

EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN
2013 - 2033

CONSULTATION STATEMENT



Published by Edlesborough Parish Council under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

April 2017

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1 Introduction

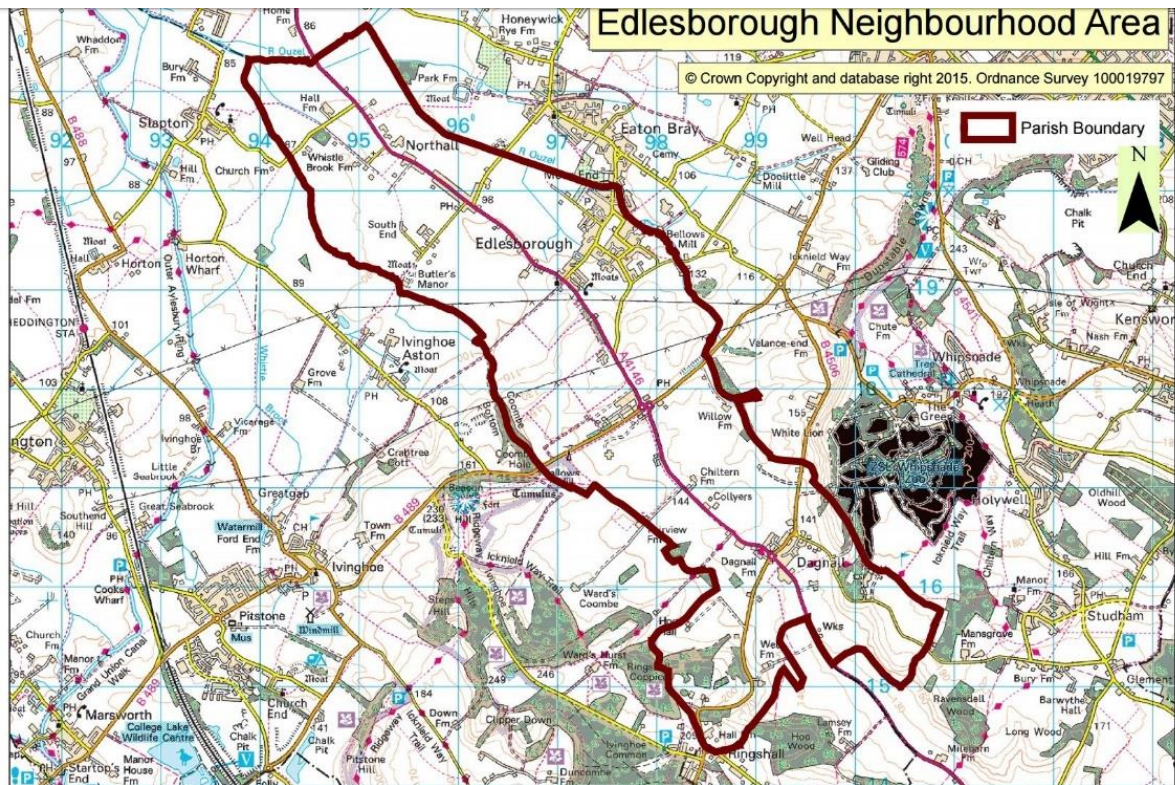
This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Edlesborough Parish Neighbourhood Plan (EPNP). The legal basis of this Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan
- Explain how they were consulted
- Summarise the main issues and concerns raised by the persons consulted
- Describe how those issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan

1.1 Neighbourhood Area Designation

Figure 1 below shows the Neighbourhood Area, which was designated by the local planning authority, Aylesbury Vale District Council, on 2nd November 2015.

The Parish Council published the area application as required by regulations and no adverse comments were received.



2 The Consultation Process

2.1 Dateline of Events for the Edlesborough Parish Neighbourhood Plan Evolution

2015

March

Neighbourhood Plan added to regular agenda items for Edlesborough Parish Council (EPC) meetings.

April

Introduced in Chairman's report review in Annual Meeting of the Parish and published in the **June** Parish Magazine ' FOCUS'.

June

Meeting with Jean Fox and councillors regarding Community Action Bucks consulting process.

July

EPC meeting. Council decided to apply for the right to develop a Neighbourhood Plan even though Community Action Bucks and rCOH consultants are unable to commit support.

August

Announcement by EPC in the local parish magazine.

September

EPC makes formal application to AVDC to be the body to develop the Neighbourhood Plan.

October

Announcement from EPC in local parish magazine.

'Neighbourhood Plan

The Council have agreed to begin the process to apply for a designated Neighbourhood Area. This is the first step on the way towards creating a Neighbourhood Plan. It is important to note that whilst a Neighbourhood Plan cannot prevent growth it can help to shape it and control where it happens. Full information on the plan process and community consultation will be shared in due course.'

EPC meeting considers budget requirements and plans for Public meetings in January 2016.

November

Statement of Intent published in local parish magazine

December

Meeting with rCOH consultancy.

2016

January

Every household had a leaflet delivered explaining the initiative and giving dates of six public meetings to be held in the month

Pre-workshop meeting was held between the Core Group and rCOH .

Public meetings were held, 2 in each village, on the 14th, 16th, 19th, 23rd, 25th & 30th Over 200 attended. 160 gave email addresses for Neighbourhood Plan information only and 80 of those volunteered to help develop the plan.

February

.
Emails to volunteers to apply to join Steering Group. 18 members selected to represent the three villages plus the Core Team of 4 councillors and the Clerk

17th February 1st Steering Group Meeting

March

Parish magazine article on Neighbourhood Plan background and January meetings

2nd Steering Group Meeting

First Village team meetings

April

1st meeting between EPNP Core Team members and AVDC

Mid-April

Core Team meeting with Neil Homer

Village Team meetings continue

May

Village Team meetings continue

End May -Early June

SG & Village Groups prepare visual displays and handouts for public events

Mid June to Mid July

Flyer delivery to each stakeholder in the parish to announce 'Open House' displays

One 'Open House' event in each village to share the current status and invite feedback

July

Core Team, review and synthesise summary of feedback from public meetings

Publish Q&A on website based on feedback from Open House events

Publish analysis of questionnaires on website.

September

Core Team meeting with AVDC officers to discuss progress and clarify some issues

October

SG Meeting to assess results of Open House events and agree Pre-Sub content together with communications action

December

SG meeting to approve Pre-Submission Plan

Publication of Pre-Submission Plan Consultation (Regulation 14)

Communication with Stakeholders

Delivery of Pre-Submission Plan Summary to all parishioners

2017

January

5 Public meetings in the parish to review the Pre-Submission plan and seek responses from parishioners.

February

Core Team review comments and consider what amendments are appropriate

SG meeting to discuss and agree amendments to Plan

March

Core Team meeting with landowners

Core Team meeting AVDC officers

April

Approval of SG and PC of Final Submission

Final version of the Plan submitted to AVDC

2.2 Early Consultation

The process to gather information from the parishioners on housing and other parish facilities began in 2006/7 as part of the Parish Plan development that was published in 2008. The questionnaire had a 67% response rate.

When neighbourhood plans were first introduced in 2011/12, the Parish Council carried out a Neighbourhood Plan Survey in November 2011 to establish what the views of parishioners were with regard to future growth and development. This identified that most residents agreed that some very limited housing development would be needed over the next 20 years, but the total number considered appropriate by the majority was 10 or less in each of the three villages, with a maximum of 5 houses on a single development.

These findings were reviewed with the Local Planning Authority (AVDC), who advised that an NP was an instrument to manage growth and not to inhibit it. The very limited growth that the parishioners favoured was not considered appropriate for a neighbourhood plan. The Parish Council therefore decided not to proceed with an NP in the hope that the emerging Vale of Aylesbury Plan (VAP) which was founded on the then new concept of localism, would provide the desired protection from large new housing developments. Unfortunately Central Government's view of localism was far less "local" than we (and others) had hoped, and the VAP failed at the Planning Inspectorate examination stage.

It transpired that the National Planning Policy Framework (NPPF) introduced by the Coalition Government introduced the principle of "an assumption in favour of sustainable development". Central Government's definition of sustainable is fairly loose, resulting in many proposals on the edge of existing settlements that would previously have been considered inappropriate, suddenly being judged to be "sustainable". This was compounded by a Central Government edict that the local policies that had previously limited new large housing developments on the edges of existing settlements were to be considered out of date unless the Local Planning Authority could demonstrate that it had an adequate 5 year housing supply. Authorities like AVDC that don't have an up to date local plan that has been rigorously scrutinized are not able demonstrate a proven 5 year supply.

