaces which can assist in flood control as well as supporting other environmental and social benefits;*
 - c) *Reduction in waste generation and increase in recycling and re-use of materials;*
 - d) *Making appropriate provision for the generation and use of renewable or low-carbon energy, and locally distributed energy; and*
 - e) *Building to high standards of sustainable construction and design.*
 - *The Council will promote provision of, and support for, measures and initiatives that strengthen the quality of life for new and existing residents of the District and address pockets of deprivation and health inequalities especially within Aylesbury town.”*



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Plan E: Vale of Aylesbury Plan – Key Diagram

The Plan contains a range of strategic policies that will guide the nature and quality of development in the District. These cover issues that apply to the whole District, or have implications beyond individual parish boundaries. The plan expects other parish specific policies

will come forward through Neighbourhood Plans.

In Table D below are listed the proposed VAP policies that offer an opportunity to the GHNP to refine a policy in more detail to suit local circumstances. In each case, the relevant extract from the policy is included, together with a brief commentary on the scope for the GHNP to make policy in due course. All GHNP policies and proposals will be expected to be well-evidenced as a matter of course. Also relevant are proposed developments in Winslow, two miles from Great Horwood, where the Winslow Neighbourhood Plan, whose public consultation period has been completed, has an allocation of 400 new dwellings and also a railway station on the new East=West rail link.

No.	Policy Title	Policy Extract and Potential Role of WNP
VS2	Spatial strategy for growth	<p><i>The primary focus of strategic levels of growth and investment will be at Aylesbury and Buckingham, supported by growth at other strategic settlements and larger villages as follows:</i></p> <p><i>c) At larger villages (listed in Appendix B,) 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 help meet local housing and employment needs and to support the provision of services to the wider area.</i></p> <p><i>*Community-led planning includes the on-going Community View consultation responses throughout the Plan period, see Appendix A</i></p> <p>In Appendix A the housing requirement to 2031 for Great Horwood is stated as “up to 40”.</p> <p>This policy enables the GHNP to test how this housing requirement may be fulfilled and the extent to which it requires other non-housing development and infrastructure to support new housing of that scale and duration.</p>
VS3	Securing the delivery of Infrastructure to support sustainable communities	<p><i>All new development should provide the appropriate on and off-site infrastructure which is required to support the development in order to:</i></p> <ul style="list-style-type: none"> <i>• Avoid placing additional burden on the existing community;</i> <i>• Avoid or mitigate adverse social, economic and environmental impacts; and</i> <i>• Make good the loss or damage of critical social, economic and environmental assets.</i> <p><i>In planning for development regard will be given where appropriate to existing deficiencies in services and infrastructure and how new development can help to address existing infrastructure gaps. The provision of infrastructure will be linked directly to the phasing of development to ensure that infrastructure is provided in a comprehensive way in line with growth.</i></p>

		<p><i>In negotiating developer contributions regard will be had to the viability of the proposals and the overall objective of delivering sustainable growth in the district. A Community Infrastructure Levy for Aylesbury Vale will be developed to secure funding for infrastructure. Guidance will be produced regarding the delivery and use of section 106 planning obligation agreements.</i></p> <p>This policy enables the GHNP to set out the delivery strategy to support housing and economic growth in the town, including directing how S106 and Community Infrastructure Levy funding will invest in the town and leverage other funding.</p>
VS5	Ensuring efficient and effective use of existing employment land	<p><i>Proposals for use of existing employment land, or buildings in commercial use, for alternative (non-B use class,) uses will only be permitted where:</i></p> <ul style="list-style-type: none"> <i>a) the site can be demonstrated to be no longer required and/or fit for purpose, and there is no reasonable prospect of its continued use for employment purposes. Appropriate evidence of proactive marketing at a reasonable cost, and the viability of employment redevelopment, should be provided to support the proposed change of use; and</i> <i>b) the proposal is for an appropriate sustainable mix of uses which includes provision for replacing the number of jobs which would normally be expected from that land use.</i> <p>This policy enables the GHNP to review existing employment sites in the parish to determine if their relocation and redevelopment for other purposes may be justified.</p>
VS8	Addressing local housing need and requirements	<p><i>Proposals for housing (new or conversions) should demonstrate how they have addressed identified local need and requirement in terms of the mix, size, and tenure of housing and to address the changing demographics of the population in the district. Information on housing need and requirements is provided in the VAP evidence base and will be updated over time. Further criteria will be set out in delivery policies.</i></p> <p>This policy enables the GHNP to determine the appropriate mix of housing types and tenures to meet evidenced local demand and need. The GHNP may apply standard criteria to every allocated site or may set specific standards for each allocated site provided there is evidence to support such an approach.</p> <p>For example, the VAP Housing & Economic Growth Assessment suggests that over the next 20 years, the requirements for market housing (both for sale and rent) will be strongest for two- and three-bedroom properties. For affordable housing, the need for</p>

		<p>one- and two-bed properties is greatest. Overall over the next 20 years, more three-bed properties are required and fewer homes with four or more bedrooms.</p>
VS9	Affordable housing	<p><i>Taking into account the viability of the development proposed and principles for negotiation set out above in paragraph 3.49, the Council will seek the provision of affordable housing as follows:</i></p> <ul style="list-style-type: none"> <i>a) Residential developments of 15 or more dwellings gross should include at least 35% of dwellings as affordable onsite;</i> <i>b) Residential developments of between 5 and 14 dwellings gross should include at least 20% of dwellings as affordable. Or where onsite provision is impractical, developments should provide a financial contribution equivalent to 25% on-site provision to facilitate off-site provision of affordable homes;</i> <i>c) Residential developments of below 5 dwellings gross should provide a financial contribution equivalent to 20% on-site provision to facilitate off-site provision of affordable homes.</i> <p><i>In addition:</i></p> <ul style="list-style-type: none"> <i>d) Where it is consistent with the latest housing allocation policies and current housing needs evidence, a proportion of new affordable homes will be sought to meet local needs arising from the area of the district where the homes are built; and</i> <i>e) Where a site is demonstrably part of a larger developable area that has been subdivided, the Council will seek affordable dwelling provision at the proportion appropriate to the larger area; and</i> <i>f) Affordable housing should remain at an affordable price for future eligible households, or, if this restriction is lifted, the subsidy should be recycled for alternative affordable housing provision within the district.</i> <p><i>Open book calculations will be required where there is divergence from the policy requirements above. Further details regarding implementation of this policy will be provided in VAP delivery policies or neighbourhood policies.</i></p> <p>This policy enables the GHNP to determine how affordable housing will be delivered as part of the total housing requirement over the plan period.</p>
VS11	Environmental and heritage assets, including green infrastructure	<p><i>If appropriate green infrastructure networks will be specifically identified, and enhanced, through policies in Neighbourhood Plans or VAP Delivery policies.</i></p> <p>This policy enables the GHNP to propose a green infrastructure</p>

		network through the parish, provided there is evidence to support such an approach.
VS13	Localism and local distinctiveness	<p><i>The Council will work with local communities to produce Neighbourhood Plans or other neighbourhood documents to deliver locally-focussed policies and proposals for sustainable growth and accompanying infrastructure, which accord with policies in VAP.</i></p> <p>This policy provides the context for the GHNP to bring forward relevant planning policies and proposals that accord with the strategic intent of the VAP.</p>

Table D: Summary of Proposed Submission VAP Strategy Policies

The GHNP is not obliged to address all the policies above. Where it chooses not to, then the VAP will be used alone to consider planning applications.

