

WING NEIGHBOURHOOD PLAN 2014 - 2031

SUBMISSION VERSION

A Report to Aylesbury Vale District Council
of the Examination into the
Wing Neighbourhood Plan
by Independent Examiner, John Alcock, BA , MBA, MRTPI

John Alcock
john.alcock4@btinternet.com

January 2015

Contents:	Page
Summary	3
1. Introduction	4
2. Basic Conditions and Development Plan Status	6
3. Background Documents and Wing Neighbourhood Area	9
4. Public Consultation	10
5. The Neighbourhood Plan	12
5.1 Introduction	12
5.2 Foreword, Introduction, Planning Context , Vision and Objectives, and Community Involvement	12
5.3 Countryside and Green Space	12
5.4 Facilities	13
5.5 Heritage	13
5.6 Visiting and Enjoying Wing	14
5.7 Economy & Employment	14
5.8 Traffic and Transport	15
5.9 Housing	15
5.10 Housing Allocations	16
5.11 Community Facilities for the Future	16
5.12 Implementation and Monitoring	16
5.13 Neighbourhood Plan Map, Glossary, Table Showing Relationships between the Policies and Objectives, and Background Reference documents	16
6. Referendum	17

Summary

1. The Wing Neighbourhood Plan is the result of a significant and sustained community effort over a number of years. It is a clear and distinctive Neighbourhood Plan, founded upon community consultation and which provides for the sustainable growth of Wing.

2 In completing this examination, I have recommended a number of modifications to the Neighbourhood Plan. Subject to these, the Wing Neighbourhood Plan

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies of the development plan for the area;
- does not breach, and is compatible with European Union obligations and the European Convention of Human Rights.

3 In this way, the Wing Neighbourhood Plan meets the Basic Conditions. I have also noted (Para 1.2.6) that the Plan meets paragraph 8(1) requirements

1. Introduction

1.1 The Neighbourhood Plan

- 1.1.1 This Report provides the findings of the Examination into the Wing Neighbourhood Plan (referred to as the Neighbourhood Plan).
- 1.1.2 Neighbourhood planning provides communities with the power to establish their own policies to shape future development in and around where they live and work.
- 1.1.3 “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.” (Paragraph 183, National Planning Policy Framework)
- 1.1.4 Wing Parish Council is the qualifying body ¹ for leading a neighbourhood plan, in line with the aims of neighbourhood planning, set out in the Localism Act (2011) and recognised in the National Planning Policy Framework (2012).
- 1.1.5 The Neighbourhood Plan was led by Wing Parish Council, with decisions delegated to its Neighbourhood Plan Steering Group, made up of Parish Council Members, community volunteers and local specialists.
- 1.1.6 This Examiner’s Report provides a recommendation as to whether or not the Plan should go forward to a Referendum. Were it to go to Referendum and achieve more than 50% of votes in favour, then the Plan would be made by Aylesbury Vale District Council. The Plan would then be used to determine planning applications and guide planning decisions in the Wing Neighbourhood Area.

1.2 Role of the Independent Examiner

- 1.2.1 I was appointed by Aylesbury Vale District Council, with the consent of Wing Parish Council, to conduct an examination and provide this Report as an Independent Examiner.
- 1.2.2 I am independent of the qualifying body and the local authority. I do not have any interest in any land that may be affected by the Plan and I possess appropriate qualifications and experience. I am an experienced Town Planner having undertaken other neighbourhood plan examinations. I am a chartered town planner and have extensive land, planning and development experience, gained across the public, partnership and community sectors.

¹ The qualifying body is responsible for the production of the Plan.

- 1.2.3 As the Independent Examiner, I must make one of the following recommendations:
- a) that the Plan should proceed to Referendum, on the basis that it meets all legal requirements;
 - b) that the Plan, as modified, should proceed to Referendum;
 - c) that the Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.
- 1.2.4 If recommending that the Plan should go forward to Referendum, I must then consider whether or not the Referendum Area should extend beyond the Wing Neighbourhood Area to which the Plan relates.
- 1.2.5 In examining the Plan, I am also required, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, to check whether:
the policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act (PCPA) 2004; the Neighbourhood Plan meets the requirements of Section 38B of the 2004 PCPA (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area); the Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.
- 1.2.6 Subject to the contents of this Report, I am satisfied that all of the above points have been met.
- 1.3 Plan Period
- 1.3.1 A neighbourhood plan must specify the period during which it is to have effect. The front cover of the Neighbourhood Plan clearly states that it covers the period 2014 to 2031. Consequently, I confirm that the Neighbourhood Plan satisfies this requirement.
- 1.4 Public Hearing
- 1.4.1 The presumption is that the neighbourhood plan will proceed by way of an examination of written evidence only. However the Examiner can ask for a public hearing in order to hear oral evidence on matters which he or she wishes to explore further or if a person needs a fair chance to put a case.
- 1.4.2 I am required to give reasons for each of my recommendations and also provide a summary of my main conclusions. I am satisfied that I am in a position to properly examine the plan without the need for a hearing.

