

## THORNBOROUGH PARISH COUNCIL

### MINUTES of MEETING

**Monday 4th December 2017 at 7.00p.m.**

**Present:** Cllr Stuart Mitchell, (Chair), Cllr Andy Spurr, Cllr Melanie Staff, Cllr Charlotte Moore, Cllr Mary Taylor, Cllr Ray Goodger, Cllr Deborah Hosein, Maggie Beach (Clerk), AVDC Cllr Sir Billy Stanier.

**Public:** 6 members of the public attended

Item	Minute	Action
1.	<b>Apologies:</b> BCC Cllr Warren Whyte	
2	<b>Public Participation Session</b> – Residents attended for particular issues on the agenda.	
3	<b>Declaration of interest in items on the agenda:</b> Cllrs MT and AS declared an interest in Item 16i – Councillors Issues, Christmas Tree	
4	<b>Minutes of the meetings of 6th November 2017</b> –Agreed with two spelling corrections.	
5	<p><b>Review of Action Points</b></p> <p><b>Item 2 Public Participation Session –issues brought by resident to the Council:</b></p> <p><b>Large Traffic on Bridge Street</b> – Cllr MT has checked and the sign at the top of Bridge Street with the junction with the A421 is very clear. It is important that the vegetation is kept back to allow the sign to be seen.</p> <p><b>Riparian Issue</b> – Cllr AS reported that this has been dealt with.</p> <p><b>Work in the village.</b> – A letter of thanks has been written and signed by all Councillors.</p> <p><b>Item 5 Review of Action Points- Item 9 Thornborough Bridge</b> – The Clerk has forwarded the information to BCC Cllr WW.</p> <p>Item 6 <b>Buckingham Canal – request for support</b> – in hand</p> <p><b>Item 7 Planning</b> – responses sent</p> <p><b>b) Ref 17/04008/APP</b> - Blackgrove Farmhouse, Nash Road, Thornborough, MK18 2DR – Response made and the inaccuracy of one of the location documents reported.</p> <p><b>c) VALP</b> – on agenda</p> <p><b>Item 8 Playground update-</b> On agenda</p> <p><b>Item 15 Finances - b) Budget for 2017-18 and Precept request</b> – on agenda</p> <p><b>c) Payments:</b> Cheques all sent</p> <p><b>Item 16 iv Councillors’ Issues</b></p> <p>Cllr MS reported that she has noted that the field at Old Kilns is being described as a brown field site - The clerk has checked and AVDC are currently looking at this issue and may make the decision based on the submitted evidence that part of the field in question may be designated as a Brown Field site.</p>	
6	<p><b>Planning:</b></p> <p>a) <u>Ref 17/04340/ALB</u> Thornborough Mill, Mill Lane, Thornborough, MK18 2ED - Replacement of timber windows with metal. Internal alterations at Second Floor where First to Second Floor staircase is retained. – NO COMMENT</p> <p>b) <u>Ref 17/04341/ALB</u> Thornborough Mill, Mill Lane, Thornborough, MK18 2ED - Widening of internal doorway at First Floor. Internal alterations at Second Floor where First to Second Floor staircase is retained. – NO COMMENT</p> <p>c) <u>Ref 17/04356/COUAR</u> - Land Rear Of High Street, Thornborough - Determination as to whether prior approval is required in respect of transport &amp; highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into residential use(Class Q(a)) and in relation to design and external appearance of the</p>	<b>Clerk to make responses</b>