Community Infrastructure Levy

The District Council plans to have adopted a Charging Schedule for its Community Infrastructure Levy (CIL) in 2015/16, soon after the limitations on the use of S106 agreements comes into force. To do so, the Council expects to publish a Draft Charging Schedule for consultation before the examination of the VAP has been commenced.

The Government has announced that 25% of the CIL generated in an area with an adopted Neighbourhood Plan will be allocated by the local planning authority to the relevant town/parish council for investment in relevant projects. Other CIL may be invested in the local area if it is regarded as strategic infrastructure benefiting a wider area.

New Homes Bonus

The New Homes Bonus consists of payments from the government for every new home completed in the country. It is calculated at the Band D Council Tax Rate and is payable for 6 years. Where there is a three-tier structure of local government then the bonus is paid in a proportion of 80% to the District Council and 20% to the County Council.

Therefore, for every additional home completed in Great Horwood, AVDC will receive 80% of approximately £1,500 for 6 years (totalling £7,200) and Buckinghamshire County Council will receive 20% of £1,500 for 6 years (totalling £1,800). There is an additional payment of £350 per annum, again for 6 years, for every affordable home completed.

Following representations from various bodies, AVDC have agreed to allocate 20% of its share of the New Homes Bonus after “top slicing” which would then represent 15% of its share of the main grant to be spent by Town and Parish Councils.. This equates to £180 for each new dwelling completed in the Parish. The additional bonus for affordable homes would not be included in this allocation. The use of this funding will be decided by a panel consisting of three District Councillors and two Parish Councillors. The AVDC Cabinet will make the final decision on allocations.

Buckinghamshire County Council has allocated the first 2 years of its New Homes Bonus to the development of Super Fast Broadband in the County. There is currently no possibility for the parish obtaining a share of the new homes Bonus that they receive each year.

Affordable housing

The government definition of affordable housing is reproduced below (Planning Policy Statement 3, Annex B, published in November 2006).

Affordable housing

Affordable housing includes social rented and intermediate housing provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- *meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices*
- *include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision*

Social rented housing

Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Intermediate affordable housing

Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (for example HomeBuy), other low cost homes for sale and intermediate rent.

AVDC participates in Bucks Home Choice, a common Housing Register and Allocations Scheme used throughout Buckinghamshire. A modification to the scheme will divide Aylesbury Vale into four geographical subgroups, one of which, North, contains Great Horwood. A proportion of affordable housing in each subgroup will be protected, and offered initially to applicants with a connection to that subgroup.

Neighbourhood Development Orders & Community Right to Build Orders

The Localism Act 2011 enables local communities to make orders that grant planning permission for specified types of development. Although not essential, it is expected that the process of preparing a Neighbourhood Development Plan will provide an opportunity to the Town Council to propose, consult on and make an order in accordance with the regulations.

A Neighbourhood Development Order could identify types of development (that would require planning permission) in all or part of the parish area and grant consent.

A Community Right to Build Order, which is a more specific type of Neighbourhood Development Order, could grant consent for a specific development proposal in the parish promoted by the Parish Council as a qualifying body. This could, for example, enable the Parish Council in the GHNP to propose a local housing scheme on land in the parish.

In both cases, the orders can only be made by the District Council as local planning authority once the GHNP has been examined, subject to a referendum and adopted.

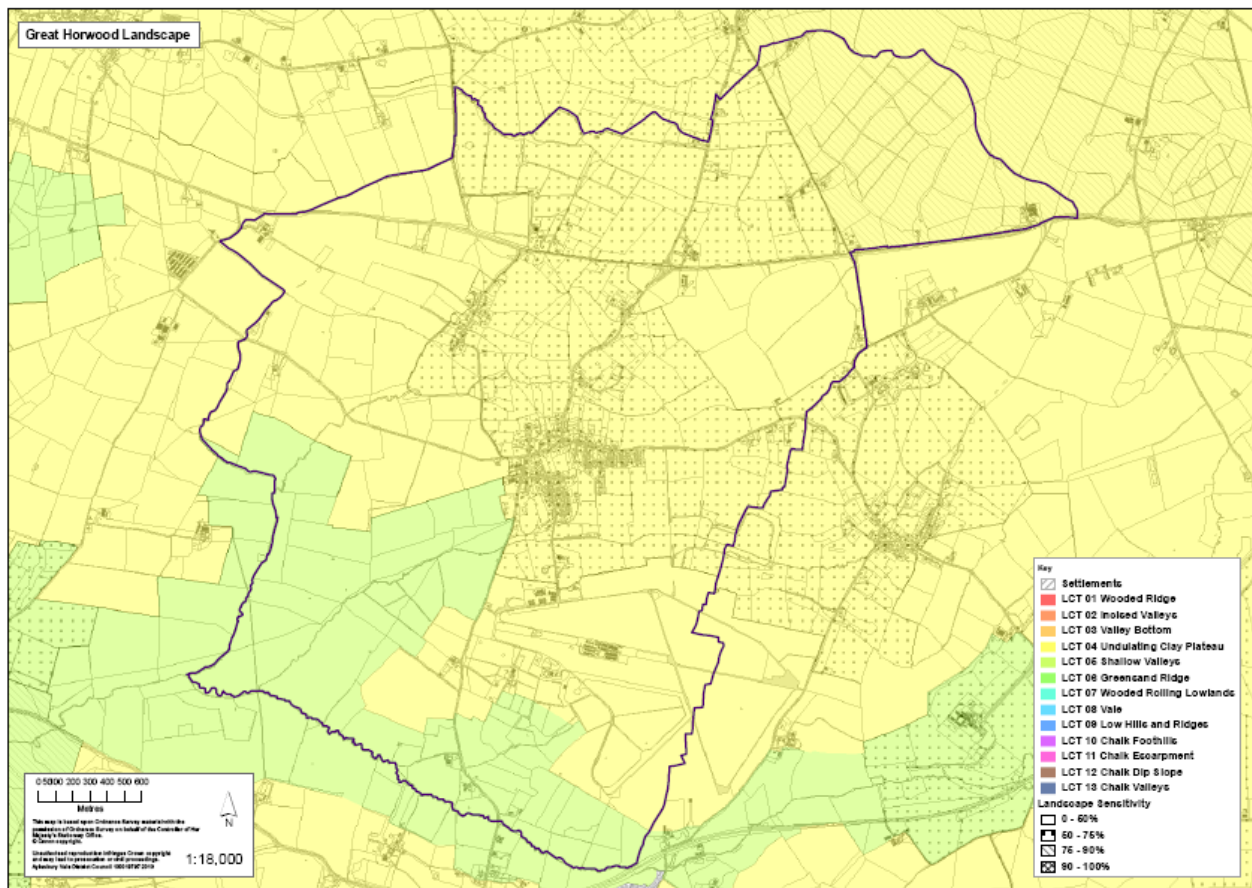
4.4 Other Strategies, Plans & Studies

There are a number of other strategies, plans and studies that may influence the GHNP. All form part of the evidence base of the Draft District Plan and therefore have some relevance to the parish. Their key points of relevance to the parish are summarised here:

Landscape Character and Sensitivity

A Landscape Character Assessment was produced in May 2008. The assessment covers the whole of Aylesbury Vale District outside of the built up areas of Aylesbury, Buckingham, Haddenham, Winslow and Wendover and groups landscape into 79 landscape character areas and 13 landscape character types covering landscape, visual, historic and ecological considerations. The landscape character type for Great Horwood is largely undulating clay plateau (type 04), with an area described as Shallow Valleys towards the south-west (type 05).

