

WHITCHURCH
NEIGHBOURHOOD PLAN

**November 4th and 7th 2021 Whitchurch Residents
Consultation Meetings**



Your Village, Your Neighbourhood Plan, Your Vote

Dear Whitchurch Residents,

We first embarked on creating a Neighbourhood Plan (NP) before Covid-19 and plan to put a final NP to a vote of all residents in Spring 2022. Until then we residents will continue to have little influence or control over individual planning applications or planning policy. Since we started on this project more than sixty new homes have either been built or are underway in Whitchurch. That pressure won't go away and over the coming years will intensify.

The long-awaited Vale of Aylesbury Local Plan (VALP) was finally approved in July and is now incorporated into the Buckinghamshire Council Local Plan. A future Whitchurch NP would become an integral part of the Bucks Local Plan and new planning applications in Whitchurch would be evaluated against by the planning authorities.

A Whitchurch Neighbourhood Plan will...

- Allocate specific site(s) within Whitchurch where new housing will be allowed.
- Provide policies on numbers, type and style of housing.
- Create for the first time a protective “settlement boundary” to “wrap-around” existing homes and allocated sites.
- Give added protection to valued local green spaces.
- Have a lifespan until 2040.

It's still “work-in-progress”, nothing is decided and we want your views please.

Kind regards,

Charlotte Lincoln – Chair Whitchurch Parish Council
Keith Armour – Chair Whitchurch Neighbourhood Plan Group

What are we trying to achieve?

National government has a plan for housing growth, Buckinghamshire Council has a plan to provide the homes required by the government, and we in Whitchurch can determine our own destiny by voting for our own NP to provide our share of those homes. That's the big-picture value of the NP. At the same time the detailed picture of the NP is to give greater control over the piecemeal development of the village. The NP does this by pre-selecting the sites where development will be permitted, according to the needs and desires of the village.

How do we do this?

- Call for sites – where might we consider building future homes.
- Research, public debate and consultation about what sort of homes we need and where.
- Policy development
 - to consider new public spaces and new village amenities.
 - to ensure new homes are well designed and fit well within the village.
 - to protect and enhance our history.
 - to protect our rural way of life.
 - to manage traffic impacts and protect green spaces.

Who is doing this?

- Whitchurch Parish Council and the Neighbourhood Plan Group.
- Planning Consultants.
- Technical Experts.
- Buckinghamshire Council.
- Landowners.
- Whitchurch Residents.

Whitchurch Neighbourhood Plan Policy Development

Policies are being written in detail based on consultation to date but at the high-level are being developed as follows :

Types of Housing

Whitchurch is valued by its residents as a historic village with nearly 50 listed homes and a very rural “quintessentially English” environment. Maintaining the existing character is a strong theme. We are dominated by larger dwellings, with affordability an issue for younger families in particular (our school has less than 60% of children from within the Parish).

Policies are being developed to ensure that new building should reflect rural qualities and traditional styles of housing and materials, providing as many discounted new homes under Affordable Homes and First Homes policies as possible. The mix of housing needs to include starter and smaller family homes, provide for downsizers and add further retirement homes to the village.

Protection of Green Spaces and Wildlife

To maintain the rural feel and character of our village the NP will seek to incorporate and protect any green spaces of limited size but valued by the residents and of particular importance to the village.

Settlement Boundary

A Settlement Boundary will be drawn around existing residential infrastructure and all new nominated site (s). This will provide protection against planning applications outside of the new settlement boundary. It will be smaller than the Parish boundary.

Traffic

Working within the limitations of the NP process, the choice of sites will seek to limit impact on known traffic “pinch points” and traffic management measures will be sought.

November Consultation Meetings

These are your meetings to ask questions, challenge and suggest. The Neighbourhood Plan Group are all Whitchurch volunteers with the best interests of our village at heart.

What do we ask of Whitchurch residents?

We need your opinions, thoughts and observations on all sites and policies under consideration for inclusion in the future Whitchurch Neighbourhood Plan. This will be your Neighbourhood Plan and your views will drive the ultimate selection of site(s) to be selected.