1.4.3 I had before me background evidence which has assisted me in understanding the background to the matters raised in the Neighbourhood Plan. Furthermore no parties have requested a hearing.

2. Basic Conditions and Development Plan Status

2.1 Basic Conditions

2.1.1 It is the role of the Independent Examiner to consider whether a neighbourhood plan meets the “Basic Conditions.” These were *set out in law*² following the Localism Act 2011. In order to meet the Basic Conditions, the Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan (see Development Plan Status below) for the area.

2.1.2 I have examined the Neighbourhood Plan against the Basic Conditions above.

2.2 European Union (EU) Obligations

2.2.1 A further Basic Condition, which the Neighbourhood Plan must meet, is that it does not breach, and is otherwise compatible with, European Union (EU) obligations.

2.2.2 The Basic Conditions Statement submitted with the Neighbourhood Plan states that “although no formal screening opinion has been issued by AVDC, the Neighbourhood Plan has been prepared in accordance with EU Directive 2001/42 on strategic environmental assessment.”

2.2.3 There are no sites within, or near to, the Neighbourhood Area to which European Habitat Regulations apply.

2.2.4 Aylesbury Vale District Council is satisfied that the Neighbourhood Plan is compatible with EU obligations. In this specific regard, I draw attention to Planning Practice Guidance, which states that “*the local planning authority must decide whether the draft neighbourhood plan is compatible with EU regulations.*”

2.2.5 The Neighbourhood Plan allocates land for development and I am mindful that the allocation of development land comprises one of the circumstances, referred to by the Planning Practice Guidance, whereby a

² Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990

strategic environmental assessment (SEA) *may* be required. Planning Practice Guidance states that where a neighbourhood plan *could* have significant effects, it *may* fall within the scope of European legislation, whereby an SEA is required.

(NB, the highlighting of the words *may* and *could* is mine).

- 2.2.6 Planning Practice Guidance goes on to set out that the local planning authority should put in place a process to provide a screening opinion to the qualifying body on whether a proposed neighbourhood plan will require an SEA; and that in determining whether proposals are likely to have significant environmental effects, the local planning authority should consult the statutory consultation bodies.
- 2.2.7 Where it is determined that the plan is unlikely to have significant environmental effects (and not require an environmental assessment) a statement of reasons should be provided to the qualifying body and the statement made available to the independent examiner.
- 2.2.8 Where a neighbourhood plan requires an SEA, work on it should start at the same time that work starts on developing the neighbourhood plan and the SEA should only focus on what is needed to assess the likely effects of the neighbourhood plan.
- 2.2.9 Importantly, Planning Practice Guidance states that the SEA “*should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan.*”
- 2.2.10 It is my view that there is implicit recognition within Planning Practice Guidance of the unique nature of neighbourhood planning. Whilst it is essential – and indeed, a Basic Condition – that neighbourhood plans are compatible with European legislation, there is no expectation, or requirement, for neighbourhood plans to be accompanied with an SEA that includes more detail, or that would require more resources to produce, *than is appropriate for the content and level of detail in the neighbourhood plan.*
- 2.2.11 Taking this into account and with reference to the fact that “*the local planning authority must decide whether the draft neighbourhood plan is compatible with EU regulations,*” it is reasonable to conclude that the responsibility for determining what is appropriate for the content and level of detail in the neighbourhood plan should lie with the local planning authority.
- 2.2.12 Planning Practice Guidance was published on March 6th 2014. This was during the preparation period for the Neighbourhood Plan – after the qualifying body had produced and submitted documents. Consequently, I recognise that Planning Practice Guidance was not available at the initial stage of producing the Neighbourhood Plan.