The Areas of Sensitive Landscape study (2008) followed up the Landscape Character Assessment looking specifically at the sensitivity of areas to change and new development (see Plan F below). The following criteria determine how sensitive an area is; landscape quality, scenic quality, rarity, representativeness, conservation interests and wildness. The categories of sensitive landscape are identified in the Areas of Sensitive Landscapes study – the higher the percentage shown on the map, the more sensitive a landscape is likely to be to new development. Much of the area around Great Horwood village has a medium landscape sensitivity of 50% to 75%, indicating that new development needs to be sited carefully in order to minimise its impact. An area to the north-east of the parish, including the site of College Wood (managed by the Woodland Trust) has a high landscape sensitivity of 75% to 90%. Other outlying areas of the parish have a low landscape sensitivity of 0 to 50%.



Plan F: Landscape Sensitivity in Great Horwood

Several Tree Preservation Orders have been made by AVDC for either individual or groups of trees within the parish of Great Horwood. These orders apply to trees that are particularly attractive or important to the character of the area, and prevent them from being lopped/topped or uprooted.

Education

There is an Early Years Centre at The Brambles, in Singleborough. They are registered to take 37 children up to 8 years old with a maximum of 26 under 2 years olds.

Great Horwood C of E Combined School is currently operating with an age of admission of 3+ (admission of children in the term following the third birthday). The capacity is 15 pupils per year at nursery level, the foundation year and years 1 and 2, and is 30 pupils per year in years 3–6. Great Horwood falls within the Winslow and Waddesdon Primary Planning Area, where there are 17 primary schools, with a capacity for 2,974. Currently 2,435 pupils attend, providing a surplus capacity of 17% (BCC,2010).

The nearest provision of secondary schools is at Winslow, Waddesdon and Buckingham. The Waddesdon Church of England School has a 960 place capacity. In 2009/2010 there were 970 pupils (thus no spare capacity/ 1% oversupply). Buckingham Secondary School has a 1,166 place capacity. In 2009/2010 there were 932 pupils (thus 234 spaces/ 20% capacity). Royal Latin Grammar School (Buckingham) has a 1,226 place capacity. In 2009/2010 there were 1262 pupils

(thus no spare spaces, and a 36 space deficit and 3% oversupply).

A new Free School in Winslow, the Sir Thomas Freemantle School, opened in September 2013 on a temporary site in part of the Bucks CC owned Winslow Centre. It is planned that it will offer 420 secondary places, transferring to a permanent site in September 2015.

Access to Green Space

Table E, below, identifies locations of green space for which an accessibility audit has been carried out:

Green Space	Size (ha)
Willow Road	0.21
Willow Road	0.11
The Green	0.055
Burial Ground, Church Lane	0.059
Allotments, Church Lane	0.13
St James Churchyard, High Street	0.45
Recreation Ground, Spring Lane	0.8729
Playing Field, Nash Road	1.71
Amenity Space, Townsend Cottages	0.06
College Wood	
Coombs Quarry	
Pilch Field	

Table E: Green Spaces in Great Horwood

Table F, below, shows current provision against Accessible Natural Green Space Standard (ANGSt) by Natural England which is considered a national benchmark and forms part of Government guidance on green space provision. The standard emphasizes the importance of accessible green space to local communities.

ANGSt Standard	Sufficient Existing Provision
2ha-20ha green spaces located within 300m of dwellings	No
20ha-100ha green spaces located within 2km of dwellings	Yes
100ha-500ha green spaces located within 5km of dwellings	No
500ha+ green spaces located within 10km of dwellings	No

Table F: Accessible Natural Green Space Assessment in Great Horwood

Sports and Leisure Facilities

Tables G and H below show the built leisure and sports facilities that have been audited in accordance with PPG17 guidance (PPG17 has now been superseded by NPPF).

Facility	Location
Village Hall	Great Horwood
Cricket Club	Great Horwood
Football Pitch	Castlefields, Great Horwood
Local Nature Reserve	Pilch Field BBOWT
Young People Play Provision – LEAP*	One at Recreation Ground
Young People Play Provision – NEAP**	None
Allotments	Two sites – one at Willow Road, one on Church Lane

Table G: Leisure & Sports Facilities in Great Horwood

Playing Pitch/Allotments	Standard	Sufficient Existing Provision
LEAPs*	3 are required	No
NEAP**	one required	No
Allotments	9 plots per 1000 population	No

Table H: Assessment of Need for Additional Leisure & Sports Facilities

Notes: *Locally Equipped Area of Play. **Neighbourhood Equipped Area of Play.

