

# 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- Part A - Personal/agent contact details (personal details will not be published except your name and organisation if applicable).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	Mr
First Name	Tim
Last Name	Northey
Job Title (where relevant)	Associate Planning Director
Organisation (where relevant)	Rectory Homes Limited
Email (if provided we will always contact you this way)	
Address	
City/Town	
County	

2. 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	
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.**

The proposed modifications to the policies map to extend the allocation for land south of Leighton Road, Wingrave, and associated amendments to the policy text of Policy 4.

- 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.**

Rectory Homes is the intended developer for land south of Leighton Road, Wingrave, a site allocated in the Wingrave with Rowsham Neighbourhood Plan for approximately 30 dwellings under Policy 4 of the plan.

Discussions with relevant stakeholders in relation to developing a development proposal for this site originally commenced in early 2016 prior to the Neighbourhood Plan being made. These discussions included the Parish Council, a residents' working group and the Local Planning Authority (LPA). In the early stages of this process it was identified that there was an inconsistency between the policy text of Policy 4 and the extent of the proposed allocation with insufficient an area having been identified on the policies map. This discrepancy was highlighted to all parties during the course of pre-application discussions and the extension of the proposed development beyond the defined area was not considered an issue of concern at this stage.

Over the pre-application period of nearly 2 years, Rectory Homes worked extensively with these stakeholders to develop a proposal which they could support. Formal pre-application advice was sought from the LPA, a series of meetings occurred with the residents' working group and a local community consultation event was undertaken. The scheme was revised through this process so as to ensure the submitted planning application had the support of all these stakeholders.

The planning application was submitted in November 2017 proposing 29 dwellings on the site with a new access to be constructed off the Leighton Road. The Parish Council formally confirmed their support for the application as they recognise that the scheme forms a high-quality design that will reinforce the character of this part of the village. In addition, no technical objections have been submitted by statutory consultees to the application. However, at this stage the LPA raised concerns over the extent of the proposal being beyond the defined settlement envelope of the village and that it could not be considered in conformity with Policy 4 of the Plan.

Following extensive discussions, the Parish Council agreed to undertake an amendment to the Wingrave with Rowsham Neighbourhood Plan to include the entire application site ensuring the planning application is compliant in all respects. This would include policy text amendments to specify that the area for development be limited to 1.4ha as originally envisaged, and the remaining 0.8ha of the site being utilised as public open space. The current planning application which is pending has effectively been placed on hold by the LPA until the Neighbourhood Plan is amended to include the extent of the application site. However, if these amendments were not to occur it would require a complete redesign of the proposal in a much more dense and cramped form that would be less compatible with its surroundings and potentially harmful to the character and appearance of the area.

Rectory Homes therefore fully supports these proposed modifications to the Wingrave with Rowsham Neighbourhood Plan as it will allow delivery of the current planning application on the site which represents a high quality residential development proposal which secures a number of identifiable benefits to the local community and will ensure additional housing land supply coming forwards within the district, whilst avoiding the need to design a new scheme on the site of a much lesser quality.

### **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>