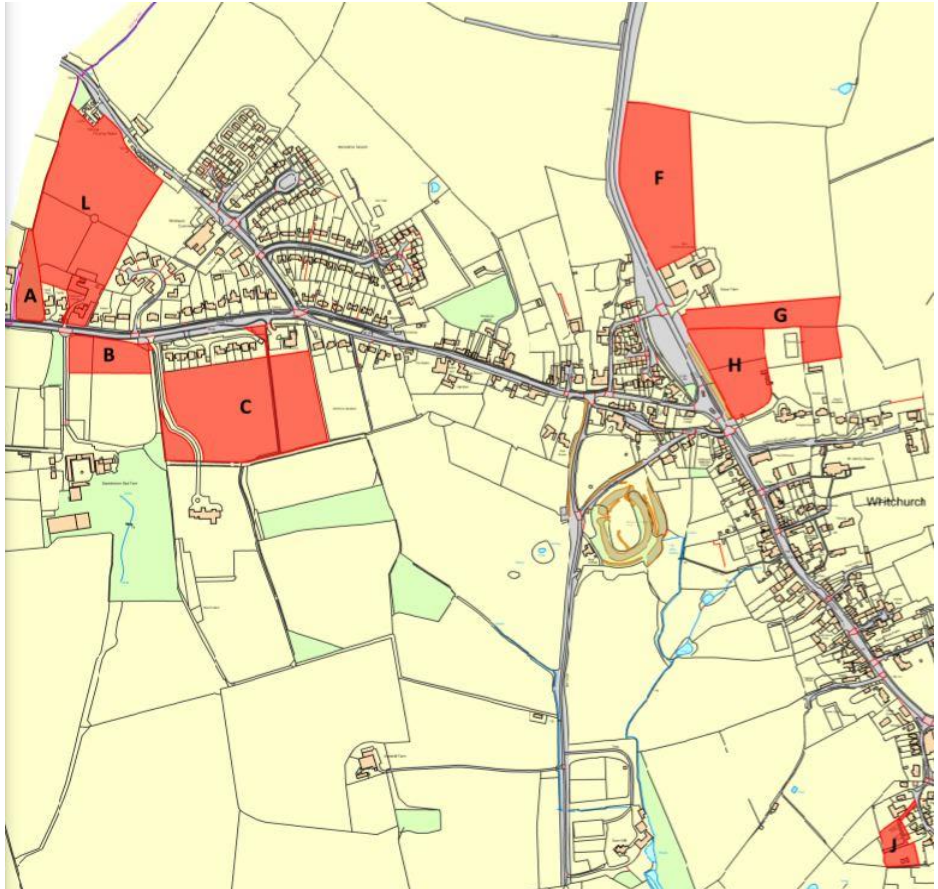
So please complete our Questionnaire

Your answers will help to inform our next steps. The process is still evolving. Nothing is yet decided. Please don't miss this opportunity to have your say.

The target is that by early 2022 the formal and technical assessment stages will be complete. In combination with our policy vision this will allow the NP group to make final site choices. An independent examiner will review the site evaluations and evidence to ensure compliance with process. Only then can a vote be organised.