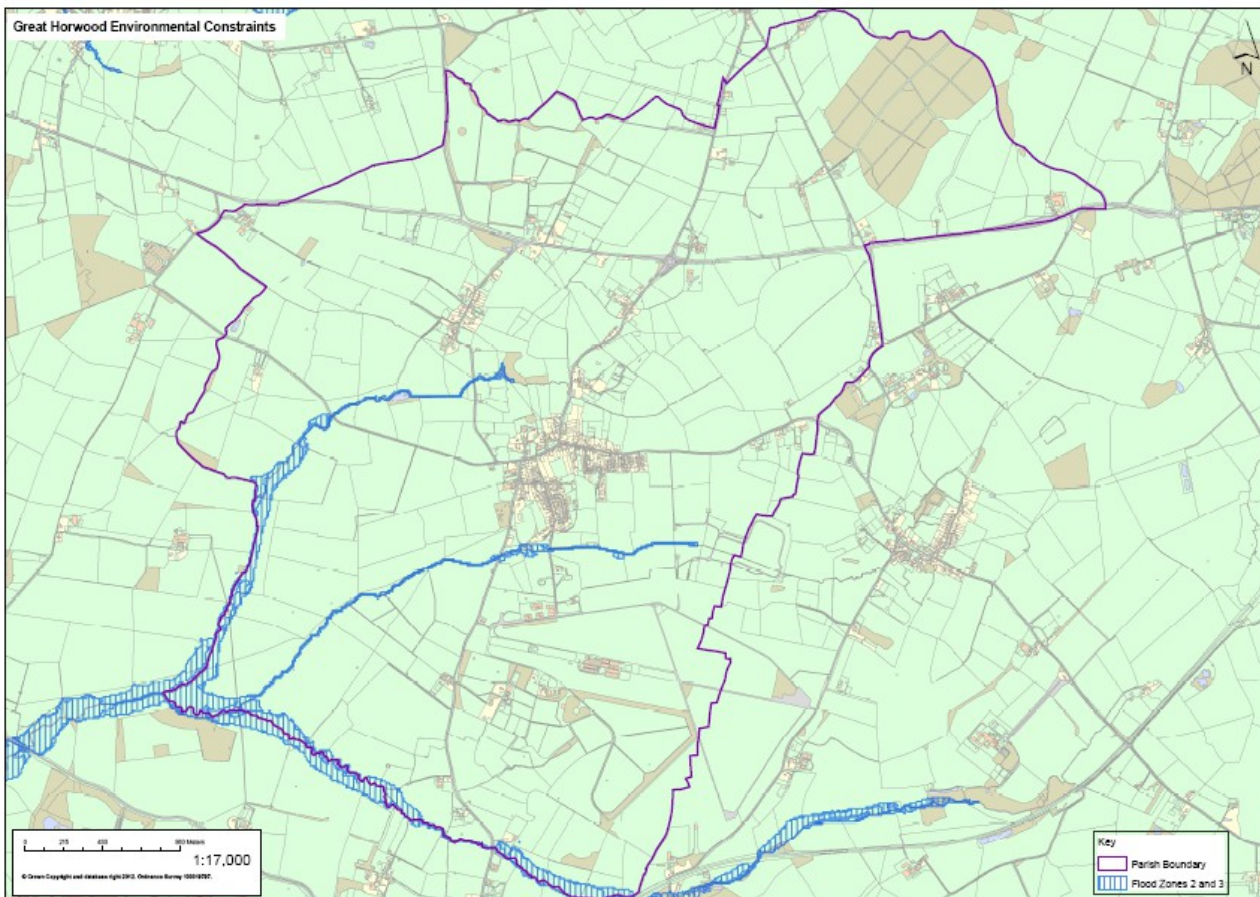
A Village Hall, Cricket pitch and Tennis court are also available in Little Horwood.

Flood Risk & Water Issues

The northern area of Aylesbury Vale District, which includes Buckingham and Winslow, lies in the Great Ouse catchment. The River Great Ouse, a designated Main River, enters the study area at Brackley and flows through Buckingham. Several minor tributaries of the Great Ouse catchment join this river before it leaves the study area near Milton Keynes. Also, there are several minor tributaries that are maintained by the Bedford Group of Internal Drainage Boards (IDB).

The Padbury Brook (or the Twins) joins the Great Ouse approximately 2km east of Buckingham. It is a very composite stream, or rather collection of streams. The largest branch rises east and west of Oving, partly from springs from the Portland Beds, and flows northward to near Winslow, where it is joined by another stream from the east, the drainage of the clay-tract of Mursley and Swanbourne; the combined stream then flowing west-ward for about two miles, receiving an addition from the neighbourhood of North Marston and Hogshaw; and then turning north-westward, along the northern boundary of the parish of Steeple Claydon, receiving another addition from the neighbourhood of the Horwoods, and finally taking a northerly course to the Great Ouse, about two miles east of Buckingham, with a small easterly addition from Nash, just before joining the main river.

There are significant areas of flood risk on the Claydon Brook tributaries on the South and West periphery of Great Horwood. Any development within the Environment Agency flood zones (see Plan G) will be subject to a sequential testing and then possibly further exception testing as described in the National Planning Policy Framework. The district wide level 1 SFRA for Aylesbury Vale was published in August 2012 and contains further detail on the requirements for sequential and exception testing.



Plan G: Flood Risk Map for Great Horwood

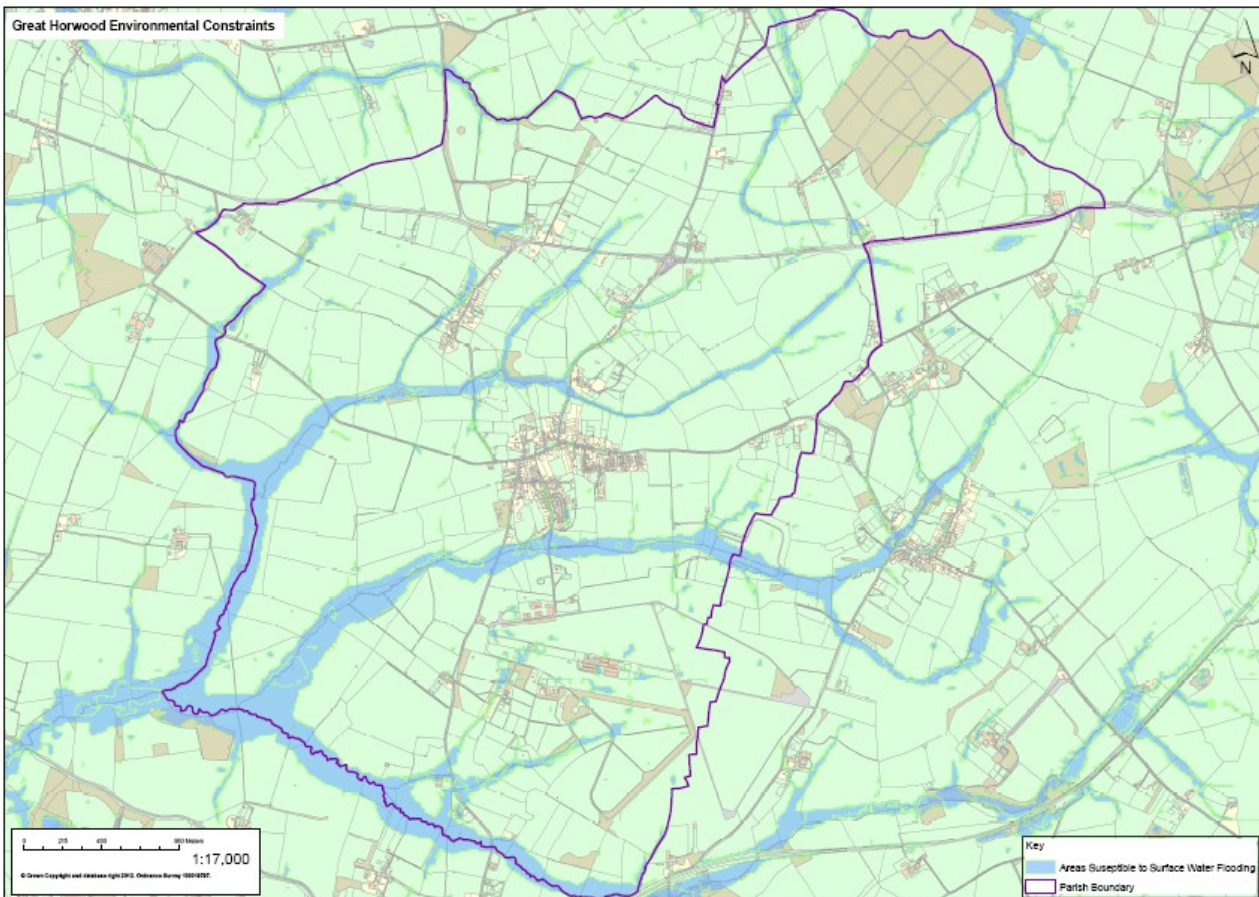
The Environment Agency has identified areas susceptible to surface water flooding both in the existing urban extent and on the periphery of the urban extent. The North and South East peripheries of Great Horwood are more susceptible to groundwater flooding than the remainder of the periphery (see Plan H).

