

Neighbourhood Plan Working Group Report PC Meeting October 1st

1. Two important meetings held since the last PC meeting :
 - a. First held with Wing Parish Council
 - b. Second held with Charlotte Glitheroe AVDC Planner
2. Second Meeting had the more important Information
3. **AVDC Meeting**
 - a. At the time of the completion of the Community Plan we had a meeting with Andy Kirkham of AVDC and a subsequent meeting with Andy and Charlotte Glitheroe. We were given to understand that, although our proposal of 16 houses in Wingrave and 20 in Rowsham was unusual we had proposed good reasons for it and a total of 36 in the Parish would be considered as acceptable with in the guidance of 50 homes in a large village such as Wingrave. Whatever the rights and wrongs we were given at that time to understand that the figure of 36 homes would be incorporated by AVDC in to their plan but our Neighbourhood Plan would have to justify the reasoning for the number, as the Vale of Aylesbury Plan assumed 50 homes in a large village 10 in a small village and none in small communities such as Rowsham.
 - b. AVDC has now completed its plan which follows the lines indicated above.
 - c. David Neave and I have recently had a further meeting with Charlotte Glitheroe of the AVDC Planning Department in order to get the Neighbourhood Plan ground rules absolutely clear particularly in the light of the approach we were taking to housing/home numbers. It was made clear to us that we could if we wished continue to take that approach above but that, if we did, our Neighbourhood Plan would almost certainly be rejected as it would not be compliant with the Vale of Aylesbury Plan (VAP). That is a large village must accommodate 50 additional homes by the end of the plan period.
 - d. The options open to the parish are in reality, either not to do a plan in the which case AVDC would allocate 50 new houses toWingrave, none to Rowsham, and they would decide where the houses go and what sort they would be or to do a plan providing about 50 newhouses in Wingrave but on sites and of types we chose and we would have some control over their phasing. We couldalso include new housing in Rowsham but that would not count againstthe target of 50. However it was clear that AVDC would welcome the 20 additional homes in Rowsham, as total Parish submissions in our area are some 190 homes short of the VAP numbers.
 - e. There were some ameliorating factors e.g. all planning consents givenfor new houses in Wingrave since March 2012 will count,as willaffordable and in-fill housing, and the building can be phased over thelife of the plan and AVDCwill favour a number of small scale developments rather than fewerlarge scale ones. Plus the Parish contribution from the Community Infrastructure Levy (CIL) will increase from 15% to 25% if we have a Neighbourhood Plan.
 - f. The situation has almost certainly arisen because AVDC has realised that its original approach was likely to fall short of its target housingnumbers and the on-line comments from Councils surrounding the AVDC area, are that the VAP does not have enough housing in it and consequently there is a risk that the VAP could fail to pass Government inspection. (Incidentally there are also negative comments indicating that there is not enough detail on employment in the AVDC area.)
 - g. The information that Wingrave will be required to accept 50 homes in the period to 2031 is unwelcome. However, we need to keep the Parish informed detailing the options and hopefully maintain a Parish strategy that where ever possible aligns with the aims on the October 2012 Community Plan.
4. **Wing Parish Council Meeting**
 - a. Wing Parish commenced a Neighbourhood Plan well over a year ago and consequently has significant experience and knowledge on the process and implementation. A meeting was held in early July with the Chair and Parish Clerk ofWing PC and David Neave, Deborah Martin & Les K.
 - b. All aspects of a Neighbourhood Plan must be evidence based.

- c. For housing development Wing PC identified all the open spaces and fields etc around the Parish, including school playing fields, allotments and PC owned spaces. From the Land Registry they have identified all owners and using a Pro-forma have written to all and asked including themselves and asked, is development of interest etc.
- d. Wing PC have undertaken Environmental and Archaeological surveys of sites, landscape and access studies, sustainability investigations. Using the information gathered on each site they have ranked them **Green, Amber** and **Red** according to their develop desirability. With only **Green** sites identified for development in the VAP plan period.
- e. The Wing Housing Policy includes details of house types and phasing.
- f. Wing have a Green Space Policy and if Developers wish to use Green Space in their Developments then the Developer is required to provide equivalent alternative Green Space.

