

# Wingrave with Rowsham Neighbourhood Plan MODIFIED VERSION Publication Stage Consultation Comment Form



February - March 2019

## Wingrave with Rowsham Neighbourhood Plan – Modified Version

Aylesbury Vale District Council has published the final version of the Wingrave with Rowsham Neighbourhood Plan – Modified Version. The Neighbourhood Plan and supporting documents are available to view at <https://www.aylesburyvaledc.gov.uk/wingrave-rowsham-neighbourhood-plan> and paper copies are available to view at the AVDCs offices at the Gateway in Aylesbury.

This consultation seeks your views on the Wingrave with Rowsham Neighbourhood Plan – Modified Version and whether it meets the basic conditions<sup>1</sup>. All comments will be sent to an independent examiner who will examine the plan. The examiner will determine if the plan meets the basic conditions and if a referendum should be held on whether to 'make' the Neighbourhood Plan.

All comments should be received **by 4.45pm on Friday 15 March 2019**.

### How to submit your comments?

Comments can be:

- Emailed to: [localplanconsult@aylesburyvaledc.gov.uk](mailto:localplanconsult@aylesburyvaledc.gov.uk)
- Posted to: Planning Policy, AVDC, The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF (Please leave time to ensure it is delivered to our offices before the closing date & time).

### Completing the comments form

There are two parts to the comment form:

- Part A - Personal/agent contact details (personal details will not be published except your name and organisation if applicable).
- Part B - For comment (this will be made publically available).

**Please do not send multiple copies of the same comment (either electronically or in writing).**

Where groups share a common view you can submit one comment representing the group. It is the quality and not quantity of representations that count in this instance.

### Your personal information

We need your information so that we can perform our statutory role to support neighbourhood planning which involves the collection of personal information. For further details please see the enclosed Privacy Notice.

<sup>1</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

# Comments form: Wingrave with Rowsham Neighbourhood Plan MODIFIED VERSION publication stage

## Part A: Contact Details

1. Personal Contact Details: If an AGENT please also complete Q2. If you provide an email address we will contact you via email - this helps us save time and resources.

Title	Mrs
First Name	Susannah
Last Name	Edmunds
Job Title (where relevant)	
Organisation (where relevant)	c/o Agent
Email (if provided we will always contact you this way)	
Address	
City/Town	
County	

r contact details to take your comments into account. Personal details will not be published except for your name and organisation.

Agent details (where applicable):

Title	Mr
First Name	Adrian
Last Name	Cole
Job Title (where relevant)	
Organisation (where relevant)	Brown & Merry
Email (if provided we will always contact you this way)	
Address	
City/Town	
County	
Postcode	
Telephone Number	

Which of the following do you consider yourself (please tick only one):

- Adjoining Local Authority   
 Other Local Authority   
 Member of the Public   
 Parish or Town Councillor   
 Developer Interest   
 Community or Stakeholder Group   
 Environmental Organisation   
 Other (please specify) Chartered Surveyor Land owner representative Yes

## Part B: Comments on the Neighbourhood Plan MODIFIED VERSION

Please note all comments will be made publically available. If you do not have sufficient space please continue on a separate sheet if necessary.

1. Which part of the Wingrave with Rowsham Neighbourhood Plan does your comment relate to? The specific Modifications being proposed are shown in the Neighbourhood Plan Modification Proposal Statement, one of the Submission documents.

Amendments to both Policies 1 and 4 of the Neighbourhood Plan which propose the extension of the settlement boundary of Wingrave to include the entire field that forms the allocation within Policy 4 that is land south of Leighton Road, Wingrave.