The SuDS potential map identifies that the majority of the periphery of Great Horwood is underlain by impermeable soils or strata and that any development will require land set aside for SuDS attenuation. Any development within the Great Horwood periphery should allow enough land for attenuation storage. Anglian Water have identified that there is no public surface water sewer system serving Great Horwood.

Where development cannot be steered away from areas of flood risk, and sequential testing (and exception testing where required) confirms this conclusion, any development must be supported by a comprehensive Flood Risk Assessment and Drainage Strategy identifying how appropriate measures, including the development SuDS system, will protect the development, and downstream properties from all sources of flooding, including groundwater and surface water flooding.

All development, including proposals outside of any identified flood risk area will require a drainage strategy, including detailed SuDS proposals for surface water management. All

development within or partly within areas of identified flood risk, or where there is documentary or anecdotal evidence of flooding, will require an FRA, and the drainage strategy can be part of this FRA. All SuDS schemes will need to comply with the National SuDS standards when they are adopted, and be approved by the SuDS approval body for any development proposals submitted after the SuDS Approval Body is inaugurated (not before Spring 2013). The Lead Local Flood Authority may adopt local SuDS standards that differ to the National SuDS standards as the Local Flood Risk Management Strategy is developed. Any development will need to confirm the presence or otherwise of locally agreed standards with the LLFA before commencing design of a SuDS or drainage system.



Plan H: Surface Water Flooding in Great Horwood

Great Horwood is served by Great Horwood WwTW which is operated by Anglian Water Services Limited. The Great Horwood WwTW also serves the Little Horwood settlement.

The minimum housing allocation being tested at Great Horwood WwTW is 40 and the maximum is 200. This is in addition to a total of nine properties that have planning permission that have not yet been built. Initial calculations carried out following an approach agreed with Anglian Water identify that there is capacity in the WwTW environmental permit (or WwTW water quality consent) for committed development and the higher number of properties being tested.

Great Horwood WwTW discharges into a tributary of the River Horwood. The waterbody is

classified as a Heavily Modified Waterbody and therefore must achieve good ecological potential. The current overall status of this waterbody is Good.

Anglian Water Services have undertaken a Red Amber Green Assessment for waste water, and have identified that network capacity in Great Horwood is Amber, and that the ability to provide additional infrastructure if required is Amber.

There is no history of foul flooding in Great Horwood, and there are no combined sewer overflows. Anglian Water do not consider that wastewater network capacity should be a material strategic planning decision at this stage, and consider that there are infrastructure and management options that could be implemented for the scale of development being tested within the likely delivery programme for a development of the scale identified. Where additional infrastructure is required, it will need to be provided through the developer requisition process, and the typical timeframe for delivery of wastewater network infrastructure through the requisition process is 12 to 24 months. New developments must be separately sewered, with surface water not being discharged into the combined or foul system. The Flood and Water Management Act contains a provision making the right to connect to public surface water sewer conditional on the drainage system being approved by the SAB. Therefore any redevelopment must ensure an appropriate destination for discharge of surface water. This will need to be considered in the development Flood risk assessment and drainage strategy discussed above.

Anglian Water Services have also undertaken a Red Amber Green Assessment for water supply and have identified that water supply network capacity for Great Horwood is Green. Depending upon the location of the development some short lengths of reinforcement main maybe required within the village but as a whole there is capacity for 100 properties. If short lengths of reinforcement main are needed, they will be delivered through the developer requisition process, and the typical time for delivery through the standard requisition process is 12 to 24 months.

Roads and Buses

Great Horwood is situated on a minor road, the B4033, which joins two strategic roads, the A413 between Aylesbury and Buckingham, and the A421 between Milton Keynes and Buckingham (the latter passing through the north or the parish).

There is a limited bus service in Great Horwood, with route 50 providing three journeys to Milton Keynes per day (four on Saturdays). In addition to this Winslow & District Community Bus runs a number of scheduled services. These include a direct service to/from Aylesbury on Friday and Saturday mornings, and connections to the Winslow Market on Wednesday mornings. It also provides a shopping service on two Thursday mornings per month to Westcroft, a shopping outlet on the fringe of Milton Keynes, and also the only direct service from the village to Buckingham on the first Tuesday of the month. The Community Bus also provides a hire service to community groups and the general public. It has a passenger lift, low step, wheelchair spaces and tail lift for disabled users.

There are several Public Rights of Way within Great Horwood Parish, providing a variety of routes into the surrounding countryside. The strategic North Bucks Way / Midshires Way passes through the Parish, although the route runs along roadways as it passes through the centre of the village.

There is, however, no footpath from Great Horwood to Winslow, nor any footpath from Little Horwood Road to the Horwood Pece Recreation Ground at the end of Spring Lane.

East West Rail

East West Rail is a major project to establish a strategic railway connecting East Anglia with Central, Southern and Western England. The project is being promoted by the East West Rail Consortium – a group of local authorities and businesses with an interest in improving access to and from East Anglia and the Milton Keynes South Midlands growth area.



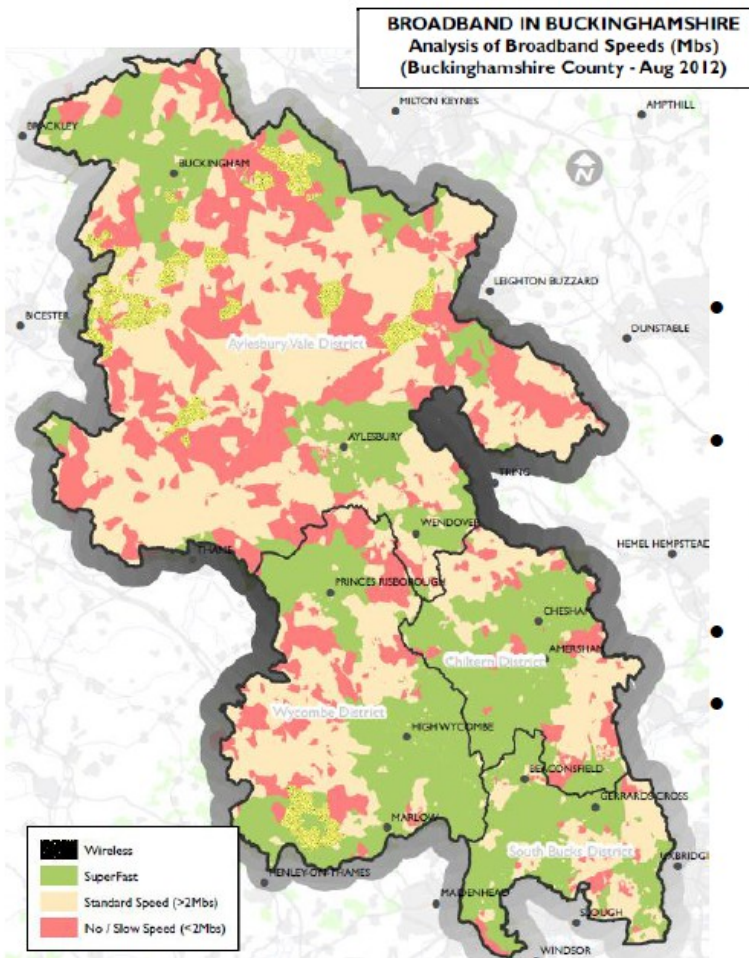
Plan J: Diagram of East West Rail Route

The Consortium successfully included in Network Rail’s 2014-19 Business Plan the proposal to implement the western section of the project between Oxford, Aylesbury, Milton Keynes and Bedford, which will include re-opening the former railway line adjoining the town for passenger and freight services and a new station serving Winslow. It is planned to open the passenger service and station by the end of 2017. The station will be on land west of Buckingham Road and east of Furze Lane and will include a car park for travellers and bus facilities with access on to Buckingham Road.