	<p>building (Class Q(b)) – This new application now includes statements that contest the reasons for refusal; that the evidence put forward by the Old Kilns application that the field in that application should be classified as a brown field site which would mean that the combined Old Kilns and Brookfield sites could not be one agricultural holding, and transport evidence to support that the application. After discussion it was agreed that with some minor amendments the objections put forward by TPC were still relevant and should be made again. – OBJECT:</p> <p><b>Thornborough Parish Council OBJECTS</b> to this third application <u>Ref 17/04356/COUAR</u> - Land Rear Of High Street, Thornborough, - Determination as to whether prior approval is required in respect of transport &amp; highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into one dwelling and for associated operational development.</p> <p>Thornborough Parish Council submitted the original objections to both applications: <u>Ref.16/04114/COUAR</u> and <u>Ref.17/02481/COUAR</u> and the council's position on this application has not changed. The reasons for the objection are as follows</p> <p><b>1 Transport and Highways</b> – the access on the High Street will have to now accommodate a further 4 plots' access on top of Willowford House which has always had access from the High Street at this point. Previously the access was used by one residence and very occasional agricultural access to two fields. We note that statements made in the supporting reports re the amount of agricultural transport using the site are totally erroneous, as evidenced by all the neighbours' statements. We also note that the Buckinghamshire County Council Highways report for the last application states they would approve provided the following conditions are met:</p> <p><b>Condition 1:</b> Prior to the occupation of the development, the new access to High Street shall be upgraded in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Private Vehicular Access Within Highway Limits" 2013.</p> <p><b>Reason:</b> In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.</p> <p><b>Condition 2:</b> Prior to the occupation of the development or within one month of the new access being brought into use the means of access to the development shall be from High Street only. For the avoidance of doubt the existing access onto Back Street shall be permanently closed and stopped up.</p> <p><b>Reason:</b> In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.</p> <p>We assume these Buckinghamshire County Council conditions still stand. Thornborough Parish Council are concerned about the increase in traffic that will result and fully understand Buckinghamshire County Council's condition as but are aware that the proposed residence has no owned access and is dependent on the owners of the accesses it has either a right or easement to use, but there is no requirement for these accesses to be upgraded from the tracks they currently are. The access proposed for the residence in the COUAR application is a grass track and includes a bridge across a stream that is not designed to take the construction traffic necessary for the conversion of the barn to a residence. The access gate is only wide enough for pedestrians or a small car. Unless the owners of the land on which the proposed application is for can come to an accommodation with their neighbours about a) upgrading the access and b) buying land to widen their access to accommodate traffic, condition 1 cannot be met and as all three of the other owners of adjacent properties with rights of access at the High Street have objected to this development that seems very unlikely.</p> <p>Thornborough Parish Council also agree strongly with Buckinghamshire County Council's second condition concerning the alternative access from Back Street, that it would add significantly to traffic on Back Street, a one lane wide lane and the track leading off to the various plots of land including this plot is on a bend.</p>	<p><b>Clerk to action</b></p>
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Back Street cannot accommodate any increased traffic resulting from development and we therefore agree that it should be permanently closed and stopped up.

We note that an extensive report on transport has been submitted in support of the current application, but this appears to confuse transport and traffic, and does not really address the issue of increased traffic on the High Street or Back Street. The report also makes assumptions about the agricultural traffic that would have accessed the site when the site was used as part of the agricultural holding framed by the late Mr Watts. For several years towards the end of Mr Watts ownership for the larger part of the year there was no agricultural traffic at all accessing the site. During a complete year the site was accessed by agricultural vehicles less than 10 times.

**2 Flooding** There is a flood issue across the area and possible flooding of the stream which would impact on the planned access across the stream.

**3 Contamination** Despite reports that may say that there is no contamination at the sight, Thornborough Parish Council believe that there has been in the past as there have been reports over the previous years of various rubbish and rubble being buried on the site and have not seen any evidence that this has been cleared away. Contamination should be further investigated

**4. Locality issues include the following:**

- The building is located in a Protected View and Aylesbury Vale District Council have labelled this parcel of land as a 'Green Tongue' in previous refused applications for building on the several plots comprising this parcel of land of which the plot with the barn is part of. Thornborough Parish Council note that this was a reason for the refusal of planning permission for a neighbouring site (Application [Ref.17/03371/APP](#) - Land Adj. New Inn, High Street, Thornborough)
- Proposed skylights in the planned residence would create light pollution in a Protected View
- The barn was actually a Dutch barn with open sides until 1992. The sides were added but essentially this is an open agricultural construction. The assumptions made in the structural report are probably erroneous, and the proposed construction would still prove to be an almost total rebuild, not a 'conversion'.
- The barn has not been in active use despite there being equipment left there years ago and so could be classed as abandoned and therefore unable to benefit from a COUAR application.

**5. Reasons for Refusal of [Ref.17/02481/COUAR](#)** - Land Rear Of High Street, Thornborough, - Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into one dwelling and for associated operational development.

Thornborough Parish Council note that the applicant has pointed out in this application that this reason for refusal of the previous application cannot be used as the Old Kilns site is a Brown Field site and therefore not part of the agricultural holding comprising Old Kilns and Brookfield originally farmed by the late Mr Watts. The Old Kilns site has not been officially designated as a Brown Field Site and Thornborough Parish Council would contend that the Old Kilns site may have contained a Brown Field Site but that the Old Kilns site in its entirety is not Brown Field as the majority of the land has been agricultural land and farmed.