The view of the Parish Council changed during 2015 as the process had become clearer as did the requirement to accept more housing in exchange for a strong voice in the development in the village. It was brought into stark relief by the approval of two large opportunistic developments in the village of Edlesborough. Consequently, the Parish

Council agreed that it would once again look into the possibility of developing a Neighbourhood Plan (NP)

The decision to make a formal approach was taken in July 2015 but at that time we were unable to get support from Community Action Bucks and the recommended Consultants. The Parish Council decided to press on and an announcement was made in August 2015.

On the 1st September 2015 an application was made to the Local Planning Authority (AVDC) to approve the Edlesborough Parish Council as the relevant body and the entire parish to be included in the Neighbourhood Plan (See APPENDIX 4.1). AVDC approved the application on 2nd November 2015

To prepare the initial stages for community engagement the PC formed a Core Group comprising 4 councillors and the Parish Clerk. This group met with the rCOH consultant (Neil Homer) to scope the project and timetable. In January 2016 all the Parish Councillors met with Neil for a workshop meeting to prepare councillors for the development of the plan.

At all times discussions and decisions by the Parish Council took place at the monthly PC meetings and were published in the local villages magazine FOCUS and all PC minutes are published on the Parish Council's website www.edlesborough-pc.gov.uk

In March 2016, an article from the Parish Council appeared in the local magazine FOCUS (See APPENDIX 4.2). This explained the background to the initiative and the follow-up to the January meetings.

2.2.1 Public and Stakeholder Consultation

Two major events were organised before the publication of the Pre-Submission Plan. In addition, the subject was available for Open Forum discussion and as an agenda item on each of the monthly Parish Council meetings. Reports of the meetings appeared in the monthly villages magazine FOCUS. Separate articles on the Neighbourhood Plan also appeared in FOCUS.

2.2.1.1 First Major Public Engagement

Six public meetings were held during January 2016, two in each village, to introduce the concept of a Neighbourhood Plan, to establish the local residents attitude to growth in each of the three villages, and to recruit volunteers to join the Steering Group and the individual village task groups. Sample photos of attendees (See Appendix 4.3).

A flyer was developed and printed on yellow paper to look like a Planning Notice with the objective of getting parishioners' attention. A copy of the flyer is shown in Appendix 4.4.

The flyer was hand delivered to every household in the village advertising the public meetings, together with notices in the Parish magazine, on the Parish notice boards and the Parish website. As a consequence, the meetings were well attended.

The task presented to the Parish Council might be seen as easier than other parishes. Several sites had already been approved for development and the HELAA showed where development might be approved.

Each meeting had a common format. The agenda is shown in APPENDIX 4.5. The HELAA was shared and parishioners were asked to complete a questionnaire at the end of the meeting. The questionnaire is shown in APPENDIX 4.6. Parishioners were invited to declare which topics they had an interest. Over 200 attended and 160 completed the questionnaire.

The results of the questionnaire were as follows.

Interested in helping to develop the plan	80
Housing site allocations	97
Settlement Boundaries	74
Other Land Use Site Allocations	74
Design Guidance and Heritage Assets	54
Green Infrastructure Protection	76
Community Facility Protection/Improvement	83
Other	34

Of the Other issues the main concerns were:

Flooding and Anglian Water's refusal to accept there is a problem

Parking at the Doctor's Surgery

Traffic Speed and Volume

Each of these is/has being addressed outside of the Neighbourhood Plan

From the outset, it was very evident that the local population had very little appetite for any significant development within any of the three villages, not even the amount being allocated by the emerging VALP. From the feedback received it was clear that a further survey would yield very similar results to the 2011 one. To have asked the community a second time how much development they wanted, and then to produce a plan that exceeded that amount by a considerable margin would have been counterproductive. No further formal surveys were therefore conducted.

2.2.1.2 Second Major Public Engagement

By the June 2016 meeting of the Steering Group a number of proposals had started to come forward and it was agreed to hold a second round of public consultation meetings to establish the views of the community regarding those proposals. Consequently three separate public meetings were held in July 2016, one in each of the three villages. As previously, these meetings were publicised in advance via leaflets delivered to every household, together with notices in the Parish magazine, on the Parish notice boards and the Parish website.

The latest information was shared including:

Vision
Objectives
Policies
Sites and Options
Number of Dwellings needed
Status of AVDC's VALP

Information was displayed on boards and parishioners were invited to walk around the displays. (See APPENDIX 4.7).

Members of Edlesborough Parish Council, The Steering Group and Village Teams were on hand to engage with parishioners and answer their questions.

A further questionnaire was issued. (See APPENDIX 4.8). Based on the questions raised in the sessions a Q & A page was produced and added to the documents on the website (See APPENDIX 9). A full analysis was carried out (See APPENDIX 4.10).

The headline findings were as follows;

- Edlesborough residents generally favoured the allocation of sites EDL002 (Dove House Close), and 003 (Cow Lane) and 020 (The Green). There was no clear support for the options put forward to make up the residual number of new homes to meet the anticipated VALP allocation. It was however evident that site EDL001 (Swallowfields) was more unpopular than site EDL021 (Slicketts Lane) although the option that gained the most support was a combination of the two sites.
- Dagnall residents generally favoured the do nothing option.
- Northall residents overwhelmingly favoured some development of site EDL013 (Deans Farm). Whilst there was some support for each of the other possible sites identified, there was more opposition than support for them.

Other points of the analysis were.

- There were many comments especially around the issue of how to educate the residents better to help them understand the issues that face us especially concerning the minimum housing requirement for Edlesborough.
- Issues on wording of Vision and Objectives need attention
- Community Facilities were identified and will be included in the final documents where appropriate Listed buildings do not need additional protection.
- The results were considered positive especially since a good number of people attending and completing the questionnaire were likely to be impacted by proposed developments. We need to consider how to engage more parishioners.
- Despite the previous public meetings and mailings some people did not understand what a Neighbourhood Plan is and what it is for.
- Issues around Flood Plain and Surface Water solutions need to be explained further.
- We need to explain that the EPNP can limit growth and control development.

It was subsequently decided not to pursue the option of distributing the residual housing allocation for Edlesborough between sites EDL001 and EDL021 as it was considered that whilst preferable, a development of just 20 houses on each site would probably not be viable at either location. Half of site EDL021 was therefore selected for the residual 40 houses, with the remaining half (EDL021B) identified as a reserve site should it be necessary.

Other actions agreed

- Produce an extract of the Q&As based on the questionnaire feedback and include in FOCUS. A full list is on the EPC website.
- Modify the Vision and Key Objectives
- Produce an extract of the Pre-Submission Plan and deliver to all stakeholders in the parish.

2.3 Consultation with AVDC

Throughout the entire process the Core Group has engaged with AVDC Forward Planning representatives via email, phone and face-to face-meetings to seek advice and guidance.

2.4 Consultation Advice

Neil Homer of rCOH was engaged in November 2015 to advise the on the process content and production of the plan

2.5 Pre-Submission Consultation

The full Pre-Submission Plan together with all the supporting documents were placed on the parish website on 7th December and delivered to AVDC on 8th December. The date for responses was set for January 27th to allow for the Xmas holiday period.

The results of the consultation and actions taken are included in Section ? of this report below.

2.5.1 Third Major Public Engagement

In December 2016 a five page A4 full colour leaflet containing a summary of the key elements of the Pre-Submission Plan was delivered by members of the teams to every household in the parish. The document contained dates of the public meetings to be held in January throughout the parish. (See Page 1 example in APPENDIX 11)

The primary purpose of the leaflet was to draw the attention of residents to the Pre-Sub Consultation Period and their opportunity to comment. It also gave details access to the full document on the website and the key dates for responses.

A further five public meetings were held during the Consultation period in January 2017, three in Edlesborough and one each in Dagnall and Northall. The purpose of the meetings was to explain the Plan, to answer any queries that residents might have regarding it, and to encourage people to formally comment, either positively or negatively. These meeting were well attended in Edlesborough, although unsurprisingly, less so in Dagnall and Northall.