- 2.2.13 The Basic Conditions statement states that the Parish Council published an SEA Scoping Report for consultation with the statutory authorities. It goes on to state that the comments received were taken into account when drafting an SEA alongside the Pre-Submission version of the Neighbourhood Plan. A draft SEA was incorporated into the Pre-Submission Neighbourhood Plan. This was published for consultation, including statutory consultees. The final SEA was submitted together with the Neighbourhood Plan.
- 2.2.14 The above process was slightly different to that which Planning Practice Guidance states *should* take place, but provides significant evidence that a comprehensive and transparent process was put in place to consider environmental impacts.
- 2.2.15 The SEA for the Neighbourhood Plan concludes that there are very few negative impacts resulting from the policies of the Wing Neighbourhood Plan.
- 2.2.16 It is apparent from consideration of the SEA that it has considered whether the environmental impacts of the Neighbourhood Plan would be significant. In addition, it has undergone substantial consultation.
- 2.2.17 Given that the Neighbourhood Plan SEA has emerged through a different process to that outlined in the Planning Practice Guidance, which it pre-dated, I am particularly mindful of the role of Aylesbury Vale District Council. As noted above, it is up to the local planning authority *to decide whether the Neighbourhood Plan is compatible with EU regulations (including obligations under the Strategic Environmental Directive)*
- 2.2.18 Taking all of the above into account, I find that there is evidence to demonstrate that the qualifying body has sought to consider environmental impacts at a level of detail and using resources appropriate for the content and level of detail in the Neighbourhood Plan. It produced and consulted on a Scoping Report and produced and consulted on an SEA.
- 2.2.19 There was close, collaborative working between the qualifying body and Aylesbury Vale District Council.
- 2.2.20 Aylesbury Vale District Council has determined that the Neighbourhood Plan is compatible with EU Regulations (including obligations under the Strategic Environmental Directive).
- 2.2.21 I am satisfied that the Neighbourhood Plan has regard to fundamental rights and freedoms guaranteed under the ECHR and complies with the Human Rights Act 1998 and there is no substantive evidence before me to lead me to an alternative view. I consider that it does not breach, nor is in any way incompatible with the ECHR.
- 2.2.22 I am satisfied that the Neighbourhood Plan is compatible with EU obligations.

2.3 Aylesbury Vale District Council

2.3.1 Aylesbury Vale District Council has confirmed that it is satisfied that the Neighbourhood Plan is in general conformity with the policies of the Aylesbury Vale District Local Plan, which was adopted in 2004; and that, in its view, the Neighbourhood Plan meets all of the Basic Conditions.

3. **Background Documents and Wing Neighbourhood Area**

3.1 Background Documents

3.1.1 In undertaking this examination, I have considered each of the following documents in addition to the Submission Version of the Wing Neighbourhood Plan:

- National Planning Policy Framework (The Framework) (2012)
- Planning Practice Guidance (2014)
- Town and Country Planning Act 1990 (as amended)
- The Localism Act (2011)
- The Neighbourhood Planning Regulations (2012)
- Aylesbury Vale District Local Plan (Adopted 2004)
- Basic Conditions Statement
- Sustainability Appraisal & Environmental Assessment Report
- Scoping Report
- Site Assessments Report
- Green Space Report
- Consultation Statement
- List of Annexes
- Settlement Assessment Report

3.1.2 Also:

- Representations received during the publicity period

3.1.3 In addition, I spent a day (12th January) visiting the Wing area.

3.2 Wing Neighbourhood Area

3.2.1 There is a plan showing the Designated Wing Neighbourhood Area on page 1 of the Basic Conditions Statement.

3.2.2 Aylesbury Vale District Council approved the designation of the Wing Neighbourhood Area on 10th September 2012.

3.2.3 . This satisfied a requirement in line with the purposes of preparing a Neighbourhood Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended).

4. **Public Consultation**

4.1 Introduction

4.1.1 A comprehensive and robust approach to public consultation is the best way to ensure that a neighbourhood plan reflects the needs, views and priorities of the local community. It is especially important to neighbourhood planning, as successful consultation creates a sense of public ownership, helps achieve consensus and provides the foundations for a successful 'Yes' vote at Referendum.

4.1.2 As land use plans, the policies of neighbourhood plans will become the basis for planning and development control decisions. Consequently, legislation requires the production of neighbourhood plans to be supported by public consultation.

4.1.3 Building effective community engagement into the neighbourhood plan-making process encourages public participation and raises awareness and understanding of the plan's scope and limitations.

4.1.4 Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations requires that a consultation statement should contain details of those consulted; explain who was consulted; and summarise issues raised, describing how they have been considered and where relevant, addressed in the Neighbourhood Plan.