Thornborough Parish Council urges Aylesbury Vale District Council to uphold the initial refusal to the first COUAR application and refuse this current COUAR application.

- d) [Ref 17/04573/ATC](#) Bryher, Chapel Lane, Thornborough, MK18 2DJ - T1 - Sycamore in front garden, 10ft from Chapel Lane, felled due to decay in stem. T2 - Silver birch in rear garden, felled due to size Both trees to be replace by fruit trees - NOTED

	<p>e) VALP Consultation – A response was agreed.(attached as Appendix 1) Wycombe District Local Plan – this relates to the VALP as the intention is that Aylesbury Vale District will pick up the unmet need of Wycombe District’s housing target but the plan details low density housing and not enough sites for development increasing the potential unmet need. A response was agreed.(attached as Appendix 2)</p> <p>f) Updates – <u>Ref.17/03371/APP</u> - Land Adj. New Inn, High Street, Thornborough - Erection of dwelling and double garage with associated parking and amenities – This application has been refused on the grounds that ‘The proposal would not constitute sustainable development. It would, by reason of its design and location, fail to respect and complement the character and pattern of built development in this part of the village by introducing a dwelling onto land that forms part of an important open gap between three distinct parts of the village. The development would intrude into this gap and establish an unfortunate precedent for further similar development as well causing harm to the setting of the Thornborough Conservation Area. In addition, by reason of its visual enclosure, the development would harm the enjoyment of users of the public footpath which is an important village facility. The failure to comply with the core planning principles of the National Planning Policy Framework and the harm caused significantly outweighs any benefits of the proposed development. The proposal would be contrary to policies GP35 and GP53 of the Aylesbury Vale District Local Plan, Design Guidance and the National Planning Policy Framework.’</p>	<p><b>Clerk to action</b></p>
<p>11</p>	<p><b>Road and Drainage issues</b> (taken early to accommodate interested members of the public attending.)</p> <p>i. <b>Current Issues</b> – There are still drains covered by tarmac on the High Street after the recent tarmacking. The Clerk will report this.</p> <ul style="list-style-type: none"> <li>- Spring Lane drainage – the work on Spring Lane and in Bridge Street has been finished before completion as the stream was only cleared up to a fallen tree. The Clerk will report this.</li> <li>- AVDC Cllr Stanier reported that the road from Whaddon through to Milton Keynes at Shenley was now re-opened.</li> </ul> <p>ii. <b>Relevant Closures</b> - none</p> <p>iii. <b>Coombs Speed Limit Review</b> – the clerk has now had a response from Simon Garfield concerning BCC’s interpretation of the data collected from the speed tubes laid down last summer. Several issues were discussed and it was agreed that Coombs residents would look at the issues and send a list to the Clerk to forward to BCC as a response from Thornborough Parish Council. These will include: increased footfall on footpaths and along the road because of the large increase in visitors to Thornborough and Coombs Woodlands and the data showing that traffic may reduce the numbers of excessive speeds making a lower speed limit more achievable. The issue of installing ‘gates’ on the verges to help reduce speed through the hamlet was also discussed. The clerk will look into this.</p>	<p><b>Clerk to report</b></p> <p><b>Clerk to report</b></p> <p><b>Clerk to facilitate.</b></p> <p><b>Clerk to check out installing ‘gates’</b></p>
<p>7</p>	<p><b>Playground</b></p> <p>i. <b>Update</b> - Cllr MT reported that the Playground is finished and the markings have been put down on the pathway through the Playground at a cost of £2,000. The Thornborough Fundraisers will be putting planting round the outside.</p> <p>ii. <b>Payment</b> – the Clerk explained why this has become a problem. WREN state they will only pay the grant as a re-imbusement once the bill has been paid. A quote from Kompan of £60,692.20 + VAT (£12,138.44) was accepted and the work was confirmed on 2<sup>nd</sup> August 2017 for 2<sup>nd</sup> September 2017. This makes a total financial commitment of £72,830.64. The work was completed for the opening on 20<sup>th</sup> October 2017. There was further work approved (some playground markings) done on 9<sup>th</sup> November and the cost for this extra piece of work was added to the final bill, making a bill of £61,462.24 + £12,292.45 making a total of £73,754.69. To claim the £12,292.45 VAT back TPC must pay the entire bill, but can only access up to £30,000 at any one time. After</p>	