3. Pre-Submission Feedback Summary

The full analysis is presented in two parts. The first part is the feedback from stakeholders other than residents e.g. Statutory Bodies, Landowners etc. (See Appendix 4.12) The second part represents the feedback from residents (See Appendix 4.13). The Statutory Contact List is shown in Appendix 4.14.

As a consequence of the input from the statutory authorities, numerous minor editorial amendments were made to the Plan, some of which are identified in the aforementioned Regulation 14 report. The most significant revisions were:

EP2 Deletion of Policy

Because an outline planning application for site EDL002 was provisionally approved during the consultation period, it could no longer be an allocation in the Plan. Consequently, Policy EP2 was deleted. Consequently, the number of approvals for Edlesborough Village since 1/4/13 increased from 97 to 107, and the balance required reduced from 67 to 57. All the subsequent policies were renumbered accordingly.

EP10(now 9) Modification of Policy

Site EDL013 (Deans Farm, Northall) was changed to an allocation of 10 to 15 houses. Previously it was a nil allocation, although EP10 (now EP9) identified it as a potential site that would be delivered by a CRtB order rather than being delivered by the Plan.

EP5 (Now EP4) Modification of the Boundary

Following discussions with the owners of site EDL021 and AVDC, the shape of the south-eastern boundary of EDL021B (the reserve site) was revised. The overall area of EDL021B remains the same however.

Other than the comment from the landowners of site EDL021 relating to the shape of the south-eastern boundary line of the reserve site, none of the other comments from developers/landowners were considered to warrant any amendments to the Plan.

Comments from parishioners were generally supportive of the Plan with the exception of those residents living adjacent to site EDL021. Whilst members of the Steering Group sympathise with their views, their arguments were not considered to be sufficiently valid to warrant any amendments to the Plan.

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Appendix 4.1 Application to AVDC September 2015

Miss Penny Pataky Edlesborough Parish Clerk
15 Summerleys Edlesborough Dunstable
Beds LU6 2HR Tel 01525 229358
Email: clerk@edlesborough-pc.go.uk

1 September 2015

Mr. D Broadley

Senior Manager (Forward Plans) Aylesbury Vale District Council The
Gatehouse
Aylesbury

Bucks HP19 8FF Dear Mr Broadley

Edlesborough Parish Council agreed to apply for the designation of the parish as a Neighbourhood Area under Regulation 5 of the Neighbourhood Planning (General Regulations) 2012. The Parish Council intends to develop a Neighbourhood Plan for the parish. We are required to supply you, our local planning authority with following documents and information with this application.

- 1 A map of the area in to be covered by our Neighbourhood Plan (attached).
- 2 A statement of why the area is considered appropriate to be designated.
- 3 A statement that Edlesborough Parish Council is the relevant body making the application for the purposes of Section 61G of the 1990 Act.

I attach a map of the Parish of Edlesborough showing the current parish boundary as provided by Buckinghamshire County Council Mapping Department. The application applies to the whole parish comprising the villages of Edlesborough, Dagnall and Northall.

We understand that under the Localism Act 2011 Section 61G, a parish council is authorised to act in relation to a neighborhood area if that area consists of or includes the whole or part of any area of the council. We confirm that Edlesborough Parish Council is a constituted parish council and a relevant body to act on behalf of the parish in this context.

Yours sincerely



Penny Pataky Parish Clerk

Appendix 4.2 Parish Council Article FOCUS March 2016

A Neighbourhood Plan for Edlesborough

At the April 2015 Parish Council Meeting, the Council agreed that it would once again look into the possibility of developing a Neighbourhood Plan (NP). When this issue was last discussed in 2011/12, a Neighbourhood Plan Survey was carried out to establish what the views of parishioners were with regard to future growth and development. This identified that most residents agreed that some very limited housing development would be needed over the next 20 years, but the total number considered appropriate by the majority was 10 or less in each of the three villages, with a maximum of 5 houses on a single development.

These findings were reviewed with the Local Planning Authority (AVDC), who advised that an NP was an instrument to manage growth and not to inhibit it. The very limited growth that the parishioners favoured was not considered appropriate for a Neighbourhood Plan. The Parish Council therefore decided not to proceed with an NP in the hope that the then emerging Vale of Aylesbury Plan (VAP), which was founded on the then new concept of localism, would provide the desired protection from large new housing developments. Unfortunately, Central Government's view of localism was far less "local" than we (and others) had hoped, and the VAP failed at the Planning Inspectorate examination stage.

So what's changed? Firstly, the National Planning Policy Framework (NPPF) introduced by the previous Coalition Government introduced the principle of "an assumption in favour of sustainable development". Central Government's definition of sustainable is fairly loose, resulting in many proposals on the edge of existing settlements that would previously have been considered inappropriate, suddenly being judged to be "sustainable". This was compounded by a Central Government edict that the local policies that had previously limited new large housing developments on the edges of existing settlements were to be considered out of date unless the Local Planning Authority could demonstrate that it had an adequate 5-year housing supply. Authorities like AVDC that don't have an up to date local plan that has been rigorously scrutinized are not able demonstrate a proven 5-year supply.

As a consequence of this assumption in favour of sustainable development and the lack of a proven 5-year housing supply, many villages in Aylesbury Vale are now being bombarded by opportunist applications for large edge of settlement housing developments that AVDC are apparently powerless to resist. When the new Vale of Aylesbury Local Plan (VALP) is introduced

towards the end of 2017, it will hopefully introduce policies that will once again restrict some of the more extreme edge of settlement developments.

Based on the current situation however, the Parish Council determined it should develop a Neighbourhood Plan. Six public meetings were held in January to explain the proposals and to seek participation in developing the plan. We believe that if we create an NP that embraces the amount of development imposed on us by VALP, it could enable us to resist any further unwanted developments from then on. We don't yet know how many new houses we will be obliged to accommodate under VALP, but it's likely to be of the order of at least 100 over the next 15 to 20 years. It is important to understand that unless we are prepared to develop a plan that includes that number of new houses, the plan would never be successful at the examination stage. Without an NP, we would have no control over future development within the Parish. Applications would just be determined against the more general policies contained in the local plan (VALP), which we know from past experience are prone to very subjective interpretations.

An NP is not just about housing numbers, it can also specify the location of new developments and the type of housing, employment and retail development, community and leisure facilities, education and medical priorities etc. Whilst it must be led by the Parish Council, it has to involve the entire community. It needs to involve people from all walks of life within the community. It will cost money to develop. Estimates vary, but we believe we need to allow for something in the order of £15,000, although we should be eligible for a grant of up to £8,000.

An NP must be compliant with the District Council's Local Plan - in other words it cannot override anything that is included in the Local Plan. It is however an opportunity to add additional policies and restrictions such as a defined settlement boundary and the retention of specific green spaces. Once an NP has been approved and adopted, it carries the same weight as the local plan and is the document against which planning applications must be made. This is very different from a Parish Plan which carries little or no weight in the determination of planning applications.

If you were unable to attend any of the meetings and would like to engage with us in the process please contact our clerk Penny Pataky, clerk@edlesborough-pc.gov.uk. A full report on the outcome of the January meetings will appear in the next edition of Focus in March.

Edlesborough Parish Council

Appendix 4.3 Photographs of Parishioners at First Public Meeting





PLANNING NOTICE

Notice is hereby given that an application has been made to
Aylesbury Vale District Council

For: The creation of a Neighbourhood Plan

Covering: Edlesborough, Dagnall and Northall

By: Edlesborough Parish Council

Viewing the application

You can view this application

- online at <http://www.aylesburyvaledc.gov.uk/neighbourhood-summary-and-live-consultations>

Further information

- In the Focus Dec/Jan edition - Letter from the Chairman, Edlesborough Parish Council.

Background to the application

- The government changed the planning rules in favour of 'sustainable development.'
- There is no proven 5-year housing supply for the AVDC district.
- Developers are making opportunistic applications as a result.
- The new Vale of Aylesbury Local Plan will require our parish to take new housing.
- A Neighbourhood Plan may help us resist further opportunistic applications over the next 15-20 years.

Requirements of a Neighbourhood Plan

- Involvement of the community in the development of the plan
- Providing opportunities for the community to input to the plan
- Keeping the community informed of the progress of the plan
- A referendum of the community to approve the plan
- Examination by a government inspector to approve the final plan

Benefits of a Neighbourhood Plan

- We can influence the location and type of housing for any new developments.
- We can influence the planning requirements for employment, retail and other business facilities.
- We can also influence issues surrounding community and leisure facilities and other facilities.
- We can define the settlement areas and retention of green spaces.