Broadband

- BT Open Reach NGA roll-out continues – now past 50% premise coverage in Bucks with

- superfast to reach over 70% and a focus on Fibre to the Cabinet (up to 80 Mbps)
- Village Networks has substantive coverage in the Vale – its existing infrastructure can serve over 3,000 premises and offer up to 10Mbps download
- Winslow exchange, the local exchange for Great Horwood, has been upgraded to ADSL2+ but is reliant on copper – not part of current BT programme to 2015
- Bucks-Herts public sector project has targeted Winslow exchange for investment



Bucks connectivity

- 72% high speed coverage by 2015
- BT/Virgin Media are main suppliers, some wireless and not-spots
- Red/amber target areas
- 62,000 premises where is intervention required



Plan K: Broadband coverage in Buckinghamshire

Great Horwood Conservation Area

The Great Horwood Conservation Area was designated by Aylesbury Vale District Council on 19th July 1989. A new appraisal was undertaken in 2012, and as a result the boundary was modified to ensure that it followed extant features on the ground; in addition a number of new areas of architectural and historic interest were included. There is a separate conservation area for the hamlet of Singleborough.

Great Horwood is a large village with urban characteristics sitting on a thin ridge between two valleys. These two valleys contain small streams - tributaries of the Claydon Brook. The village is overlooked by higher ground to the east, leading to Little Horwood Manor and College Wood. To

the north, west and south the village overlooks the surrounding stream valleys, affording good views from the settlement across adjacent agricultural land.

The settlement form of Great Horwood is unusual within Aylesbury Vale. This gives the settlement a distinct identity which contrasts with the irregular plans of other nearby villages. The buildings and gardens in Great Horwood are well maintained and there is a strong sense of ownership throughout the village.

The historic plan form of Great Horwood is still easily visible on modern day maps of the settlement. The village is a regular row settlement (unusual within the context of the wider District), with development of a linear form along both sides of the main street (High Street/Winslow Road). There is a strong feeling of regularity within the development. Along High Street blocks of property plots of the same width and length indicate deliberate planning in their layout. Such features are usually found in historic towns, but less commonly in villages, leading to Great Horwood having a more urban character than other villages in the District. This form of planning is usually indicative of early 12th or 13th century development or later 18th and 19th century development. In the case of Great Horwood it is likely to be the former.

Houses within the village display some conformity in terms of their siting in plot and orientation. However, architectural style is varied, with examples of buildings from the 12th century to the present day. The underlying geology around Great Horwood is mud, with fluvial deposits of sand and gravel. As a result there is very little nearby building stone available. This has influenced the design and structure of the buildings in the village - building materials are predominantly brick and earth, with very few examples of stone or flint building. One such example is the Parish Church; the Church Tower, an important local landmark, is easily visible from the surrounding area.

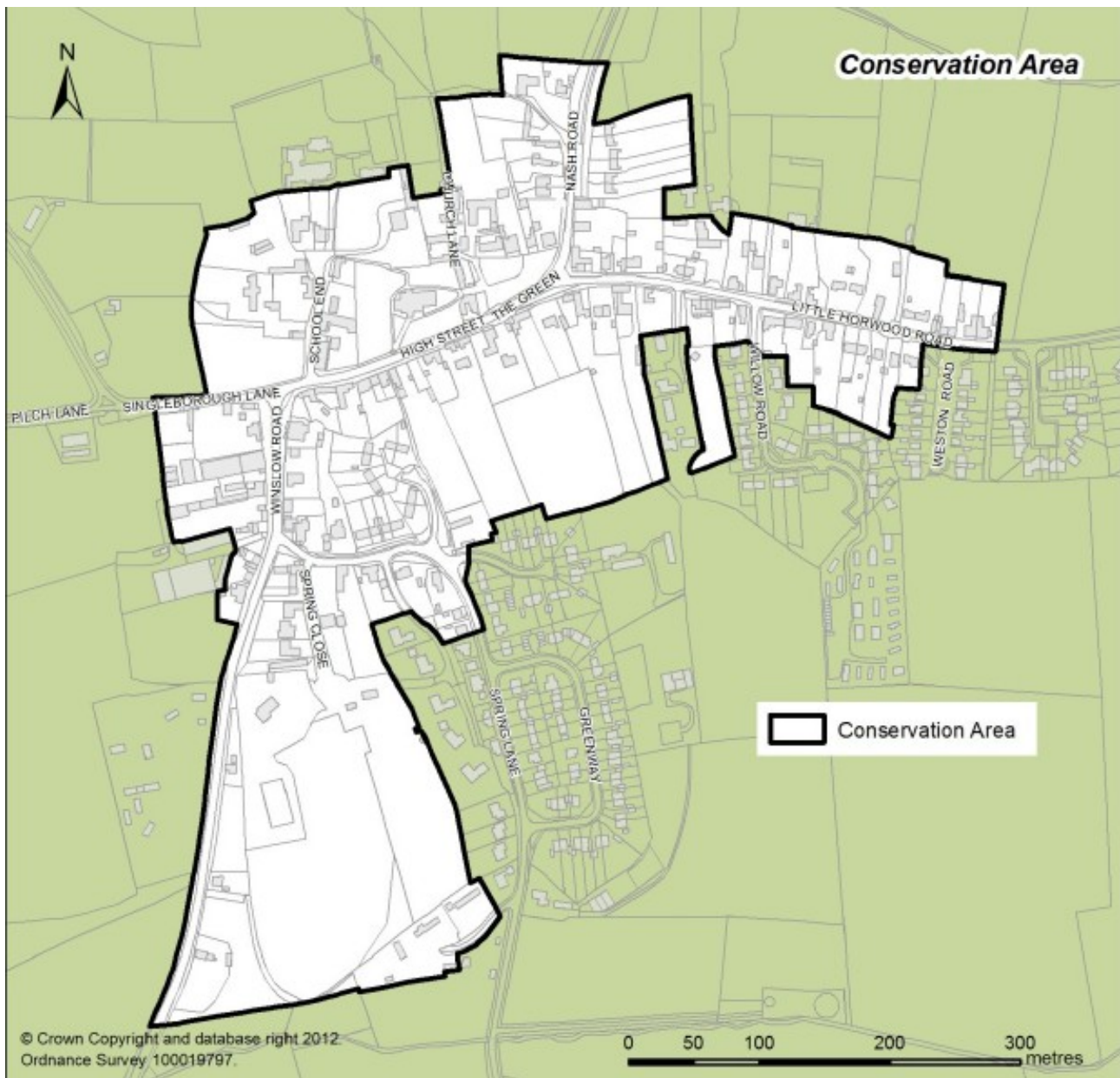
Historically Great Horwood had a large common, with three common fields and a share of the woodland towards Nash (the Whaddon Chase). Mediaeval open fields have survived around the village, and ridge and furrow around the settlement is of some interest. In addition, green spaces within the village have preserved mediaeval field patterns (to the rear of the houses on High Street) and early enclosure fields (to the rear of buildings on Spring Lane).

