

Our ref: RL/30082

Date: 15th March 2019

Planning Policy
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Dear Sir / Madam,

**Wingrave with Rowsham Neighbourhood Plan
Modified Version Publication Stage Consultation
On Behalf of Careys New Homes**

I write on behalf of Bidwells' client, Careys New Homes, in respect of the consultation for the Modified Version Publication Stage of the Wingrave with Rowsham Neighbourhood Plan.

We understand that Wingrave with Rowsham Parish Council (WRPC) propose to modify the Wingrave with Rowsham Neighbourhood Plan (WRNP) 'made' in September 2016. It is understood that WRPC and Aylesbury Vale District Council (AVDC) consider that the proposed modification to the WRNP is a material modification but it is not one that is so significant or substantial as to change the nature of the Plan. It is therefore considered to be more of a material update, without the need for a referendum in accordance with the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017/1243.

It is understood that the proposed modifications to the WRNP relate to Policy 4: Land South of Leighton Road, Wingrave which is a residential allocation of 1.4ha for housing development of approximately 30 dwellings and 0.8ha of public open space. Specifically, we note that the amendments to Policy 4 include an extension to the settlement boundary and residential allocation as shown in the Policies Maps; the inclusion of 0.8ha of public open space in the wording of Policy 4; and an additional requirement for development proposals of the site which comprises land within the site and fronting Leighton Road to provide a private car park for the use of residents of Leighton Road.

We note that the site at Land South of Leighton Road, Wingrave is the subject of a planning application (reference: 17/04425/APP) for residential development of 29 dwellings and associated development. The application was registered by the Council on 24th November 2017 and has not yet been determined.

The Site Layout under this planning application shows the residential layout of the proposed dwellings. The majority of the proposed dwellings fall within the existing Policy 4 allocation and settlement boundary in the 2016 made WRNP, with only a small proportion of the proposed dwellings located outside of the residential allocation and settlement boundary. The Site Layout shows the proposed public open space within the south-eastern part of the site.

Given that the proposed residential development under the above application falls generally within the existing residential allocation for Policy 4 and settlement boundary, we do not consider it necessary for the WRNP to be modified in order for AVDC to support the principle of development. The application is for 29 dwellings which is in accordance with Policy 4 of the existing WRNP which seeks approximately 30 dwellings.

It is expected that a proportion of public open space would be required on-site under the planning application in accordance with AVDC's requirements and policy guidance. Therefore, it is unnecessary for the WRNP to be modified to include additional wording referring to public open space under Policy 4. We consider that the principle of development can be accepted under the application and it is not an issue for the public open space to fall outside of the existing residential allocation for Policy 4 and settlement boundary.

An appeal decision (reference: APP/J0405/W/18/3203262) was issued on 19th November 2018 for proposed residential development at Land at Boot Field, High Road, Soulbury. The proposal comprised 15 dwellings and associated development and the majority of the site is located outside of the defined settlement boundary and, in planning policy terms, is therefore located in the countryside. The appeal was allowed and planning permission was granted as the Inspector concluded that the tilted balance under paragraph 11d of the National Planning Policy Framework (NPPF) was engaged.

The appeal decision demonstrates that planning permission for residential dwellings can be granted outside of the settlement boundary. For the purpose of the above application at Wingrave, there is flexibility that should allow for AVDC to support the scheme in the context of a small proportion of the proposed dwellings falling outside the existing settlement boundary and residential allocation under Policy 4.

We strongly object to the Modified Version Publication Stage of the Wingrave with Rowsham Neighbourhood Plan based the matters raised above.

We consider that if the Neighbourhood Plan is to be modified, a full review of the Neighbourhood Plan should be undertaken which complies with the basic conditions and includes a 'Call for Sites' and land availability assessment for additional residential allocations to meet the District's housing need.

Yours faithfully

A black rectangular redaction box covering the signature of Robert Love.

Robert Love MRTPI
Senior Planner, Planning