How to participate?

- Attend any, but at least one, of the meetings listed on the back of this notice. The information will be the same at each meeting
- Be prepared to join in to develop the proposals.

Without a plan that you support, other people will make the decisions for us!

Please turn over the page for public meetings dates this month

Appendix 4.5 Agenda for January 2016 public meetings

EDLESBOROUGH PARISH

NEIGHBOURHOOD PLAN AGENDA

- 1 Background to Neighbourhood Planning
- 2 What is a Neighbourhood Plan?
- 3 Benefits
- 4 10 things to know about a Neighbourhood Plan
- 5 National Situation
- 6 Local Plan (VALP)
- 7 Edlesborough Status
- 8 How to prepare a Neighbourhood Plan
- 9 Timetable
- 10 Next Steps

Appendix 4.6 Questionnaire issued at first public meeting

EDLESBOROUGH PARISH

JANUARY 2016 PUBLIC MEETINGS

NEIGHBOURHOOD PLAN

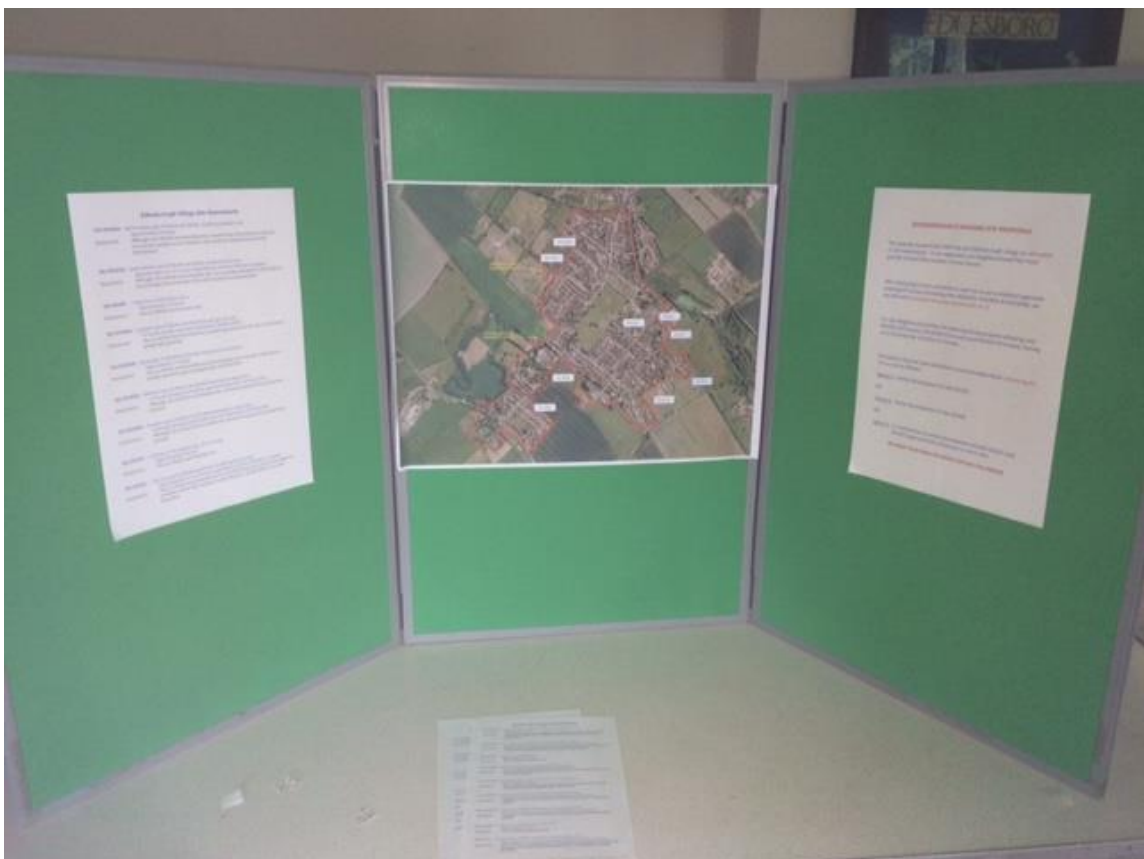
(please tick where appropriate)

NAME	
<input type="checkbox"/> Please add me to the Neighbourhood Plan mailing list.	<input type="checkbox"/> I am on the parish electoral register
Email address	
Phone Number	

<p>I am interested in the following</p> <ul style="list-style-type: none"><input type="checkbox"/> Helping to develop the plan<input type="checkbox"/> Housing Site Allocations<input type="checkbox"/> Settlement Boundaries<input type="checkbox"/> Other Land Use Site Allocations<input type="checkbox"/> Design Guidance and Local Heritage Assets<input type="checkbox"/> Green Infrastructure Protection<input type="checkbox"/> Community Facility Protection/Improvement<input type="checkbox"/> Other ([please specify)
Comments/ concerns/ issues (please continue on the reverse if needed)

PLEASE NOTE: THE INFORMATION YOU ENTER WILL ONLY BE USED FOR THE DURATION OF THE NEIGHBOURHOOD PLAN PROCESS AND FOR NO OTHER PURPOSE

Appendix 4.7 Sample photos of Display Boards



Appendix 4.8 Questionnaire issued at July Public meetings

Neighbourhood Plan Feedback Questionnaire

What is a Neighbourhood Plan? Neighbourhood Plans are a new type of official document that enables local people to write planning policies for their local area. This can state where new areas of housing, community, retail or employment should be located and what the developments should look like.

What is important about the Neighbourhood Plan? Our Neighbourhood Plan will set out a vision and objectives for the future of Edlesborough Parish for the next 15+ years. One of the key challenges, given to us by the Draft Vale of Aylesbury Local Plan (VALP), is to identify land for at least 180 new homes in our parish.

Without the Neighbourhood Plan, AVDC and not the local community will identify where the land should be allocated and the number and type of houses on each site

Remember we have to build the number of houses that AVDC have told us to build to have our plan approved by them and the government inspectors.

What are we consulting on? This stage of the consultation is on the vision, objectives, policy ideas and options for our Neighbourhood Plan.

The most important aspect is to get the community's view on where houses might be built in the future. This stage of the consultation is ongoing between 5th July 2016 and 11th July 2016. It is important you **fill out a questionnaire to let us know your views.**

About you

You must complete information about yourself so that we know that this is a genuine response. Your individual data will not be used other than at an aggregate level.

Name

.....
.....

Road.....
.....

Village (circle) Edlesborough...Dagnall.... Northhall

Postcode (required).....

What are range do you belong to? Please circle.

18-25 26-35 36-45 46-55 56-65 66 and over.

Since we launched the Neighbourhood Plan in January this year teams of parishioners have been working on developing a vision for the parish and policies to support the development over the next 15 years or so.

We are at the stage where we are working out what needs to be done to manage developments in the parish. What kind of developments, where the developments should be located, what they need to look like and how they will fulfil the needs of the parish in the future? Finally all parishioners will get to vote on the plan to make it part of the planning processes for AVDC. If we do not get an approved plan they will make all the decisions for us and we will have no defence against additional developments.

Please look at the exhibition panels for the various topics and spend a few minutes giving us your feedback on what has been done and is being proposed so far.

Please circle the words below that most fairly reflect your views on each topic.

Vision

Do you think that the proposed vision could help Edlesborough Parish become the kind of place you would like it to be?

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
-----------------------	--------------	---------------------------------------	-----------------	------------------------------

If it is not what you would like to see, please say why

.....

.....

.....

.....

.....

Key Objectives

Do you think the proposed policies will help to strengthen the development of the parish?

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
-----------------------	--------------	-----------------------------------	-----------------	--------------------------

If not please say what you think they should be.

.....

.....

.....

.....

Community Facilities

Please help us by identifying the facilities we have currently that you regard as important to preserve for the future.

.....

.....

.....

.....

Businesses

Do you think the policies to protect existing businesses and new developments are helpful for the development of the parish?

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
-----------------------	--------------	-----------------------------------	-----------------	--------------------------

If not please say what you think they should be.

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.....

Green spaces

Please identify the areas of the parish to be protected

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.....

Heritage

Please identify the important heritage buildings and aspects of the parish that need protection?

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.....

