



# Granborough Neighbourhood Plan Consultation Statement

Submission: August 2021

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## 1. Consultation Statement overview

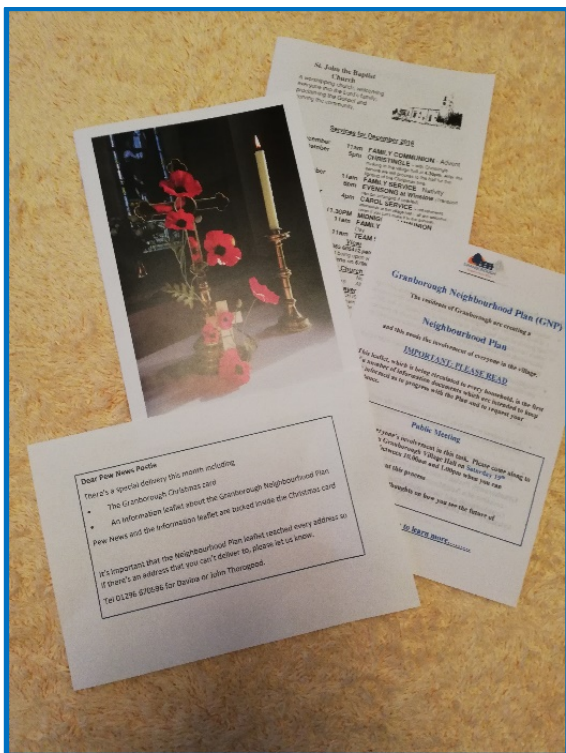
- 1.1. The decision to produce a Neighbourhood Plan was initiated by the Granborough Parish Council (GPC) as follows:
  - 1.1.1. The GPC produced a Community-Led Plan ('The Village Plan') in 2012 following extensive consultation with the village. The Village Plan was well received and demonstrated that the majority of residents enjoy living in the village. However, it is unable to deliver and guide new development.
  - 1.1.2. The GPC hosted an open meeting on the 21<sup>st</sup> April 2018 in the village hall where a large turnout of the village indicated their support for producing a Granborough Neighbourhood Plan (GNP). This support led to the GPC voting to proceed with the GNP at the meeting on the 22<sup>nd</sup> May 2018.
  - 1.1.3. The GNP area designation was confirmed after consultation with surrounding parishes at the GPC meeting on 11<sup>th</sup> September. This document can be accessed at <https://www.granborough.org/wp-content/uploads/sites/97/2021/04/180821-Letter-PC-to-confirm-Granborough-NA.pdf>
- 1.2. The Parish Council and the Neighbourhood Plan Steering Group would like to thank all of those who have supported and contributed to the Granborough Neighbourhood Plan (GNP).
- 1.3. On behalf of the GPC the Steering Group has been extremely active in engaging with the community.
- 1.4. Granborough Parish Council provided a platform for publication of relevant documents, reports and activities of the GNP Steering Group on the Parish Council website. Details of activity on the website may be viewed in Appendix 2 (Web activity).
- 1.5. The Steering Group was granted permission from the production team of the monthly local Church magazine, 'Pew News', to include leaflets newsletters and reports on the GNP. Pew News is published monthly and delivered by hand to every residence in the village. Details of activity in Pew News may be viewed in Appendix 3 (Newsletters produced for delivery with Pew News).
- 1.6. The Steering Group organised local events to enable exchange of information with all residents.
- 1.7. The Steering Group produced a formal questionnaire to enable all residents to participate in the creation of the Granborough Neighbourhood Plan. The questionnaire could be completed both on-line and on paper. Two copies of the questionnaire were hand delivered by members of the Steering Group to every residence in the village. The option to obtain additional copies was provided. Details of the Questionnaire may be viewed in Appendix 5 (Presentation of results of GNP Questionnaire)
- 1.8. In June 2021, the Covid-19 pandemic had meant that it has not been possible for the pre-submission consultation to be conducted in the manner in which the Steering Committee felt necessary. Therefore, the Steering Group decided to defer the launch of this consultation process until it is safe and practical to hold open consultation meetings. We are keen to move to this important next step and have a consultation roll-out programme in place.
- 1.9. In July 2021, although the Covid-19 pandemic remained an issue for open consultation meetings, the Steering Committee took the decision to initiate the pre-submission consultation. The Steering Group considered that further delay was unacceptable and resolved to implement a process where access to the Draft Plan could be enabled whilst following Government Covid-19 guidelines. The announcement of the pre-submission consultation was made.
  - 1.9.1. The announcement was made in a hand delivered letter to all households in Granborough and by letter and e-mail to other interested parties, and on the Granborough website. Details of this process may be reviewed in Section 8 (The Consultation (Regulation 14) and the responses, comments and actions taken Section 9 (Pre-submission Consultation comments and responses).
- 1.10. August 2021: The Plan has now reached an important stage, the Steering Group offers big thank you to all those who have responded to the consultation document. All the comments are extremely useful to the Steering Group, and we are currently analysing them and will, if considered necessary, amend the draft plan. Once that is completed the "Neighbourhood Planning Body", the Granborough Parish Council, will need to

