

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 conditions¹. 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
- 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- Part A - Personal/agent contact details (personal details will not be published except your name and organisation if applicable).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.

¹ <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	Mr
First Name	Garry
Last Name	Dawson
Job Title (where relevant)	na
Organisation (where relevant)	na
Email (if provided we will always contact you this way)	[REDACTED]
Address	[REDACTED]
City/Town	[REDACTED]
County	[REDACTED]

15.

We need your 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	na
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
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) _____

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.

Modification proposal to the South side of Leighton road development

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.

The modification to this development outlined in Policy 4 primarily relates to extension of the village settlement boundary from 1.4 h to 2.2 hectares.

It is totally unnecessary to extend the boundary and is against to original Neighbourhood Plan. The 29 houses proposed by the developer (Rectory) can be accommodated in the 1.4 h boundary.

There are a number of misleading statements in Policy 4 of the Modification document relating to this development:

Items i and ii are conflicting statements- "emphasis on... affordable dwelling types" and "providing larger detached homes".

iii. states that access will minimise loss of protected trees. Originally the Parish Council stated that only 3 trees will be lost. The word "minimise" allows the developer to cut down as many trees as they wish. It should be easy to establish the exact number that will be destroyed.

viii.,

a. "Allow glimpse views.... From existing properties". The design proposed by the developer actually blocks views from existing properties. This is due to the modified design with houses now encroach to the SW as a result of the developer wishing to extend beyond the 1.4 hectare line originally planned.

d. "Improve the quality and management of the landscape area to the Leighton Road frontage".

There is no indication of what this actually means. The Leighton Road frontage is the line of protected trees. Without any detail, this is a meaningless statement.

e. "to provide a specific community benefit in the form of a private car park for the use of residents of Leighton Road.". This statement is untrue. The developer cannot provide parking for existing residents, only for the proposed development.

The spaces proposed will be taken up by vehicles from the new development.

Existing residents on Leighton Road in fact lose existing off road parking spaces on Leighton Road, as the access road into the development requires sufficient sight lines, thus reducing the number of off road spaces available

Finally, the amenity land proposed at the southern end within the development is proposed to be managed by a management company set up and funded by the residents of this development.

This land, which is the remainder of the 2.2 hectares in the extended boundary will have no amenity benefit for the village. It will only be accessible via the development.

Extending the village settlement boundary from 1.4 to 2.2h is not in the interests of the village but simply to satisfy the developer

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

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

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