Housing Options Edlesborough

1. Do you agree that sites EDL002, EDL003B and EDL020 should be allocated for housing?
Yes/No

2. Which site(s) should be allocated to make up the residual number of houses required.

EDL001	EDL021	BOTH	NEITHER
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3. If you answered NEITHER, please identify a suitable alternative and the reason why it is preferred.

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Dagnall development options

Which option(s) do you favour? Please circle your choice(s)

- 1. Do nothing - i.e. we will not be putting forward new housing development sites as we are not required to do so

2. Sell off Dagnall Village Hall for housing development (and maybe part of the rec) using the funds generated to build new village hall on part of the Rec.
3. Implement a Community Right to Build scheme to create houses for young / elderly villagers by either building on an existing site such as the old cow sheds at Norwick Farm (Dunstable Rd) or perhaps requesting a parcel of land from a local farmer / landowner

Northall Development Options

1. Do nothing

OR

2. Allocate one or more sites for some limited housing development

If so, which sites would you favour?

	Yes/No	If Yes, how many houses
Dean’s Egg Farm site – using South End Lane		
Dean’s Egg Farm site – using a possible new access road		
EDL017 (The Old Oaken Cottage)		
EDL019 (Eaton Bray Road)		
Orchard A4146 (between Knolls View & The Old School Yard)		

3. Please give the reasons for your selection

.....

.....

.....

.....

Any Other Comments about the Neighbourhood Plan?

.....

.....

.....

Appendix 4.9 Q & A Follow-up to July Public Meetings

EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN Q & As

Why are we developing a Neighbourhood Plan?

A Neighbourhood Plan gives us the opportunity to influence the developments in the parish over the next 15 years or so. If we get approval it will guide the planning authorities on future applications by developers. It will help to protect us from opportunistic developments until 2033.

How does the plan get approved?

We will submit our plan to AVDC for approval. If they approve it an independent Government Inspector has to approve it. Finally, the plan will be put to the residents on the Electoral Register to vote Yes or No on a simple majority of those who vote.

What happens if the majority vote NO?

In that event we might have a chance for a further attempt to get an approved plan but it is unlikely. In the event of a No majority the protections provided by a Neighbourhood Plan will not apply and developers can continue to apply for new developments with most of the normal protections removed. AVDC will decide how many and where developments in our parish will take place.

How is the Neighbourhood Plan being developed in our parish?

In January this year we held six public meetings to explain the approach. Since then information has been placed on our website. We formed a Steering Group from volunteers to guide the overall issues for the plan. We also set up Village Task Forces to study the particular issues affecting the relevant village and their proposals were shared with parishioners at three public meetings at the beginning of July. Parishioners who attended were asked a series of questions designed to help the development of the plan.

Who else is involved?

We are obliged to share our proposals with key stakeholders such as Bucks CC Highways, English Heritage and other statutory bodies. We also will engage with local businesses, landowners and developers where appropriate.

Who decided how many houses we have to build?

AVDC are in the process of getting their overall local plan approved. In that plan they have laid out the terms required of the towns and villages in the district. A Draft Vale of Aylesbury Plan was published for consultation from 7th July 2016 and residents of the AVDC are invited to submit their views. Consultation on their plan is open until 5th September 2016.

<http://www.aylesburyvaledc.gov.uk/vale-aylesbury-local-plan-draft-plan>

Comments may be submitted online at

<http://www.aylesburyvaldc.gov.uk/valp-draft-plan-consultation-form>

Their plan dictates how many houses we have to build. Our Neighbourhood Plan has to meet the requirements of VALP otherwise we will fail the first test of our Neighbourhood Plan. If parishioners wish to object to the number of houses then they must address their issue to AVDC to get the VALP changed.

Can we refuse to comply with VALP?

Yes, but then we will not have a Neighbourhood Plan that can protect us. Your Parish Council decided that getting a Neighbourhood Plan approved is the best course of action for our parish.

What happens if VALP does not get approved?

AVDC tried to get a plan approved in 2014. Their efforts failed the first time. As a result, some of the protections that we have enjoyed for years were removed. If they fail to get approval the Government will tell them what and where to develop and we will have to do what they say.

Who decides where the houses get built?

Firstly, AVDC invites landowners to offer their land for development. This is submitted to scrutiny by the planners in AVDC. The land offered appears in the VALP under the heading of Housing and Economic Land Availability Assessment (HELAA). The planners make a preliminary assessment of suitability taking into account the location in relation to the existing built areas in the villages and access etc. The current land and assessments for our parish are in the Neighbourhood Plan Consultation Document on the parish website and on AVDC's website.

Our local Village Task Forces then look at this and develop proposals taking into account local knowledge and previous information on local needs. These proposals were shared with parishioners at the recent 'Open House' consultations.

Why don't we put the new houses on sites such as the old RAF site or adjacent to the houses on the Tring Road?

Firstly, the RAF site is in an AONB. It was probably there before AONB and Green Belt were introduced. Also there are no services there and the assessment for new houses is based on key sustainability criteria contained in VALP. One key factor in planning is a requirement that new developments are contiguous with existing housing to prevent sprawl. This applies to any existing houses outside the existing main village settlements.

Over the years we have seen a number of houses built as a result of conversion or 'infill' Why aren't the teams making an allowance for these extras?

Any 'infill' is counted as extra by AVDC and cannot be included in our target housing numbers. This is part of the rules in VALP. We are trying to contain this by defining a policy of an upper limit on infills. We are suggesting that any more than 5 on one site will be recognised in our targets.

You've said we get the opportunity to influence factors other than the number of houses. What are these other factors?

Please read carefully through the policies we are proposing as part of our plan. These are in the Open House Consultation document on the website.

Can we stop development on specific locations such as allotments, green spaces etc?

We have asked parishioners to identify those parts of our parish that they feel need protection. This cannot include land submitted for development. We will then submit the areas we feel can justify protection.

How will facilities such as the Surgery and the school cope with the extra numbers?

We are suggesting in our plan that we reserve some land for growth adjacent to the existing facilities. We have had a preliminary discussion with the head of Edlesborough School and further work needs to be done to see what the growth will mean to the facilities. However, we cannot compel the Surgery nor the Education Authority to make provisions.

Why can't Dagnall and Northall take some of the houses from Edlesborough?

Apart from the fact that Dagnall is Green Belt it and Northall have been categorised in VALP as small villages with few facilities and are not deemed as sustainable as Edlesborough. Allocating more houses in Northall and Dagnall than required by VALP would not reduce the 169 allocation for Edlesborough. Each individual settlement is considered separately, not the Parish as a whole.

We have to build 169 houses. How many do we need to build on top of what has been built or approved already?

The house numbers needed are calculated from early 2013 when the original 20-year cycle began. With the houses identified in Cow Lane plus the McCann site opposite the school, and a few smaller sites we had identified enough housing to meet the original suggestion of 100 to 120 houses. However, the Draft VALP reclassified the villages and Edlesborough is in the 'large' category. As a consequence of the facilities we have we were allocated more housing when the 'final' numbers were put into the Draft VALP. We need to find space for an additional 41 houses to meet the minimum requirements of VALP as it currently stands. Hence the proposal to use just part of the two sites to minimise the effect on the area.

Why have we suggested partial development of site EDL001 when the HELAA identified it as unsuitable?

The Task Group considered that much of the important landscape contribution provided by the site could possibly be preserved with just partial development. Infilling the edge of the site adjacent to existing development, but retaining a large open space adjacent to Ford Lane would preserve the soft edge of the village in that location. Having two smaller developments of approximately 20 houses each would reduce the impact on Slicketts Lane of locating all the remaining 41 houses on the only remaining HELAA recommended site (EDL021).

How did McCann Homes manage to obtain planning permission for site EDL009 when the HELAA identified it as unsuitable?

As already mentioned, the HELAA is a preliminary assessment of suitability and is only an indication of whether or not planning approval would or would not be granted. In the case of the McCann site, they were able to overcome AVDC's initial objections on landscape grounds by retaining the large open space in the middle of the site to preserve a large part of the AAL vista. That is why infilling that open space as suggested by some people would not be acceptable to AVDC.

Can we challenge the VALP housing allocation by not supporting the Neighbourhood Plan?