4.2 Wing Neighbourhood Plan Consultation

4.2.1 Wing Parish Council has submitted a Consultation Report, as per the neighbourhood planning *regulations*³, to Aylesbury Vale District Council. This sets out who was consulted and how, together with the outcome of the consultation.

³ Neighbourhood Planning (General) Regulations 2012.

- 4.2.2 Further to consideration of the Consultation Report, it is evident that significant community consultation was undertaken during production of the Neighbourhood Plan.
- 4.2.3 In November 2011 a 2-day public event began the process, which resulted in a formulation of a vision and objectives for the neighbourhood plan.
- 4.2.4 These were widely promoted by the Neighbourhood Plan Steering Group at public meetings and at public events through 2012, when findings were refined and other issues raised.
- 4.2.5 Events were publicised and progress reported via posters, leaflet drops, , forums, the local village newsletter, the Parish Council website and the Neighbourhood Plan website.
- 4.2.6 Schools, community groups and organisations, young people and doctors surgeries were engaged.
- 4.2.7 Regular meetings took place with the officers of Aylesbury Vale District Council. These meetings were supplemented via email and telephone. This is reflective of the significant joint working between the qualifying body and Council officers.
- 4.2.8 Development sites and detailed policies were publicised and discussed with developers in 2013. There is evidence to demonstrate that the qualifying body pro-actively sought to engage with landowners. In March 2013, all landowners were contacted. Further negotiations took place with Martin Grant Homes and Taylor Wimpey.
- 4.2.9 In April 2014 a Draft Neighbourhood plan was widely publicised before being amended in response to feedback and submitted to Aylesbury Vale District Council in September.
- 4.2.10 I note that due regard was paid to responses made to the consultation, and amendments were made to the Pre-Submission Neighbourhood Plan in response to them.
- 4.2.11 Taking all of the above into account, I find that the public consultation undertaken was transparent and widely promoted, with plentiful opportunities for comment. Evidence is provided to demonstrate that the policies of the Neighbourhood Plan have emerged from the views of local people. The consultation undertaken reflects the significant efforts made by all involved to go well beyond the legislative requirements.
- 4.2.12 I am satisfied that the Neighbourhood Plan consultation process was significant and robust.

5. The Neighbourhood Plan

5.1 Introduction

- 5.1.1 Where modifications are recommended, they are presented as bullet points and highlighted in bold print, with any proposed new wording in italics.
- 5.1.2 The policies of the Neighbourhood Plan are considered against the Basic Conditions (Para 2.1) However, I have also considered the remaining sections of the Neighbourhood Plan and make a small number of recommendations below. These are aimed at making it a clearer and more user friendly document.
- 5.1.3 I have borne in mind in particular the PPG Guidance (March 2014) relating to drafting of policies in a neighbourhood plan:
" A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared."

5.2 Foreword, Introduction, Planning Context, Vision and Objectives, and Community Involvement

- 5.2.1 • **There needs to be a plan inserted showing the boundary of the Neighbourhood Plan.** This might be included on Page 3, and be a little clearer and easier to read than the one on Page 1 of the Basic Conditions Statement.
- 5.2.2 The remaining sections 2, 3 and 4 are clear enough in my opinion.

5.3 Countryside and Green Space

- 5.3.1 Landscape and trees • **Trees which are protected should be shown on the Neighbourhood Plan Map, together with any proposals for tree protection.**
- 5.3.2 Footpaths • **Existing and proposed footpaths and bridleways should be shown on the Neighbourhood Plan Map.** This may help remove any confusion and establish priorities for the plan.
- 5.3.3 Green Spaces Heley's Fields- in view of Mr William Heley's objection I note the Parish Council has avoided reference to an amenity, but to give him further satisfaction • **I suggest removing "informal recreation, including" from Para 5.14 on Page 10.** (This does not weaken the message that the space is valued).
- 5.3.4 Wildlife • **The sites referred to in Paragraphs 5.18 and 5.19 are intended to be protected by Policy CGS1, and therefore should be shown on the**

Neighbourhood Plan Map. Aylesbury Vale District Council expressed concern about this point, and the Parish Council has suggested they can be mapped.

