

Wendover Neighbourhood Plan Steering Group Responses to Examiner's Questions dated 8.9.2019

Examiner's Question	WNPSG and WPC response
1. Please would both the Parish and District Council confirm that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998) and outline the relevant reasons, assuming this to be their viewpoint	Article 8 (Right to Respect for private ad family life) and Protocol1 Article 1 (Protection of Property) of the Human Rights Act 1998, have not been breached as there are no intentions to compulsory purchase property etc as no major development is proposed.
2. Vale of Aylesbury Local Plan: Would the District Council please advise what stage the examination has reached / when adoption is anticipated?	See AVDC response
3. Local Green Space Report – Letter to landowners: could the Parish Council advise whether any objections were received?	No objections were received.
With regard to the representations of the District Council, would the Parish Council please address the following:	
4. Should areas of Bank Farm be removed from the proposed Settlement Boundary (Map 4)?	Bank Farm has a planning application in process(19/02791) which is an amendment to a previous application in 2016, so it has been included within the settlement boundary so that infilling may be permitted
5. Should the references to pooling contributions be deleted from the second half of the first bullet point in Policy H1?	Yes as it will no longer be available from September 2019
6. Should schemes of five or more dwellings be required to contribute towards affordable housing and other necessary infrastructure?	Yes, this would be useful as we have little space to accommodate 10 or more as Wendover settlement is enclosed by the Chilterns AONB so a lower threshold would be beneficial.

<p>7. Please comment on the suggestions regarding Policy H3.</p>	<p>At the present time VALP is not made, so unsure as to whether these comments should be incorporated, we would welcome the examiners advice.</p>
<p>8. Please comment on the suggestions regarding Policy SD1.</p>	<p>Agreed</p>
<p>9. Please comment on the suggestions regarding Policy B1.</p>	<p>Agreed</p>
<p>10. Please comment on the suggestions regarding Policy CF1.</p>	<p>Agreed</p>
<p>11. Please comment on the suggestions regarding Policy G2 and the other references to Key Views and Vistas.</p>	<p>Agreed</p>
<p>12. Please comment on the suggestions of Buckinghamshire County Council with regard to the Plan's coverage of archaeology, ecology and transport.</p>	<p>Having considered the BCC comments, there is information which could be incorporated into the main body of the Plan but at present we have no strong views on these, although we would include text in line with the comments about development adjacent to statutory sites(SSSI's etc) and Priority Habitat in CH1*. Also the requirement for Detailed Ecological Assessment to be added to G3 together with any other comments that the examiner feels will strengthen the policies.</p>
<p>13. Please comment on the recommendations of Natural England.</p>	<p>We agree with the additions to G3 in line with Natural England's comments and CH1 for AONB should be added</p>
<p>14. Please comment on the request of Thames Water.</p>	<p>We agree that the suggested paragraph should be added to Policy H1 as a requirement for all properties **</p>

<p>15. Paragraph 11.3: Is it correct to indicate that the Conservation Area is (wholly) outside the settlement boundary? Under what provisions is development not permitted within the Conservation Area?</p>	<p>On advice from AVDC, the settlement Boundary was redrawn to exclude the part of the Conservation Area which is also Green Belt as infilling will be allowed within the settlement boundary, but it is not permitted in the Green Belt, so a conflict was foreseen. It has its own restrictions for development.</p>
<p>16. Policy H1 refers to expected planning agreements (under Section 106). These can only be sought in certain circumstances (see NPPF paragraph 56). Where is the evidence to show that developments of 5 dwellings or more will meet these tests?</p>	<p>This where the pooling of developments was considered as we have builders who build more than 10 dwellings in total but in different sites and with different planning applications, so no s106 is levied.</p> <p>It would also depend on where and what the development was, as to whether any specific infrastructure might be needed (ie Highways crossings etc). (in accordance with NPPF para 56)</p>
<p>17. Regarding Policy H1, paragraphs 143 to 147 of the NPPF cover matters other than infilling. Is the policy intended to cover just infilling or all proposals affecting the Green Belt?</p>	<p>All proposals affecting the Green Belt</p>
<p>18. Paragraph 11.8 – “maintain the street sense”: Is this the intended wording?</p>	<p>Yes</p>
<p>19. Policy H3: Neighbourhood Plan Policy H1 only supports developments of up to 10 dwellings. Policy H1 of the emerging Local Plan appears to require affordable housing on residential developments of 11 or more dwellings. Is this correct? If so, how is affordable housing (to which Neighbourhood Plan Policy H3 refers) going to be provided in Wendover?</p>	<p>It was envisaged that because of the small size of possible developments that affordable housing could be one development itself as infill.</p> <p>We are also aware that the RAF Halton site will be providing affordable housing in the future.</p> <p>Alternatively H1 could be amended to 11 dwellings, which would fit in with H1 of VALP.</p>
<p>20. Policy H4: What is meant by “suitable sites”?</p>	<p>Not Green Belt, Conservation Area, adjacent to Green Spaces etc</p>
<p>21. Policy B1: What is meant by “business use”?</p>	<p>Property from which a business operates but is not just an office in a private house, eg shop, garage, restaurant etc where employment occurs.</p>

22. Policy CH1: What is meant by “in the vicinity of”?	Nearby. Do we need a distance here? Or do we remove this phrase as most of the spaces abut property boundaries?
23. Policy G2: Are the views and vistas to be protected the same in both the Neighbourhood Plan and the Conservation Area Appraisal?	Yes, within Wendover, but they also include those from outside as listed in 11.29 in accordance with NPPF 172
24. Policy G3: Are all developments expected to provide net gains to biodiversity?	Yes
25. Policy G3 – fifth bullet point: What is meant by “all suitable new buildings”?	Those that meet Planning and Design and Access conditions (where appropriate)
26. Policy G1 – Local Green Spaces: Is the boundary of Site B intended to be the same as that shown in the Local Green Spaces Report April 2019? If not, please supply a more accurate boundary plan.	Yes, Site B in the LGSR is the more accurate version of the map in the Plan.

* To be added to CH1

Point1&2; as in NPPF paragraphs 172 “ great weight should be given to conserving landscape and scenic beauty in ...AONB” and paragraphs 174-6 in G3 to protect and enhance biodiversity...`

**To be added to H1

“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. (Thames Water encourages developers to use their free pre-planning service <https://www.thameswater.co.uk/preplanning>).