No. If we wish to challenge the VALP allocation or the methodology used, that can only be done through the VALP public consultation process. AVDC and the Government Inspector will reject the Neighbourhood Plan if it conflicts with VALP, so we must include the 169 houses as a minimum. If the public then reject the Plan at the referendum stage, we simply won't have a Plan and as already explained, AVDC will then decide how many and where developments in our parish will take place.

Why doesn't the Neighbourhood Plan seek to improve the existing infrastructure, facilities and amenities in the villages in the same way that the Parish Plan did?

A Neighbourhood Plan is not the same thing as a parish plan. A parish plan sets out what the local community would like to see delivered in the future and possible ways of achieving those aims, but it has no legal standing in planning law. Once adopted a Neighbourhood Plan actually becomes part of planning law, but as such it can only relate to issues that involve planning consent.

If a development could deliver infrastructure or amenities specific to that particular development which could be conditioned as part of the approval, then that is relevant to the Neighbourhood Plan. An example of that could be the inclusion of a public open space within the development. However, general improvements to services and infrastructure are the responsibility of public bodies or the utility companies, and issues such as roads, schools, medical facilities, sewerage, flood control etc. and are controlled by them and not by the planning authorities. For example the education authority has a statutory responsibility to provide the necessary schools and will require a developer to make a financial contribution towards that provision, but it is the education authority that decides how that contribution will be spent and in all probability, it won't be spent in the immediate locality of the development. The highway authority can require the access to a development and the thoroughfares within it to meet certain standards, but it can't usually demand general improvements to the local highway network as part of an individual planning consent.

There are proposals being made to put all of the responsibilities into a single authority but it will take years, if ever, to achieve and AVDC has to have VALP approved before the end of next year.

Appendix 4.10 Questionnaire used at July Public Meetings

<u>Dagnall</u>	19 questionnaires returned (19 electors) Resident electors = 424	19/424 = 4.5% response
<u>Edlesborough</u>	172 questionnaires returned (184 electors) Resident electors = 1398	184/1398 = 13.0% response
<u>Northall</u>	29 questionnaires returned (30 electors) Resident electors = 367 There were a further 8 questionnaires from Dagnall from individuals not on the Electoral Register, which have not been included in the analysis	30/367 = 8.2% response

Overall Parish Response

220 questionnaires returned (233 electors)
Total resident electors = 2189 233/2189 = 10.6% response

For each of the topics where a choice was requested (Vision, Key Objectives, Business, Housing Options Edlesborough, Dagnall Development Options and Northall Development Options) the distribution of the responses has been calculated as a percentage of the number of questionnaires that offered a response for that topic.

Vision

Overall Parish response	Agree or Strongly Agree	42%
	Neither Agree nor Disagree	22%
	Disagree or Strongly Disagree	36%

Key Objectives

Overall Parish response	Agree or Strongly Agree	46%
	Neither Agree nor Disagree	22%
	Disagree or Strongly Disagree	32%

Community Facilities

Facilities that were considered important to preserve included:

Dagnall – Village Hall, School, Recreation Ground, Pub

Edlesborough – Shops, Surgery/Pharmacy/Dentist, Church on the Hill, Chapels, School, Village Hall, Post Office, Allotments, Village Green (incl Pavilion, play area & tennis courts), Scout Hut, Café, Bus service, Riding Stables.

Northall – Pub, Village Hall/Play Area, Chapel, Allotments

Business

Overall Parish response	Agree or Strongly Agree	59%
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Neither Agree nor Disagree	30%
Disagree or Strongly Disagree	10%

Green Spaces

Green spaces that were considered to need protection included:

Dagnall – Recreation Ground, Allotments, Grass verge opposite Red Lion, AONB views
Edlesborough – Village Green, Allotments, Amenity Land, Areas by the river, AAL vistas, Views of Downs (incl Whipnade Lion)
Northall – Village Green, Allotments, Views of Downs/Beacon

Heritage

Heritage buildings that were considered to need protection included:

Dagnall – Church, Village Hall, Older houses
Edlesborough – Church/Graveyard, Tythe Barn, Dovecote & Moat, All listed buildings & their settings, School (original building), Taskers Row Cottages, Village Hall, Old Mill next to the Ford
Northall – Older buildings, Chapel, Swan Pub

Housing Options Edlesborough

Edlesborough electors only

Q1.	Sites EDL002, 003B & 020 to be allocated	Yes 71%	No 29%
Q2.	Sites to make up the residual number of houses		
	EDL001 only	17%	
	EDL021 only	25%	
	Both EDL001 & 021	32%	
	Neither EDL001 or 021	26%	

Overall Parish response

Q1.	Sites EDL002, 003B & 020 to be allocated	Yes 70%	No 30%
Q2.	Sites to make up the residual number of houses		
	EDL001 only	16%	
	EDL021 only	24%	
	Both EDL001 & 021	35%	
	Neither EDL001 or 021	25%	

Dagnall Development Options

Dagnall electors only

Q1.	Do nothing	53%
Q2.	Sell off the Hall	16%
Q3.	Community Right to Build	37%

Dagnall Development Options (cont)

Overall Parish response

Q1.	Do nothing	34%
Q2.	Sell off the Hall	23%
Q3.	Community Right to Build	50%

Northall Development Options

Northall electors only

Q1.	Do nothing	0%	
Q2.	Dean's Farm Site	Yes 83%	No 10%
	EDL017 (Old Oaken Cottage)	Yes 38%	No 45%
	EDL019 (Eaton Bray Road)	Yes 31%	No 41%
	Orchard (next to Knolls View)	Yes 17%	No 59%

Overall Parish response

Q1.	Do nothing	16%	
Q2.	Dean's Farm Site	Yes 63%	No 9%
	EDL017 (Old Oaken Cottage)	Yes 37%	No 22%
	EDL019 (Eaton Bray Road)	Yes 31%	No 21%
	Orchard (next to Knolls View)	Yes 21%	No 28%

John Wilkinson
23/07/2016



EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN

2013 – 2033

PRE-SUBMISSION



IMPORTANT!
PLEASE READ

Appendix 4.12

Consultation Analysis

During the consultation period there were representations made by local people and by developers/landowners and by other local and interested organisations. District and Buckinghamshire County Council (BCC) officers have made informal comments and responses have been received from the Environment Agency, Natural England and Historic England. A separate report covers the comments made by local people.

The summary analysis of these comments is provided in respect of each policy below:

Consultation Feedback

EP1 The Edlesborough Settlement Boundary & EP9 The Northall Settlement Boundary

Summary of Feedback

AVDC has questioned if the policies are NPPF compliant in respect of confining infill schemes to small sites and dwelling numbers. It has also questioned the final paragraphs in respect of appropriate housing in the countryside

Response

The NPPF makes provision (in §58) for design policies to set out what is considered to be an appropriate approach to managing development. The final paragraphs need simplifying to reflect national policy allowing for appropriate development in the countryside.

How it informed policy

The policy was changed to include the following

'Outside the Boundary, the policy requires proposals to be suited to a countryside location, e.g. leisure and recreation, but recognises proposals for employment, agriculture, forestry and tourism may help the rural economy provided they are well designed. There may also be specific types of rural housing schemes that may be appropriate outside the Boundary. Rural exception site housing schemes may be supported on sites adjoining the Boundary and the conversion of barns to create new homes may also be acceptable in principle. '

EP2 Land adjacent to Dove House Close, Edlesborough

Summary of Feedback

The land interest and AVDC have noted the policy does not entirely reflect the current planning application in terms of housing mix and AVDC requires that its references to sustaining character of the nearby listed buildings and to the riverside walk are clarified.

Response

In respect of housing mix, the policy requirement is reasonable in expecting a wider mix of the 10 dwellings than just 4 and 5 bedroom houses.

The location of the site close to the village centre means it is suited to providing a range of homes to meet a variety of local needs, and not just 'executive homes', the supply of which is already healthy in the local area. However, the reference to building heights may require a revision. The reference to the setting of the listed buildings complies with NPPF §126 and does not need modifying.

The requirement for delivering an element of what could become a much longer riverside walk is considered a reasonable requirement, to tie in with other policies and to ensure that this aspiration is not prejudiced by incremental proposals. It too should therefore remain. The Environment Agency has noted the close proximity of the site to flood risk zones and it may be helpful for the policy to acknowledge this.

How it informed policy

This policy has been withdrawn as a consequence of outline planning permission having been granted.

EP3(EP2) Land at The Green, Edlesborough

Summary of Feedback

The land interest has objected to the policy provision on housing mix as too prescriptive and to the access requirements.