agree the modifications and approve the resulting draft for submission to the local planning authority, Buckinghamshire Council (BC).

- 1.11. After submission, responsibility for taking the process forward lies with BC. BC will publicise the updated plan and arrange for independent examination which will consider whether the neighbourhood plan meets the basic conditions and other legal requirements. This means there is another six-week period for anyone to make formal comments on the plan, and the comments are submitted to the Examiner.
- 1.12. If the plan passes this examination period with or without any modifications, BC will arrange for a neighbourhood referendum. If there is a simple majority “yes vote” then the GNP is MADE and becomes part of the statutory development plan for the area, which carries the same statutory status as any up-to-date local plan adopted by Buckinghamshire Council for the area.

## 2. Regular Communication via Pew News

- 2.1. The Steering Group has been active in engaging with the community.
- 2.2. The Steering Group was granted permission from the production team of the monthly local Church magazine, 'Pew News', to include leaflets newsletters and reports on the Granborough Neighbourhood Plan.
- 2.3. In addition to including leaflets, delivered with Pew News, the Steering Group also submitted brief updates to be included in the Pew News text.
- 2.4. Pew News is published monthly and delivered by hand to every residence in the village. The results of the GNP Questionnaire show that 74% of questionnaire respondents rated Pew News as a valuable source of information.
- 2.5. Pew News is prepared for printing on A4 paper, folded to form an A3 size booklet usually consisting of 4 pages. Therefore, all GNP documents prepared for delivery by Church volunteers were submitted in the same format.
- 2.6. Communication of the Neighbourhood Planning progress and the reports of actions and the progress being made towards the Granborough Draft Neighbourhood Plan have been created to inform and engage the residents of Granborough.
  - 2.6.1. The information summarised here is replicated in standard A4 format and upgraded to comply with the requirement that all documents are accessible in line with "The Web Content Accessibility Guidelines".
- 2.7. Shown below, the package of Pew News and a GNP leaflet, on this occasion also with the Granborough 2018 Christmas card and a note to the Pew News delivery volunteer, ready for the December delivery.



- 2.8. A summary of all GNP newsletters delivered with Pew News is provided in Appendix 1: Newsletters produced for delivery with Pew News
- 2.9. Acknowledgements
  - 2.9.1. The Steering Group wishes to thank the Pew News team for their help and support which has provided all households in Granborough with GNP newsletters and updates.