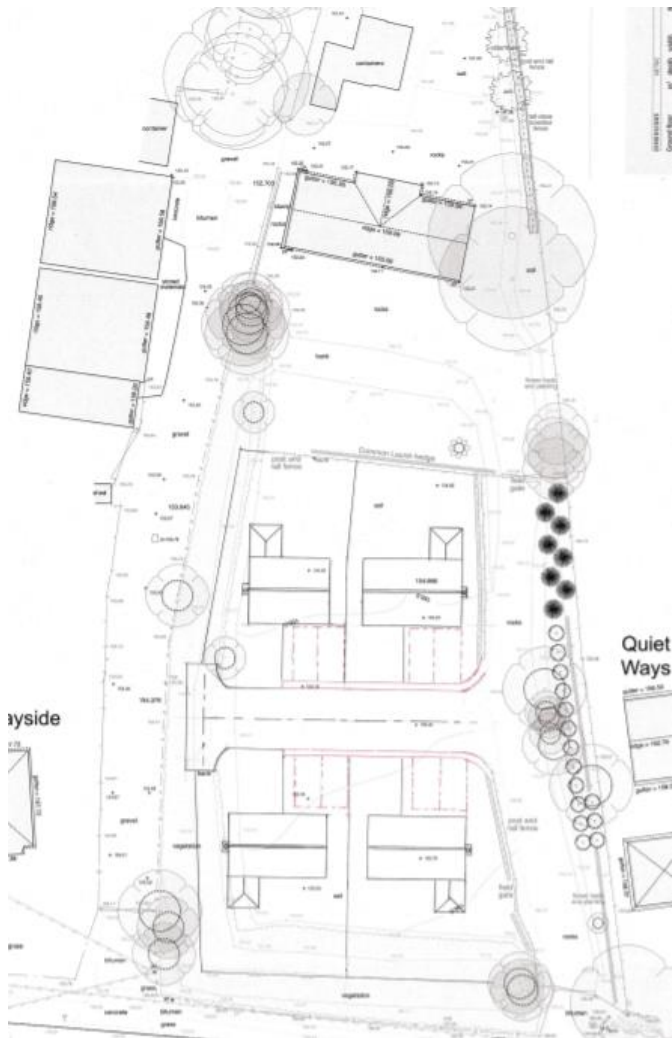
A recommended Whitchurch Neighbourhood Plan will be proposed to the village for a YES or NO vote. A majority vote will be required for the plan to become incorporated into the Bucks Local Plan. It is expected that the village referendum will be by early summer 2022.

The Sites for Consideration



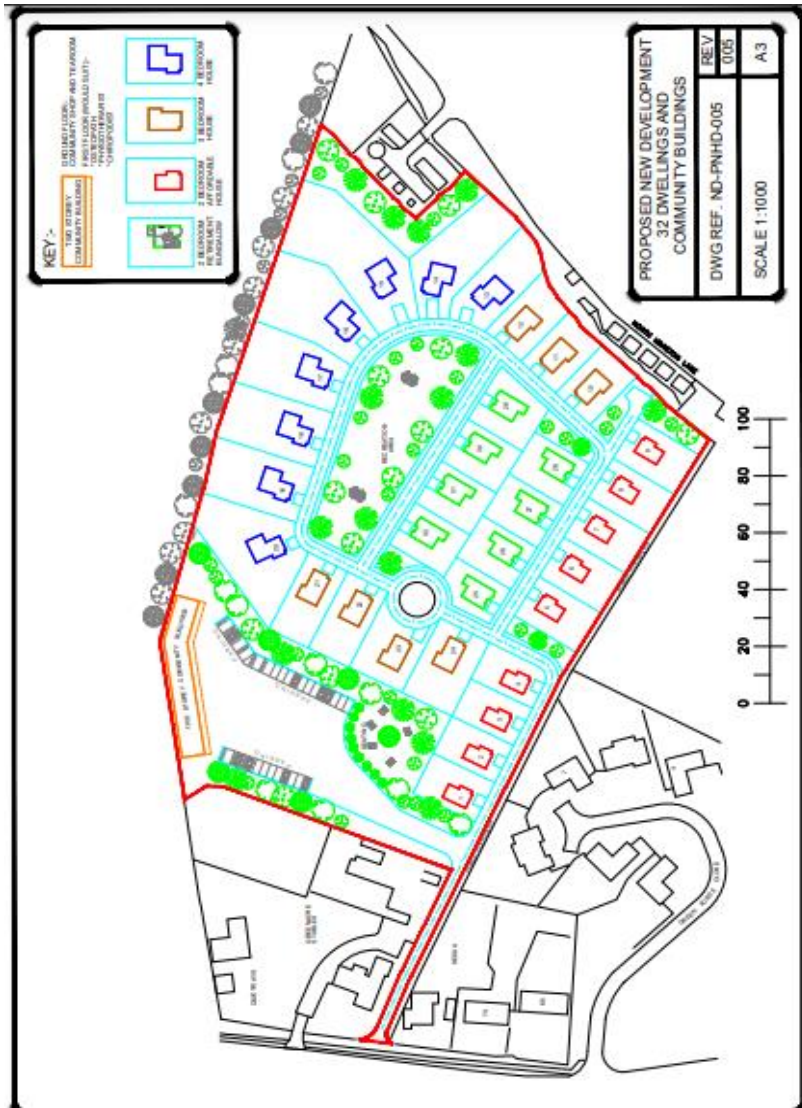
Eight sites remain in the process. Three sites (D,E and K) have chosen not to proceed. Site plans and ideas are all concepts only at this stage for illustration only. The NP Group will work with landowners to maximise compliance with village preferences during the selection process.