Response

The proposed mix is a reasonable policy requirement on a site of approx. 6 homes and there is no reason why a mix of homes will lead to an inefficient use of the land.

How it informed policy

The access mitigation measures can be addressed in a planning

application in the normal way, and so there is no need to modify either of these policy matters.

EP4(EP3) Land adjacent to Good Intent, Edlesborough

Summary of Feedback

The land interest has objected to the policy requirement specifying that access is made to the scheme via Cow Lane.

Response

Cow Lane is wide enough to comply with the road width requirements of Policy EP14 (which is also objected to) and this is therefore seen as a reasonable requirement for the good planning of the site. The only other access is via Good Intent which is not sufficiently wide. It is noted that neither AVDC or BCC have objected to this policy or EP14.

How it informed policy

No change

EP5(EP4) Land at Slicketts Lane, Edlesborough

Summary of Feedback

The land interest has now objected to the exclusion of the whole site (80 dwellings) from the plan, although earlier meetings indicated that the interest understood and accepted the intent and rationale of the policy. It also objects to the site mix and the imposition on buildings heights Concern was expressed on the outline of the allocation.

Response

Following discussions with the owners of site EDL021 and AVDC, the shape of the south-eastern boundary of EDL021B (the reserve site) was revised. The overall area of EDL021B remains the same however.

Other than the comment from the landowners of site EDL021 relating to the shape of the south-eastern boundary line of the reserve site, none of the other comments from developers/landowners were considered to warrant any amendments to the Plan.

They remain supportive of the Plan in general.

How it informed policy

The boundary was reviewed with AVDC and a change has been agreed and incorporated in the Submission Plan

The wording on mix and building height has been changed from 'predominantly' to 'the majority'

The Environment Agency has noted the close proximity of the site to flood risk zones and it may be helpful for the policy to acknowledge this. It is noted that neither AVDC or BCC have objected to this policy, though BCC has suggested that the ambition to extend the riverside walk is made clearer. Natural England has suggested that this feature also contains biodiversity value as part of a scheme to deliver an overall gain in such value.

EP6(EP5) Commercial & Retail Developments

Summary of Feedback

AVDC has recommended some minor modifications to improve the policy wording.

Response

Agreed

How it informed policy

Added

' unless it can be demonstrated with viability evidence that their location and premises are no longer viable and that the premises have been suitably marketed at a reasonable price for at least 18 months for that and any other suitable commercial uses'.

EP7(EP6) Economic Development

Summary of Feedback

AVDC has commented that the final sentence of the policy is ambiguous. As such, the policy intent in this respect should be made clearer with a minor modification to the wording and explanation.

Response

Agreed

How it informed policy

Minor word changes and the addition of

' For land in the countryside beyond a settlement boundary, the policy requires that commercial development schemes are either justified because they require such a location, or because they are suited to that location.'

EP8(EP7) Expansion of Local Services

Summary of Feedback

The land interest has objected to the policy as it makes no provision for an enabling housing development scheme and it will not release the land to help with the future expansion of the GP surgery as a result.

Response

This is an unfortunate but unsurprising response to the policy

However, the policy merely seeks to safeguard the land from prejudicial development, to enable an expansion to happen should that prove necessary as the local population (and that of its neighbour, Eaton Bray) continues to grow.

How it informed policy

No change. With other developments consented or supported (as per Policy EP4) using Cow Lane, it is not considered appropriate to allocate any more land on this small road in the plan period

EP9(EP8) Northhall Settlement Boundary

Summary of Feedback

AVDC has questioned if the policies are NPPF compliant in respect of confining infill schemes to small sites and dwelling numbers. It has also questioned the final paragraphs in respect of appropriate housing in the countryside.

Response

The NPPF makes provision (in §58) for design policies to set out what is considered to be an appropriate approach to managing development. The final paragraphs need simplifying to reflect national policy allowing for appropriate development in the countryside.

How it informed policy

The policy was changed to include the following:

'Outside the Boundary, the policy requires proposals to be suited to a countryside location, e.g. leisure and recreation, but recognises proposals for employment, agriculture, forestry and tourism may help the rural economy provided they are well designed. There may also be specific types of rural housing schemes that may be appropriate outside the Boundary. Rural exception site housing schemes may be supported on sites

adjoining the Boundary and the conversion of barns to create new homes may also be acceptable in principle. '

EP10(EP9) New Homes at Deans Farm, Northall

Summary of Feedback

Gladman Developments claim that it is an unsustainable site

Response

It is noted that neither AVDC or BCC have objected to this policy. Natural England has also cited it as a very good policy.

How it informed policy

The overall policy has changed in some respects but the principle of a small development on this site remains unchanged.

.

EP11(EP10) Local Green Spaces

Summary of Feedback

1. The land interest has objected to this proposal that EDL009 be included as a green space, and has proposed that the whole site be drawn inside the Settlement Boundary of Policy EP1, even though the planning consent requires the land to be set out as public open space.

Historic England has supported the proposed Space off High Street.

Response

The proposal is consistent with the planning consent and the Historic England comment adds weight to the NPPF §77 test on the historic significance of the land

How it informed policy

The proposal should be retained.

Summary of Feedback

2. AVDC has questioned the proposal at Northall Green. retained, then more evidence is required to justify its inclusion in the policy.

Response

If the existing 'village green' status is considered sufficient protection from harmful development, then this proposal may be deleted. If

How it informed policy

The Village Green has been deleted for the list of Green Spaces.

EP12(EP11) Community Facilities

Summary of Feedback

AVDC has recommended that the wording of the policy and its supporting text are improved to explain how it will be implemented.

Response

This is a reasonable request and some minor modifications to the wording should be made.

How it informed policy

The following was added

'Any development which results in the loss of a community asset/facility will only be supported/permitted where proposals are submitted alongside the development application and provisions made by the developer for a replacement facility to be constructed to an equal or higher value and quality.'

EP13(EP12) Buildings of Local Interest

Summary of Feedback

Historic England has commented that further evidence should be provided to explain the local significance of each proposed building. This should be done, either in the supporting text or in a separate report. In addition, the policy should not include designated heritage assets (e.g. listed buildings), as it is only intended to apply to non-designated assets (for the use of NPPF § 135)

Response

Agreed

How it informed policy

Some buildings have been removed and those that remain have additional justification added to support their presence on the attachment Buildings of Local Interest. The list of properties has been

removed from the body of the Submission Plan.

EP14(EP13) Housing Mix & Design

Summary of Feedback

Historic England has commented that the main design element of the policy does little more than repeat national policy design requirements. It has recommended that provision is made for the later preparation of a design guide for the Parish, to which this policy can refer. It has also suggested a modification to the listed building setting wording.

AVDC has queried the road width, parking spaces and the listed building setting element of this policy.

Response

The Historic England comments are helpful and we may consider the preparation of a design guide at a later stage if appropriate.

Regarding AVDC's comments, the road width proposal hasn't changed because 'Manual for Streets' suggests that a typical width for a residential road should be between 4.8 and 5.5 metres. It should be noted that BCC Highways did not query this policy and furthermore insisted that the width of the access road for EDL003A be increased from the proposed 5.0 to 5.5 meters

How it informed policy

No changes have been made.

Other Comments & Analysis

Dagnall Land Interest

Summary of Feedback

The land interest at Cross Keys Farm in Dagnall has objected to its exclusion from the site allocations and to there being no housing proposals in the village.

Response

As explained in the text (and will be in the Basic Conditions Statement (BCS)) the washed over Green Belt status of the village prevents any allocations, as there are no 'very special circumstances' of NPPF §87 to do so.

How it informed policy

AVDC has agreed that there is an anomaly in its Draft VALP proposals affecting Dagnall, which is the only small village in the

District in this position. AVDC has not objected to the lack of allocations in the village

Environment

Summary of Feedback

Natural England has made some helpful suggestions for improving the policy text to ensure a biodiversity gain as a result of development proposals.

Response

Although already a national and district planning policy goal, there is no harm in these references being added.