The Green, in the centre of the village, is generally interpreted as a redundant market place due to documentary references to the granting of a market charter in the 15th century. However, there are no documentary records of the market charter ever having been enacted in Great Horwood and as such it is unclear whether this space was ever intended as a market place, or whether it was in fact part of the common.

There are a number of private green spaces within the village which are of historic importance. These include the remains of the burghage style plots to the rear of houses on High Street, and the remains of early enclosure fields to the west of Spring Lane and north of 24 and 26 Spring Lane. It is rare for areas such as this to survive within the villages of Aylesbury Vale District. For this reason these spaces have been included within the Conservation Area in recognition of this historic interest, and to recognise the positive contribution that such remnants of historic field systems make to the special historic character of the Conservation Area as a whole.

The Appraisal sub-divided the Conservation Area into nine 'Identity Areas' - The Green; High

Street; School End; Church Lane; Nash Road; Little Horwood Road; upper Winslow Road; lower Winslow Road; and Spring Lane. The distinct character of each is described in respect of street form; views and vistas; green spaces, trees and vegetation; permeability; key buildings; building form; details and materials; boundary treatments; and surface treatment and street furniture.



Plan L: Great Horwood Conservation Area (as modified in 2012)

Singleborough Conservation Area

The Singleborough Conservation Area was designated by Aylesbury Vale District Council on 16th October 1991. A new appraisal was undertaken in 2012, and as a result the boundary was modified to ensure that it followed extant features on the ground; in addition a number of new areas of architectural and historic interest were included.

Singleborough is a tiny hamlet, situated roughly half a mile to the north west of Great Horwood

village. The settlement lies 5 miles south-east of Buckingham and roughly 13 miles north of Aylesbury. The hamlet has a linear form, with houses in wide plots lining both sides of a single street. This plan form is characteristic of historic agricultural settlements, although most of the residents no longer rely on farming as their primary source of income. The hamlet contains just 26 properties and has a population of approximately 75.

Singleborough occupies a springline position, roughly half way up a wide ridge which runs south-east from Great Horwood to Stewkley. There are a number of ditched streams bordering both the street and footpaths around the settlement, reflecting the springline location of the hamlet. The sound of running water is present in many locations within the hamlet, and adds to the individual character of the place.

The underlying geology around Singleborough is mudstone, with glacio-fluvial deposits of sand and gravel. As a result there is very little nearby building stone available. This has influenced the design and structure of the buildings in the hamlet - building materials are predominantly brick and timber frame, with very few examples of stone or flint building.

The history of Singleborough is closely linked with that of Great Horwood nearby. Singleborough may be Saxon in origin. However, the first documentary reference to Singleborough is in the Domesday book (1086), when the manor was held by Walter Giffard, first Earl of Buckingham. Giffard also held the adjacent Manor of Great Horwood and the ownership of the two manors remained combined for much of their history. Documentary records from the 15th century reference the presence of a chapel at Singleborough, and archaeological remains visible today suggest that this might have been located to the east of the Singleborough to Great Horwood Road.

During the post-mediaeval period Singleborough benefitted from its position, sitting astride the principal post mediaeval road from Buckingham to London. To the north east was the Harwood Common, and beyond that the Royal hunting forests of Whaddon Chase.

The basic form of Singleborough is linear, and has changed very little since the early 19th century, although a number of buildings have been replaced over the years, and a small number of new houses have been constructed in the hamlet. The majority of buildings are set back from the road edge in large plots. Buildings tend to be detached, and sit in the centre of their plots. Most are positioned parallel to the street, with ridge lines following the orientation of the street. Two storey buildings are the most common form in the hamlet, although there are examples of 1 and 1½ storey buildings. Spaces between buildings are irregular, and there are some gaps between plots. In the southern half of the village, and on the approach from Great Horwood, the road level rises relatively steeply. From Ashwell House the road through the settlement is fairly level, with only small undulations in height.

There is little evidence of overall planning in the settlement today, although this may be due to historic settlement shrinkage. Early County maps from the 18th and 19th centuries indicate that the settlement was once larger than it is today.

Singleborough, as a settlement with possibly Saxon origins, is an area of high archaeological

potential. One of these sites, at the southern end of the village, contains a number of earthworks which may be remains of mediaeval house patterns, possibly associated with the footings of the mediaeval Singleborough chapel. These buried remains, whilst obvious on aerial photographs, are not easily visible on the ground.



Plan M: Singleborough Conservation Area (as modified in 2012)

4.5 Summary of Key Issues for Great Horwood

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 GHNP 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
- the county town of Aylesbury with the administrative offices for the county and AVDC, along with a 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
- poor access to superfast broadband services

Opportunities for the GHNP

- 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 GHNP

- 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

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 or via links on the Great Horwood Parish Council website's neighbourhood plan pages.

Great Horwood Parish Plan (2006)

Great Horwood Community View (2011)

Great Horwood Conservation Area Review (2012)

Great Horwood Historic Town Assessment (draft, 2012)

Singleborough Conservation Area Review (2012)

Vale of Aylesbury Plan: Submitted (2013)

Aylesbury Vale Strategic Housing Land Availability Assessment (2013)

Aylesbury Vale District Local Plan (2004)

Vale of Aylesbury Plan: Great Horwood Fact Pack (2012)

Aylesbury Vale Strategic Flood Risk Assessment (2012)

Vale of Aylesbury Plan: Pre-Submission Sustainability Appraisal (2012)

Vale of Aylesbury Plan: Housing & Economic Growth Assessment (2011)

Vale of Aylesbury Plan: Water Cycle Study (2012)

Aylesbury Vale Landscape Character Assessment: Horwood Claylands (2008)

Annex B – Strategic Housing Land Availability Assessment

The table below contains a list of all the sites in the parish submitted to AVDC for assessment in the SHLAA for the Vale of Aylesbury Plan. Two plans of all the sites are below (see Plan M and Plan N).

The list includes sites that have been assessed as having potential for housing development and will therefore be considered further by the GHNP. Other sites listed have either been excluded from the SHLAA as being unsuited to housing development or do not meet the adopted criteria for assessment. The full assessment is available in the main SHLAA document.

During the preparation of the State of the Village report, the NPT has assessed two new site (north of Little Horwood Road and west of Nash Road). These assessment will be included in a GHNP Site Assessments Report and published in the evidence base in due course.