- 5.3.5 Policy CGS1 Respecting the Environment - This complies with sustainability objectives and meets the basic conditions. Aylesbury Vale District Council has suggested alterations to clarify and make easier enforcement of this policy, and I therefore suggest • **the following text be added to bullet point 1** "***The use of the DEFRA and NE endorsed Biodiversity Impact Assessment Calculator (as updated) will be required to quantify ecological impact and outcome. Only neutral or positive scores will be approved (include reference to the metric to be used as a footnote or * as Biodiversity Impact Assessment Calculator, Warwickshire County Council V18 2014 (as updated)***"
- 5.3.6 Policy CGS1 - In response to a further request from Aylesbury Vale District Council, • I suggest that the following be added to Bullet Point 2 : "***Retain trees and hedgerows in accordance with current BS5837 national best practice (as updated)*** and where they are unavoidably lost, plant replacement trees and hedgerows using species of native provenance."
- 5.3.7 Policy CGS2 Open Space in new development - this is clear and complies with basic conditions.
- 5.3.8 Policy CGS3 Local Green Space Designation This is fine, but as mentioned above, • **they should be named on the Neighbourhood Plan Map.**

5.4 Facilities

- 5.4.1 Policy F1 Village Facilities This policy is clear and acceptable.

5.5 Heritage

- 5.5.1 This is helpful information and I have no changes to suggest.
- 5.5.2 • **The Conservation Area** is shown in **green** on the Neighbourhood Plan Map. This colour is usually understood to illustrate green features and I recommend that **a different notation is used.**
- 5.5.3 Policy HE1: Heritage The first bullet point refers to • **heritage assets, both designated and undesignated.** If possible, these should be **identified more clearly in the text and shown on the Neighbourhood Plan Map.**
- 5.5.4 Policy HE1 : Heritage English Heritage has suggested an addition to bullet point 1 with which I agree • "***and applications will explain how the design of proposals have sought to retain or enhance positive features***

of the area identified in the District Council's Conservation Area Appraisal or address issues identified in that document".

- 5.5.5 Policy HE1: Heritage I agree with the District Council that the final bullet point cannot be implemented under planning legislation. • **I suggest it be moved and given prominence in the supporting text above.**
- 5.5.6 Policy HE1: I also agree with English Heritage's suggestion that the following bullet point be added : • ***"Outside the Conservation Area development proposals should set out how the positive features in the area's character identified through the Wing Historic Settlement Assessment have been protected through the design approach adopted".***
- 5.5.7 Policy HE2: Archaeology • **It would be helpful here to identify local sites of archaeological interest on the Neighbourhood Plan Map.** If they are already shown as Heritage Assets, this can be made clear.
- 5.5.8 Policy HE2: Archaeology To add clarity and in response to a request from Aylesbury Vale District Council • **I suggest *"Where these are required"* and *"major"* be removed from the third sentence.**
- 5.5.9 Policy HE2 : Archaeology The District Council suggests the removal of the final sentence, suggesting it cannot be enforced. I disagree, as a planning condition can ask for reports to be made public. • **I suggest the word *"finds"* be replaced by *"reports"* in the final sentence.**

5.6 Visiting and Enjoying Wing

- 5.6.1 Policy VE1: Visiting and Enjoying Wing - While this is a clear enough statement of intent, if it is known who is expected to provide these items, • **This could be stated in Para 8.2 or in Policy VE1.** This is to add clarity. If the Parish Council does not intend to provide resources or use CIL money for this, then I must agree with Aylesbury Vale District Council in saying it cannot be enforced through the planning system. • **It must then be included in supporting text, with as much prominence as the Parish Council feels is appropriate.**

5.7 Economy & Employment

- 5.7.1 Policy E2 In accordance with a request from Aylesbury Vale District Council, • **I suggest the beginning of this sentence be changed to *"New or improved industrial developments or commercial enterprises within the Parish will be supported"*.**
- 5.7.2 Policy E3 In response to comments from Aylesbury Vale District Council, I suggest • **This Policy be amended to read *"The loss of shops, pubs, food outlets and commercial services in the community through change of use, conversion or demolition will be strongly resisted unless it can be demonstrated that reasonable efforts (i.e suitable marketing at an***

appropriate price for at least 6 months) have been made to secure their continued use for these purposes".