How it informed policy

Additions have been made to site policies where appropriate to include the provision of habitat corridors

Other Land Interests

Summary of Feedback

1. Gladman Developments has commented on the degree to which the allocation policies meet the test of NPPF §173 in respect of scheme viability. It also objects in principle to the use of settlement boundary policies and to the proposed Local Green Spaces as having insufficient justification

Response

The Parish Council has met with each of the allocated site land interests to ascertain that the policy requirements are deliverable as per §173. Aside from the comments of the land interest of policies EP3 and EP5 noted above, none have indicated that there are viability issues that cannot be addressed at the planning application stage. The principle of using settlement boundaries is well established in the English planning system and is NPPF compliant provided boundaries accommodate sufficient land to meet local housing needs. In both cases, there is therefore no need to make modifications.

In respect of the Local Green Spaces, as noted above, the opportunity to add further detail to their justification in the final documentation should be taken.

How it informed policy

Minor amendments have been made to the green spaces report

Summary of Feedback

2. CALA Homes has declared an intention to submit a planning

application for 89 homes on land at Swallowfields (Site Ref EDL001) and has objected that the site has not been allocated in the Plan. It criticises the relationship between the Plan and VALP, the sites assessments report and the SEA report.

Response

Site EDL001 was considered and ultimately rejected. As far as the relationship of the timing between the Plan and VALP, it is now well-established in case law that a Plan can be made prior to the adoption of a new Local Plan. The Plan does reflect the most up-to-date reasoning and evidence of the VALP and acknowledges there remains uncertainty until the VALP is examined and adopted

How it informed policy

No change other than some minor rewording to bring some clarity to the BCS report in relation to the SA.

Housing Survey Data

AVDC has raised concerns about the timeliness of some of the survey work undertaken with the local community

Response

The older reports have been supplemented with 2016 consultation work and so remain valid to evidence community preferences in the Plan.

How it informed policy

No Change

Site Assumptions

Summary of Feedback

AVDC has requested that the allocation policies/supporting text should specify the site areas and assumptions on density, for clarity in the implementation of each policy.

Response

It should be noted that site area details are included in the Site Assessment Report

How it informed policy

No Change.

Affordable Housing Policy

AVDC has requested that an affordable housing policy is included.

Response

This is not considered necessary, as only two of the proposed allocation sites (EP4 and EP9) will be above the national threshold of 10 dwellings to deliver affordable housing. AVDC has successfully negotiated affordable housing on sites of 15 dwellings or more in the rural areas of the District and this should happen here too. As it is not possible to provide Parish-specific evidence to justify a new policy and as the new VALP will be adopted within the next years or so, it is therefore reasonable to continue to rely upon AVDC to negotiate on that scheme when an application is made in due course

.

How it informed policy

No Change

Summary

In conclusion, it is considered that with a combination of minor modifications to the final submission document and some clarifications made in the other documentation (e.g. the SEA and BCS), the Plan can proceed to submission, rather than require another pre-submission consultation.

In the meantime, should the Plan be overtaken by events (most notably, the Swallowfields application being consented by AVDC), then the Parish Council will have the time up to and during the examination of the Plan to decide how to respond prior to the referendum version being approved by AVDC.

Appendix 4.13 Parishioner Consultees

Regulation 14 Report Part 2 February 2017

Purpose

The purpose of this brief report is to summarise part of the outcome of the public consultation on the Pre-Submission Edlesborough Parish Neighbourhood Plan held between December 2016 and January 2017. This report reviews the responses received from Edlesborough, Dagnall and Northall parishioners.

Responses received from developers/landowners and by other interested organisations and statutory authorities are covered in a separate report.

Summary of Feedback

A total of 87 responses were received from parishioners, some from single individuals and some from families or groups. 85 of those responses came from Edlesborough residents and 2 from Northall. No comments were received from any Dagnall residents.

71 of the responses actively supported the Pre-sub Plan and 9 were opposed to it. There were 7 responses where it was unclear whether the respondent supported or opposed the Plan.

Response

Of the 9 responses that opposed the Plan, 7 came from Slicketts Lane residents, 1 from a Dove House Close resident and 1 from a resident of The Green. Most of the objectors expressed a preference for site EDL001 over site EDL021. It should be noted that Slicketts Lane and Dove House Close both border site EDL021.

A significant proportion of the 71 supporters of the Plan expressed their opposition to the impending application for 89 houses on site EDL001. The public exhibition held during the consultation period by the developer promoting the EDL001 site, almost certainly prompted a number of people to respond to the Pre-submission consultation, who in the normal course of events would probably not have participated.

The responses received also confirmed conclusively the findings of the public consultations held in July 2016, that development of site EDL021 was preferred to development of site EDL001.

The lack of responses from the residents of Dagnall and Northall indicates a general detachment from the Neighbourhood Plan process, once it became evident that both settlements would have a nil housing allocation. There was much more interest shown earlier on in the process, when it was thought that both villages would be required to take some additional planned housing.

How it informed policy

The continued communications with parishioners over the two years since this project started has had a positive effect.

The fact that such a large proportion of the parishioners supported the Plan, despite the fact that it allocates considerably more housing in Edlesborough Village than the earlier surveys and public consultations suggested that residents wanted, indicates an acceptance, of the indicative allocations in the emerging VALP. It also indicates support for the Steering Group strategy of distributing that allocation around the village in smaller groups, rather than have fewer but larger developments concentrated in just one or two parts of the village.

No further changes were made to the plan based on residents feedback to the consultation process.

Appendix 4.14

Consultee	Email Address
AVDC	planningpolicy@aylesburyvaledc.gov.uk
Bucks CC	sasharp@buckscc.gov.uk rwileman@buckscc.gov.uk
Dacorum BC	strategic.planning@dacorum.gov.uk
Central Beds Council	localplan@centralbedfordshire.gov.uk
Slapton PC	parishclerkslapton@hotmail.com
Ivinghoe PC	ivinghoeparishclerk@gmail.com
Little Gaddesdon PC	parishclerk@littlegaddesdon-parishcouncil.org.uk
Billington PC	juliemtodd@hotmail.co.uk Note CBC website says hotmail.com
Eaton Bray PC	clerk@ebpc.co.uk
Whipsnade PC	Helen.tony@ntlworld.com
Studham PC	clerk@studhamparish.co.uk
Coal Authority	planningconsultation@coal.gov.uk
AMEC (Nat Grid)	n.grid@amec.com
Anglian Water	mgaley2@anglianwater.co.uk
Thames Water	thameswaterplanningpolicy@savills.com
Burghope Charity	Local representatives received leaflet
Oxford Diocese	Local representatives received leaflet
SE Midlands Local Enterprise Partnership	info@semlep.com
Bucks Thames Valley Local Enterprise Partnership	info@buckstvalep.co.uk
Bucks Business First	philippa@bbf.uk.com
Edlesborough School	Local representatives received leaflet manager@edlesborough.bucks.sch.uk
Dagnall School	Local representatives received leaflet office@dagnall.bucks.sch.uk
Homes & Communities Agency	steve.collins@hca.gsx.gov.uk mail@homesandcommunities.co.uk terry.fuller@hca.gsx.gov.uk
Natural England	consultations@naturalengland.org.uk

Consultee	Email Address
Environment Agency	planning-wallingford@environment-agency.gov.uk
English Heritage	e-seast@historicensland.org.uk
Network Rail	TownPlanningLNW@networkrail.co.uk
Highways Agency	planningse@highways.gsi.gov.uk
Mobile Phone Operators Associations	info@ukmoa.co.uk
Bucks NHS Primary Care	teresa.donnelly@nhs.net
Glebe and Properties Committees within the Diocese	iblythe@stalbans.anglican.org
Messrs J & J Pratt	Received leaflet eigpratt@yahoo.com
John Hill Holdings Ltd	johnhill.holdings@btinternet.com
Paul Leary	pauilleary22@gmail.com
Aitchisons Rafferty	james.holmes@argroup.co.uk

Email message

Subject: Edlesborough Parish Pre-submission Neighbourhood Plan

In accordance with Schedule 1 of the Neighbourhood Planning (General) Regulations 2012, please be advised that Edlesborough Parish Council has published a Pre-submission Neighbourhood Plan for consultation purposes.

The Plan can be viewed in its entirety on the Edlesborough Parish website www.edlesborough-pc.gov.uk

Comments should be submitted to the Parish Council by email to clerk@edlesborough-pc.gov.uk or in writing to The Clerk, Edlesborough Parish Council, 15 Summerleys, Edlesborough, Dunstable Beds LU6 2HR.

The closing date for comments is 27th January 2017

The Clerk
Edlesborough Parish Council