5. Wingrave with Rowsham Neighbourhood Plan Working Group

- a. Nine members of the Working Group, includes a cross-section of the Parish with two from Rowsham and four Parish Councillors. With a core group attending most meetings :-Roger Dimmock, David Godfrey, James Henderson, Viv Lynch, Jane Willmott and Les Kennedy. Olwen Stovold is now acting as Group "Secretary".
- b. All Neighbourhood Plans have to pass the following criteria:
 - i. Evidence Based.
 - ii. Be approved by a Planning Inspector.
 - iii. Pass a Parish Referendum by simple majority.
 - iv. Be compliant with the local Council plan – in our case AVDC VAP.
But as a caveat:
 - v. The AVDC VAP needs to be approved by the appointed Government Inspector.
- c. Development sites need to be:
 - i. Appropriate sites in terms of access and utilities etc
 - ii. Have Land owner agreement to sell/use for development.
 - iii. Agreement from a developer that the site is suitable for development.
- d. A key part of the Governments Planning Policy is Sustainability.
- e. Between 2001 and 2011 there has been a 4.1% fall in the Parish population but ~12% increase in the number of houses. The reduction population is in the 30 to 40 age group and their associated young children. This is driven by the high entry price for home in the Parish. The average price paid for a home in the Parish in 2010 was £360,000. AVDC have calculated that using three times salary as a mortgage base for a first-time buyer, a household needs an income of £60-65k to buy a semi-detached house in the Parish, and £50-55k to buy a terraced house. A four times salary base would obviously reduce these requirements. The Parish has an aging population and all these factors will be important if our Neighbourhood Plan is to be considered sustainable.
- f. Homes for young families as effectively outlined in the Community Plan are thus an important factor in sustainability.
- g. With an aging population with a portion with Parish roots, downsize bungalow homes etc are another factor in sustainability.
- h. Affordable homes and the Community Infrastructure Levy are matters to be aware of. Notionally 20% of new homes are required to "Affordable Homes". This usually means homes that are either shared ownership with a Housing Trust or Housing Trust Social Housing. The AVHT plans for Abbotts way will significantly contribute to the Parish requirement. The Community Infrastructure Levy will replace Section 106 and the intension is that it will be charged on developments including extensions of over 100 sq metres of gross internal floor space. CIL will be charged per square metre of Gross internal floor space. CIL is intended to raise more money for Infrastructure than 106. It will not be charged on "Affordable Homes". AVDC do not appear to have set a charging rate. Those Councils that have set a rate appear to be using ~£70/sq metre.

- i. The Working Group has had a meeting with Adrian Cole who has contact with some land owners in the Parish and surrounding area and has knowledge of the AVDC area. He has reported that he believes that there are owners of sites around the Parish that are interested in development.
- j. With the agreement for Wing Parish Council we have used their Terms of Reference as a Template and are amended them to meet the needs of our Parish. Similarly we are using other Wing PC documents as Templates for use in our Parish Neighbourhood Plan.
- k. Current WG Areas of responsibility are:
 - i. Housing & Affordable Housing– David Godfrey
 - ii. Employment – Roger Dimmock
 - iii. Infrastructure Broadband – Les Kennedy
 - iv. Infrastructure General – Jane Willmott
 - v. Environmental Assets & Green Infrastructure – Viv Lynch
 - vi. Rowsham Specific Issues & Matters – Henry Masters/ Nigel Morris

These are likely to be amended as we go up the learning curve!

- l. With the help of Deborah Martin the Working Group has registered with the :
 - i. Ordnance Survey to identify enclosed land in the Parish
 - ii. Land Registry to identify Land Ownership.
- m. Roger Dimmock & Les Kennedy applied to "My Community Rights" for direct support for Neighbourhood Plan preparation and for a grant of £3,500. A subsequent funding grant could be made of up to a further £3,500. (ie £7,000 total). At the time of writing we have not heard whether our applications have been accepted.
- n. Resulting from contact with John Romanski of Planning Aid and we were advised to contact an approved Planner from the Royal Institute of Town Planners. Contact was made with Roger Shrimplin a member of the RITP. Roger visited the Parish and a meeting was held with Roger Dimmock, David Godfrey and Les Kennedy. Mr Shrimplin was presented with the current information the Working Group has on the Neighbourhood Plan and toured the Parish to understand the current parish status. He was provided with soft copies of the October 2012 Community Plan and the AVDC Wingrave fact pack. With the supplied information and knowledge Mr Shrimplin agreed quote for his services to help in preparing the Neighbourhood Plan and to investigate whether he could be funded directly by Government Grant detailed above.
- o. David Godfrey has investigated the Bucks County Council Website for Archaeological information. The archaeological resource database <http://www.buckscc.gov.uk/leisure-and-culture/archaeology/historic-environment-records> . Interestingly a Miss Mary Mountain was credited with several major finds of the remains of old house platforms etc. A search using Wingrave with Rowsham Parish brings up the basic data.
- p. For development in our Neighbourhood Plan the WG needs to carry out a development site ranking exercise in similar manner to Wing but structure in a manner appropriate to Wingrave with Rowsham Parish.
- q. A further fact to consider is that Eric Pickles has changed the criteria where by redundant farm buildings can be reused for other purposes without the need for full Planning Consent. Our Neighbourhood Plan needs a policy on this matter.