5.8 Traffic and Transport

- 5.8.1 Policy T1: Aylesbury Vale District Council has suggested amendments to provide consistency and clarity. • **The Policy should be amended to read "For new homes with one, two or three bedrooms, two parking spaces within the plot must be provided. If this is not possible, for example where new terraced development is proposed, spaces should be provided for each home within close proximity to the home. For those with four or more bedrooms, each property must be provided with three spaces within the plot. (Generously sized garages (6m by 3m) will count towards parking provision and tandem parking is permissible).**
- 5.8.2 Policy T2: The District Council suggests, and I agree, that • **the second sentence should read "Mitigation measures will be required for proposals resulting in significantly increased traffic movements which have negative impacts."**
- 5.8.3 Policy T3 The District Council states that part of this policy cannot be implemented under planning powers, but in Paragraph 10.9 the Parish Council says it is working in partnership with the County Council, so I believe traffic calming and aiding the through flow of traffic can remain in the policy.
- 5.8.4 Policy T4: The District Council does not think this policy can be enforced through planning powers. As I understand it, both housing sites affect pedestrian routes and therefore improvements to them could be achieved as a planning condition. Again, if the Parish Council is working in partnership with the County Council, I believe reference to the Wing to Leighton Buzzard Cycleway can remain in the policy provided it is made clear how it is to be implemented.

5.9 Housing

- 5.9.1 Paragraph 11.10 : Aylesbury Vale District Council suggests that after "Allocations Policy" on Line 8, the following text be added : • **"(Current policy can be found at www.buckshomechoice.gov.uk/uploads/BHCpolicyFinalVersionMay2014.pdf or subsequent versions of AVDC allocations policy)"** I consider that the final wording covers any changes that may occur during the plan period.
- 5.9.2 Policy HO2 The District Council suggests the addition of the following wording to the policy, and I agree : • **"Permitted development rights shall be removed to retain these unit sizes."**
- 5.9.3 Policy HO3 : The District Council has suggested, and I agree, that the wording should be changed to the following: • **"The affordable housing on the two allocated sites provided above AVDC's most current**

requirements on percentage and tenure will be allocated to those in housing need with a connection to Wing."

5.10 Housing Allocations

- 5.10.1 I agree with the logic of the Neighbourhood Plan in identifying 100 houses as the probable requirement of strategic policies. It is hard to be any more precise at present. To comply with basic conditions, • **the Neighbourhood Plan should commit to a review if the local plan produces different figures.**
- 5.10.2 Paragraph 12.11 : • **On Line 4, the word "are" should be inserted before "a few".**
- 5.10.3 Policy A1 : I consider this meets the basic conditions.
- 5.10.4 Policy A2 : In relation to my comments on HE2 (Para 5.5.6) I suggest • **"/publicising" be inserted after "preservation"** in the archaeological condition.

5.11 Community Facilities for the Future

- 5.11.1 Other Parish Councils often draw up a "wish list" of projects for their Community Infrastructure Levy budget. I see that there is little information about what will be available to spend. Nevertheless, your list from the Leisure Group lists projects, and a useful purpose of the Neighbourhood Plan might be to put them in an order of priority. The central information point, parking provision & footpath improvements may be other projects for CIL money. The Neighbourhood Plan refers to these, but a **description of what is needed first** would be useful.
- 5.11.2 I am not in a position to suggest changes to this section to do this, but it would help local residents to see what your priorities are.

5.12 Implementation and Monitoring

- 5.12.1 As mentioned in 5.10.1, I think in Paragraph 14.3, the 4th bullet point should • **add "including the local plan housing allocation"**

5.13 Neighbourhood Plan Map, Glossary, Table Showing Relationships between the Policies and Objectives, and Background Reference documents

- 5.13.1 Map alterations have already been suggested. • **You may want to consider showing the village development area and using more maps.**
- 5.13.2 Glossary: Line 5 contains a spelling mistake (**hosing**)
- 5.13.3 Table Showing Relationships: Lines 4, 12 and 23 show **"HE3"**. I have found no other reference to this policy, so assume it is a mistake.

5.13.4 Finally, there is no indication of who to contact about the Neighbourhood Plan. **I suggest that The Clerk of the Parish Council be shown either at the beginning or end of the document, with contact details.**

6. Referendum

6.1 It is my recommendation to Aylesbury Vale District Council that, subject to the modifications proposed, the **Wing Neighbourhood Plan should proceed to a Referendum.**

6.2 Referendum Area - Neighbourhood Plan Area - I am required to consider whether the Referendum Area should be extended beyond the Wing Neighbourhood Area.

7.3 I consider the Neighbourhood Area to be appropriate and no evidence has been submitted to suggest that this is not the case.

7.4 I recommend that the Plan should proceed to a Referendum based on the Wing Neighbourhood Area as approved by Aylesbury Vale District Council on 10th September 2012..

John Alcock, January 2015