Site Code	Site Name/Location
013	Land south of Weston Road and The Close * (50 homes capacity)
014	Land South of Little Horwood Road * (26)
001	Land west of School End **
002	Land west of School End **
004	Land r/o 10-12 High Street **
006	Spring Farm, Spring Close **
007	Caravan Park and Land adjacent, Willow Road **
008	Land south of Wigwell Gardens **
009	Land at Home Farm, Winslow Road **
010	Land south of Home Farm, Winslow Road **
011	Land to South of Pilch Lane **
012	Land East of Nash Road **
015	The Old Mill, Land off Spring Lane **
003	Greenway Farm, Great Horwood ***
005	Land off Wheathouse Copse ***

Table J: SHLAA sites in Great Horwood

Notes

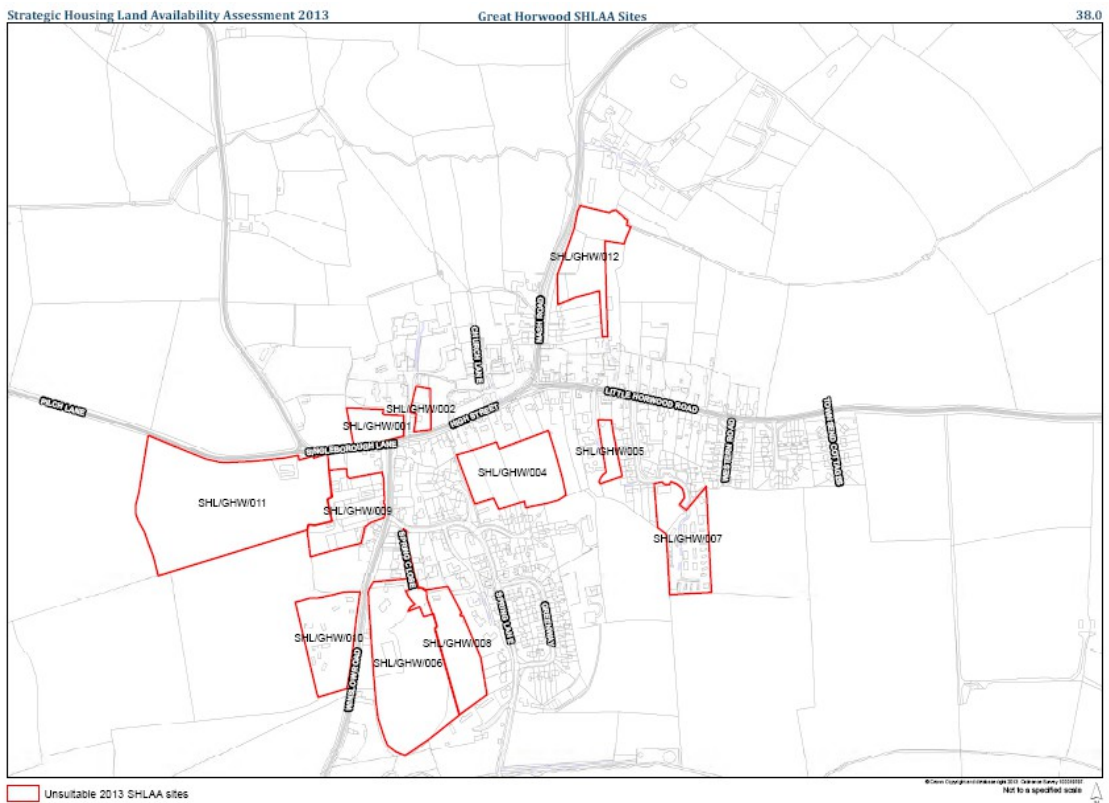
* site with potential for housing development

** site excluded due to assessment of being unsuitable for housing development

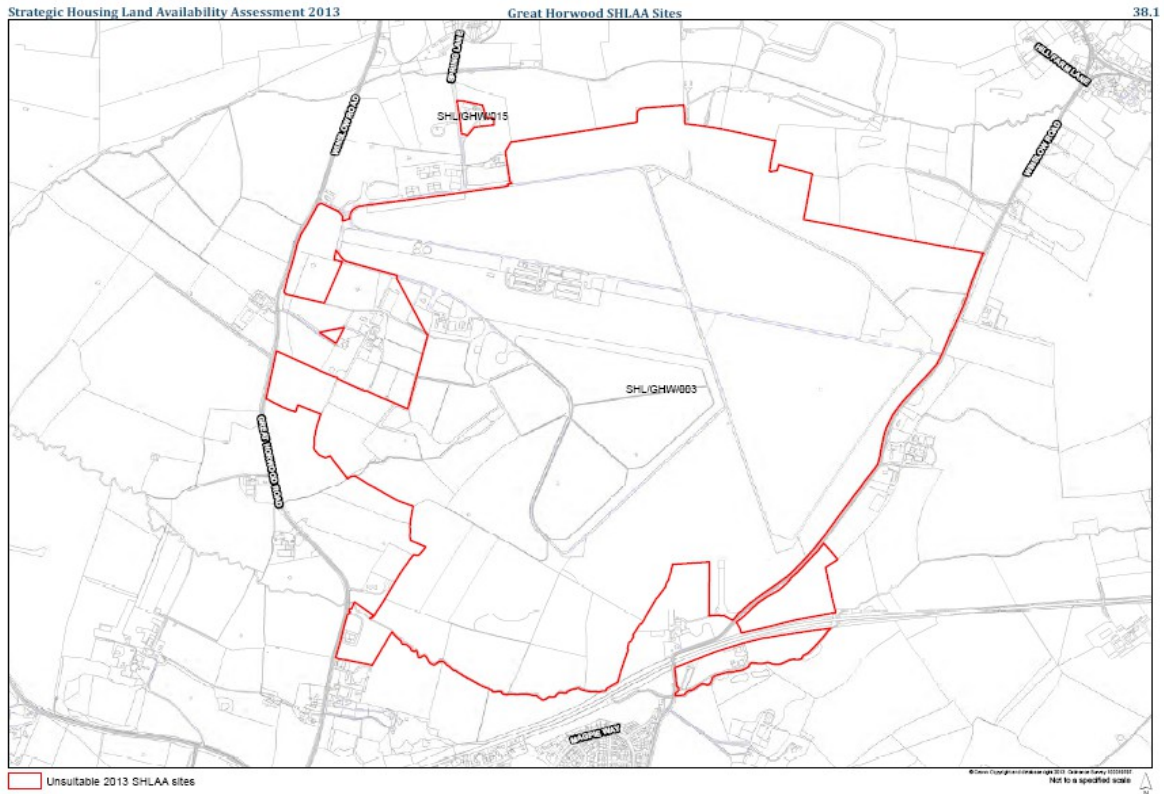
*** site excluded as not meeting the SHLAA criteria for assessment



Plan N: Suitable Strategic Housing Land Availability Assessment sites in Great Horwood



Plan O: Excluded Strategic Housing Land Availability Assessment sites in Great Horwood (North)



Plan P: Excluded Strategic Housing Land Availability Assessment sites in Great Horwood (South)