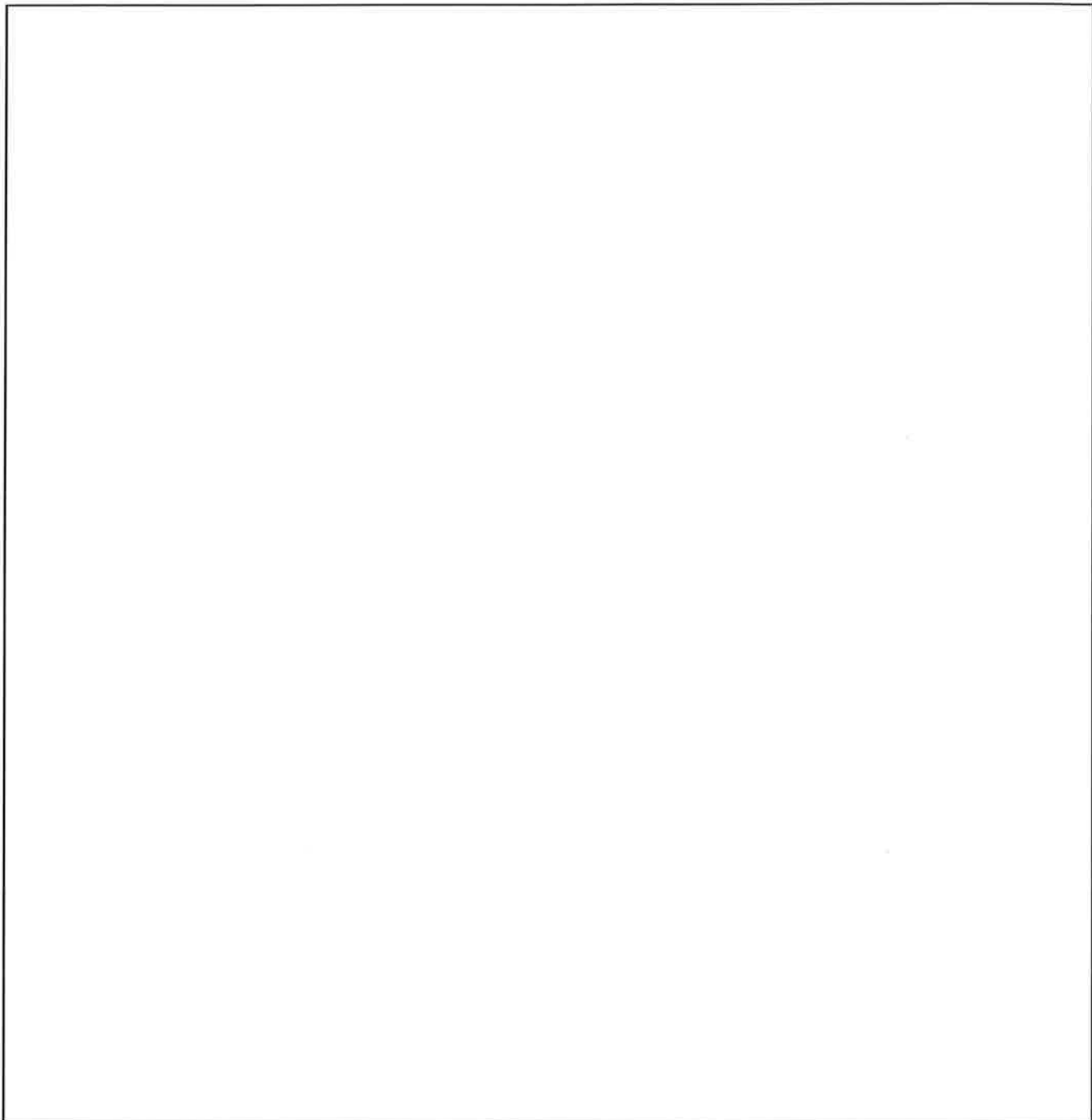
2. Please make your comments here. Please be as precise as possible and ensure any relevant evidence and supporting information is included. There will not normally be a subsequent opportunity to make further comments.

These comments are submitted on behalf of the land owners of land south of Leighton Road, Wingrave.

The developer (Rectory Homes) has worked collaboratively with the local community in an effort to deliver a high-quality development proposal on this site which has the full support of the Parish Council and once completed, will ensure that the scheme will complement the character of this part of the village. Due to an error contained within the plan, the planning application submitted by Rectory Homes (Ref: 17/04425/APP) in November 2017 has effectively been placed in abeyance by the Local Planning Authority due to an error contained within the plan with a conflict existing between the written text of Policy 4 and the settlement boundary identified in Policy 1. The planning application is compliant with Policy 4 in all respects except the incorrectly defined site allocation, with the proposed modifications effectively allowing the delivery of a scheme as intended by the original policy. In contrast, a proposal restricted to the current allocated area of Policy 4 would be compromised in terms of quality and impact upon the character of the area being of a much higher density, and its ability to provide any public open space of significance due to an insufficient land area having been allocated.

These modifications to the plan to extend the settlement boundary to include the 2.2ha field will allow the delivery of a residential proposal which is of an appropriate density to its edge of village location, whilst providing a significant area of public open space which will be secured for the local community in perpetuity. In proposing these modifications to the plan, the Parish Council have gone to great lengths to facilitate this proposal highlighting the level of support for Rectory Homes' proposed development.

We therefore fully endorse these proposed modifications to the Wingrave with Rowsham Neighbourhood Plan as set out in the Modification Proposal Statement.



## **Contact Details**

If you have any questions, comments or queries please contact us on the details below:

Planning Policy - Telephone: 01296 585866

Email: [localplanconsult@aylesburyvaledc.gov.uk](mailto:localplanconsult@aylesburyvaledc.gov.uk)

Address: The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF

Website: <https://www.aylesburyvaledc.gov.uk/section/planning-policy>