	<p>discussion it was agreed to arrange to pay Kompan in three parts and make claims as follows:</p> <ul style="list-style-type: none"> <li>- 1<sup>st</sup> Payment: £25,000 payment of work covered by the WREN grant</li> <li>- Claim £25,000 from WREN</li> <li>- 2<sup>nd</sup> Payment: £25,000 payment of rest of work covered by WREN grant</li> <li>- Claim £25,000 from WREN</li> <li>- 3<sup>rd</sup> and final payment: £23,754.69. (This is the remainder)</li> <li>- Claim back £12,292.45 VAT</li> </ul> <p>The Clerk will check with Kompan that this is acceptable to them. We will then have paid £11,462.24 in total to Kompan, although we have also paid £1,563.55 to local contractors for ground works, saving a couple of thousand pounds from the amount originally quoted by Kompan. The Playground will have cost TPC £13,025.79 altogether.</p> <p><b>iii Sports Field Play Equipment-</b> The Clerk will check what equipment we have at the Sports Field that has not been inspected this year and report back to Councillors.</p>	<p><b>Clerk to check with Kompan.</b></p> <p><b>Clerk to check and report</b></p>
8	<p><b>Sports field and Pavilion</b></p> <ol style="list-style-type: none"> <li>i. Mice situation – The Pre-school have notified the Clerk that there is currently a mouse problem at the Pavilion. Part of the issue is that the door into the Pavilion has a gap of an inch at the bottom. Cllr AS to look into this and to organise pest control.</li> <li>ii. Heating – The Pre-school have notified the Clerk that the heaters in the main room have stopped working. After discussion it was agreed that as all the heaters have stopped working it is probably because of a fuse blowing. Cllr RG will investigate and sort out.</li> </ol>	<p><b>Cllr AS to action</b></p> <p><b>Cllr RG to action</b> <b>Clerk to inform Pre-school.</b></p>
9	<p><b>NBPPC – Report</b></p> <p>The Clerk had not been able to attend the meeting on 29<sup>th</sup> November to discuss a combined response from the NBPPC to the VALP consultation. She has not yet received the minutes or outcome of the meeting. She will circulate when she receives them.</p>	<p><b>Clerk to action</b></p>
10	<p><b>Dog waste bins and litter bins - update</b></p> <p>AVDC are unable to install the new dog waste bin for the top of the Green and the dog waste bin formerly outside the Playground to outside the allotments in January as they originally said. After discussion it was agreed to cancel the new dog waste bin for the top of the Green and to install the other bin outside the allotments ourselves. Cllr AS will organise this.</p>	<p><b>Clerk to inform AVDC</b></p> <p><b>Cllr AS to action</b></p>
11	<p><b>Road and Drainage issues (taken earlier)</b></p>	
12	<p><b>Budget for 2017-18 and Precept request</b></p> <p>The Clerk has circulated a budget for discussion. The clerk pointed out that she is receiving a large number of reports of issues about the Sports Pavilion from the Pre-school and that this seems to indicate that the Sports Pavilion is not really fit for the purpose of being a Pre-school, and probably needs improvement to maintain it as an adequate Sports Pavilion. It was agreed that we probably need to improve what is a major asset for TPC. Agreed to put upgrading the Pavilion on the next agenda.</p> <p>It was also noted that we are paying £13,025.79 for the Playground and we still need to pay for two new street lights and an up-graded old street light. This will cost approximately £3,500.</p> <p>Our Parish Tax Base figure for 2018/19 is £297.75 which would give us the same Precept of £18,210 as last year but reduce the Band D figure to £61.16. It is currently at £62.01. To start a build-up of reserves after paying for the playground we agreed to ask for a Precept for 2018-19 of £18,600 increasing the Band D rate to £62.50, an increase of 49p. Proposed Cllr MS, seconded Cllr RG that we increase the Precept request for 2018-19 to £18,600.00, agreed unanimously.</p>	<p><b>Clerk to put on next agenda</b></p> <p><b>Clerk to ask AVDC for Precept amount</b></p>
15	<p><b>Finances:</b></p> <p><b>a) Bank Reconciliations – November 2017.</b></p> <p>Current Account £21,944.16 Business Reserve Account £14,175.55 Current liabilities: £1,259.36</p>	