Site A : Greenfield Barn, Oving Road



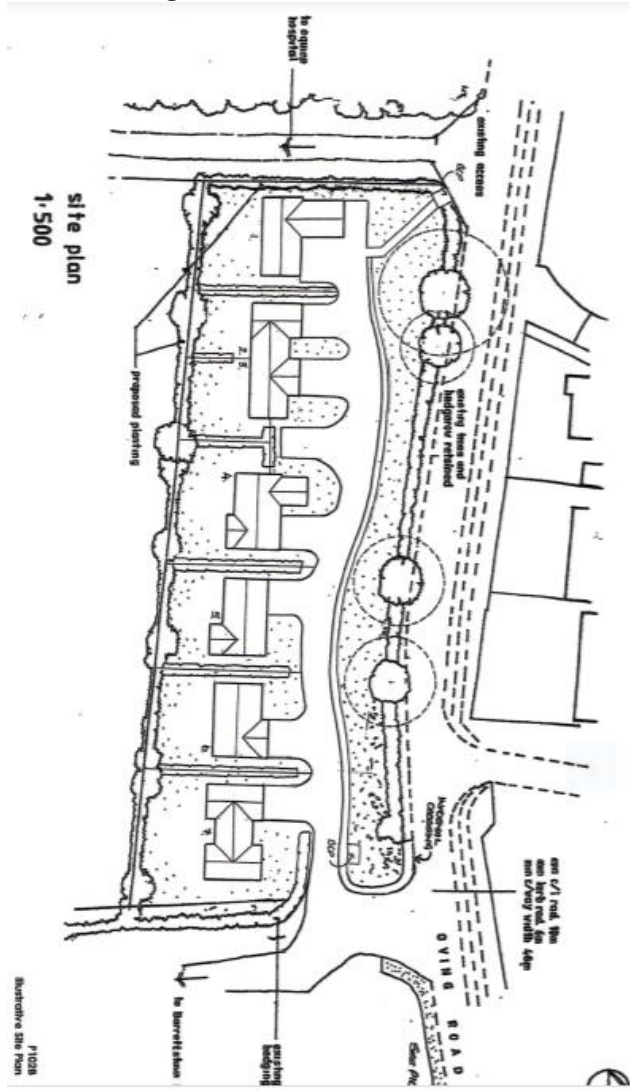
4 new homes anticipated (smaller chalet style)

Site L : Greenacres, Oving Road



32 new homes anticipated (Includes 9 Affordable Homes) and community buildings

Site B : Oving Road



7 new homes anticipated

Site C : Chandlers Field, Oving Road



26 new homes anticipated (includes a house on the nuclear observation site). Will include Affordable Homes with final number to be confirmed.

Site F : Manor Farm, A413 North



25 to 35 new homes anticipated (Includes Affordable Homes, retirement and smaller homes).

Site G : The Butts, High Street



28 new homes proposed (includes 12 Affordable Homes and mainly smaller homes)

Site H : Kempson House, High Street



18 new homes anticipated (5 Affordable Homes included)

Site J : Little London



8-10 new homes anticipated

The logo for the Whitchurch Neighbourhood Plan is contained within a black rectangular border. It features the text "WHITCHURCH" in a large, bold, black, sans-serif font. The letter "I" in "WHIT" is replaced by a small, detailed line drawing of a church tower. Below "WHITCHURCH" is the text "NEIGHBOURHOOD PLAN" in a smaller, bold, black, sans-serif font.

WHITCHURCH
NEIGHBOURHOOD PLAN

Your Village, Your Neighbourhood Plan, Your Vote

Please complete our questionnaire