	<p>Unbanked cash: £0.00  Receipts 2017-18: £24,270.00  Payments 2017-18: £17,369.52  Current Total: £34,860.35</p> <p><b>b) Movement of money between accounts</b> – the clerk asked for TPC's permission to move money between TPC's NatWest Accounts to facilitate the eventual payments to Kompan. Proposed Cllr AS, seconded Cllr RG To move £12,000 from the NatWest Reserve Account to the NatWest Current Account, agreed unanimously. The Clerk will action.</p> <p><b>c) Coombs Farm development and Section 106 money</b> The decision date for the Planning application has been postponed till 5<sup>th</sup> January 2018. – noted.</p> <p><b>d) Payments:</b></p> <table border="0"> <tr> <td>Mrs Julier, - TPC storage</td> <td>£15.00</td> <td>Standing Order</td> </tr> <tr> <td>Fire Inspection at Sports Pavilion</td> <td>£48.00</td> <td>Cheque No. 861</td> </tr> <tr> <td>Mrs K Warner, duck food</td> <td>£24.90</td> <td>Cheque No 862</td> </tr> <tr> <td>E-on (unmetered supplies)</td> <td>£22.68</td> <td>Cheque No 863</td> </tr> <tr> <td>Phillips Print</td> <td>£201.92</td> <td>Cheque No 864</td> </tr> <tr> <td>Clerk's Salary – December</td> <td>£372.16</td> <td>Cheque No. 850</td> </tr> <tr> <td>HMRC - Clerk's Income Tax</td> <td>£93.20</td> <td>Cheque No. 851</td> </tr> <tr> <td>(PAYE Ref. 475/SA75351</td> <td></td> <td></td> </tr> <tr> <td>Accounts office Ref. 475PE00369213)</td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;"><b>Total</b></td> <td><b>£777.86</b></td> <td></td> </tr> </table> <p><b>e) Receipts</b> - none</p>	Mrs Julier, - TPC storage	£15.00	Standing Order	Fire Inspection at Sports Pavilion	£48.00	Cheque No. 861	Mrs K Warner, duck food	£24.90	Cheque No 862	E-on (unmetered supplies)	£22.68	Cheque No 863	Phillips Print	£201.92	Cheque No 864	Clerk's Salary – December	£372.16	Cheque No. 850	HMRC - Clerk's Income Tax	£93.20	Cheque No. 851	(PAYE Ref. 475/SA75351			Accounts office Ref. 475PE00369213)			<b>Total</b>	<b>£777.86</b>		<p><b>Clerk to action.</b></p> <p><b>Clerk to raise cheques</b></p>
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16	<p><b>A.O.B., other correspondence and any other Councillors' Issues.</b></p> <p><b>Councillors' Issues</b></p> <ol style="list-style-type: none"> <li>i. Christmas Tree – The village Christmas tree has been donated to the village by Thornborough and Coombs Woodlands Enterprise Trust and is now in place on the Green. A donation of £700 in thanks was suggested and will be discussed at our next meeting. (Proposed Cllr CM, seconded Cllr RG, agreed with two abstentions). Cllr AS also asked permission for an underground water-proof box to be inserted on the Green to house the electrical connection for the Christmas tree lights to be installed.</li> <li>ii. Duck Race – A duck race as part of the summer fund-raising activities for the school and Pre-school is planned. TPC is happy for this as our Public Liability insurance will cover us, but the organisers of the brace need their own insurance too.</li> <li>iii. Adult social care costs questionnaire</li> <li>iv. School appeals panel member shortage in Buckinghamshire</li> <li>v. Police and Crime Commissioner – 'Let's Hate Hate' Campaign</li> </ol> <p style="text-align: right;">All noted.</p>	<p><b>Clerk to put on next agenda</b></p>																														
17	<p><b>Date of next TPC meeting: 8th January 2018</b>  The meeting closed at 9.00 pm</p>																															

## Appendix 1

### Thornborough Parish Council response to the VALP

- The overall numbers of new houses for the Vale is unsustainable without major infrastructure changes and not enough thought has been taken for major infrastructure changes. Thornborough Parish Council are not confident that what has been proposed will cope with the extra people, traffic, demand on services etc.
- Thornborough Parish Council supports allocating development to settlements on a “case by case basis”, rather than as generic percentages based on hierarchy classification, but thinks that not enough evidence is presented in the Plan to explain how the actual numbers have been derived.
- Thornborough Parish Council are concerned about current plans that will have an impact on sustainability. There are currently several developments in the north of Buckinghamshire that will

not count towards the Aylesbury Vale Housing numbers but will have an impact on local roads leading to more congestion and a worsening living environment. New housing estates should be environmentally sustainable and ecologically rich, for example hard surfacing should be permeable to allow water to permeate to the water-table and not be lost as run-off with the consequent effect of flooding. This needs strong and robust policies to force developers to design well.

- The Government emphasis on **denser housing stock** will inevitably lead to smaller and smaller amenity space which will impact on health and well-being, this should be addressed. It will also put pressure on smaller sites to take houses in backyards and gardens. This could have an adverse impact on the nature of the historic environment, the local ecology (gardens are often refuges for wildlife and their loss would be detrimental, and the loss of hedgerows which are ecologically significant as highways, a food source and protection. The natural and historic environment also need protection with robust policies.
- **Neighbourhood Plans** need to be given due weight in Policy. Thornborough Parish Council believes that the Plan lacks clarity on the status of Neighbourhood Plans made already within the District. Section 8 deals only with new NDPs coming forward. There also appears to be a lack of consistency in approach to NDPs throughout. The relationship between the VALP and existing NDPs is not clear and therefore not robust.
- **Co-operation between neighbouring districts** - There appears to be an assumption that unmet needs identified from other neighbouring districts to the south can be met by housing allocations in the north of the district,, while there also appears to have been little consultation or co-operation with neighbouring district councils to the north – South Oxfordshire District Council; Cherwell District Council; South Northants District Council and Milton Keynes Council.
- **Housing** - Thornborough Parish Council believe that the figure of 25% Affordable Housing is not enough has not taken into account other evidence such as rising figures in Housing Register. There is also not enough consideration given to housing mix.
- **Enforcement Issues.** Throughout the VALP there is no mention of enforcement as a topic; the word appears twice, once in relation to listed building, the other relating to work/living spaces. The whole planning policy is merely an ambition unless there is some form of effective enforcement so it is surprising that there is no policy at all relating to it. This has been a continuing issue in Thornborough for many years with notable lack of enforcement at sites with un-approved building.
- In section 11.34 it states that Aylesbury Vale is in a state of **Water stress**, meaning it has poor overall water quality and quantity of water resources hindering the achievement of the Good status under the Water Framework Directive. This is a major issue that must be addressed and the VALP needs a more definitive plan regarding water stress. There is a considerable concern that even limited development in many older settlements will put strain on drainage and water services, which latter is not fully addressed.
- **Employment Opportunities** – the lack of new employment opportunities for the increased number of people in the planned dwellings will increase commuting and this congestion and air pollution throughout the Vale. More thought needs to be given to this issue.
- Thornborough Parish Council wishes to see this Plan proceed and meet the deadline of submission to DCLG by 31 March, as failure would mean another 3 years and a new Plan would have to be based on a 55% uplift in housing need; in that time everywhere would continue to be vulnerable to speculative developers
- Thornborough Parish Council note that there is no mention of the Oxford- Cambridge expressway and the possible impact. We assume that this will necessitate a review of the VALP once the route is known.
- Thornborough Parish Council support Nash PC's concerns, given in detail in their submission, about the needs of the **Gypsy and Traveller community**.

## **Appendix 2**

### **Thornborough Parish Council's Response to Wycombe District's Local Plan**

In response to Wycombe District's Local Plan Thornborough Parish Council would like to make the following points:

- The housing density in the Wycombe Local Plan is very low and could be a lot higher without losing integrity. Large allocated sites for housing delivering less than 10 dwellings per hectare include HW4 Abbey Barn 4 - 11.32 hectares – 100 homes at 8.8 dwellings per hectare and HW6 Gomm Valley and Ashwells – 72.8 hectares – 530 homes. The low density inevitably means that there are less houses planned overall.
- The Wycombe Local Plan's for unmet housing need if allocated sites do not come forward for housing development to 2033 is for the shortfall to be met by Aylesbury Vale. This is unacceptable as although neighbouring districts must accommodate unmet need where possible once all other options have been exhausted, all other options for unmet need in Wycombe DC have not been explored thoroughly.
- Housing plans for Wycombe town do not provide sufficient houses to meet need. The planned delivery of new homes in the urban area of High Wycombe is 6,350 dwellings. This amounts to housing growth of less than 12%.
- There are areas of Green Belt that could be used for housing without impacting on environmental and ecological issues. The Plan is to use 0.4% of the district's Green Belt, but Wycombe is a district with 48% Green Belt. Many LPAs in a similar position to WDC have recognised that, in order to meet their future housing need identified by the FOAN, it is necessary to recognise the 'exceptional circumstances' and to reallocate poorly performing areas of Green Belt for housing development in order to fully meet their own Full Objectively Assessed Need.