### 3. Website Activity Summary

- 3.1. The Steering Group has been active in engaging with the community.
- 3.2. The steering Group has been supported by Granborough Parish Council and a Neighbourhood Plan section dedicated to informing residents about the development of the Neighbourhood Plan was created on the Parish Council website at the start of the project.
- 3.3. The Parish Council website can be found at [www.granborough.org/](http://www.granborough.org/) the Neighbourhood Planning section can be found at [www.granborough.org/neighbourhood-plan/](http://www.granborough.org/neighbourhood-plan/) .
- 3.4. The contact names of members of the Steering Group are prominently displayed on the Neighbourhood Plan page. Contact with Steering Group members is enabled via one e-mail address: [clerk@granborough.org](mailto:clerk@granborough.org).
- 3.5. Communication of the Neighbourhood Planning process and the reports of actions and the progress being made towards the Granborough Draft Neighbourhood Plan have been created to inform and engage the residents of Granborough.
- 3.6. The publication of documents on the website has been coordinated with the newsletters circulated to every household with Pew News.
  - 3.6.1. The focus for website information has been key reports on progress and meeting agendas and minutes.
- 3.7. A review of all GNP web activity is provided in Appendix 2: Web activity
- 3.8. Note: The Neighbourhood Steering Group has been required by the Parish Council decision, in order to comply with Government requirements, to upgrade the granborough.org website to comply with 'The Web Content Accessibility Guidelines' (known as WCAG 2.1).
- 3.9. Parish Council website status update
  - 3.9.1. The new website, created using accessible technology, requires that all documents must be checked and upgraded to ensure it is accessible wherever possible. This includes using Word accessibility checker on all original files uploaded since September 2018, to make new accessible documents. The website is now on an accessible platform and the content will be checked quarterly for accessibility by Aubergine.
  - 3.9.2. This new requirement came into force in December 2020 and all documentation previously included must be upgraded to meet the required accessibility standard. This process is now in progress.
  - 3.9.3. Until the document upgrade process has been completed, submissions made during 2019 and 2020 will not be available for on-line viewing. The Steering Group provides here a summary of those entries which have been made.
  - 3.9.4. The document upgrade process was completed at the beginning of 2021.
- 3.10. Acknowledgements
  - 3.10.1. The Steering Group wishes to thank the Granborough Parish Council which has enabled and supported the publication of documents on the website.

#### **4. Regular Communication using public notice boards**

4.1. The Steering Group has been active in engaging with the community.

4.2. Newsletter material prepared for Pew News was also placed by a member of the Steering Group in prominent positions around the village as follows:

- Granborough Parish Council Notice Board
- Public Notice Board in The Crown
- Public Notice Board in Granborough Church
- Three Public Notice Boards (Provided by GPC)

## 5. Open House meeting 19<sup>th</sup> January 2019

5.1. In January 2019, an open house meeting was held with villagers in the Village Hall. Participants were asked to consider 3 questions:

1. What do you like most about living in Granborough?
2. What are your biggest concerns now and in the future?
3. What progress and changes would you like to see in the future?

5.2. Participants were then asked to give written feedback on the 3 questions and post these answers on one of 6 whiteboards for each of the following themes:

- Community (example below)
- Environment
- Amenities
- Housing
- Roads and Transport
- Infrastructure

5.3. A general description of each of above themes were provided

Community	Community spirit, village atmosphere, organised activities, and social organisations
Environment	Public footpaths/bridleways, green spaces, open countryside, noise
Amenities	Village hall, church, pub, children's play area, footpaths, allotments
Housing	Housing style, housing mixture, balance of large/small/affordable housing, new building
Roads and Transport	Road condition, road safety, buses, traffic, speeding, parking
Infrastructure	Gas, electric, water, bin collections, broadband, street lighting

5.4. Whiteboard format awaiting input (example for 'Community')

### COMMUNITY

Community spirit, village atmosphere, organised activities, social organisations, etc

What do you like most about living in Granborough?	What are your biggest concerns now and in the future?	What progress and changes would you like to see in the future?
Your opinion here	Your opinion here	Your opinion here

5.5. An information display board (see Figure 2 below) was provided describing Neighbourhood Planning processes and tasks and giving general background data under the following headings

- What is a Neighbourhood Plan?



- What are the benefits of a Neighbourhood Plan?
- How do we create a Neighbourhood Plan?
- What happens next?
- Starting the GNP: How is the plan prepared?
- Starting the GNP: What will be included?
- Starting the GNP: The Role of the Steering Group
- How to track the status of the GNP
- Granborough population growth over 200 years and 2011 census population and household statistics by postcode



**FIGURE 1: INITIAL MEETING**



**FIGURE 2: INFORMATION DISPLAY AT INITIAL MEETING**

- 5.6. Details of the information can be accessed at <https://www.granborough.org/wp-content/uploads/sites/97/2021/03/GNP-Open-House-presentation-word-format.pdf>
- 5.7. An initial summary of the results of the Open House meeting was published on the website [www.granborough.org](http://www.granborough.org) and a newsletter of the initial results was circulated to every household in the village with the March issue of Pew News.
- 5.7.1. Over 50 residents from across the village took part, and hundreds of inputs were received. These inputs were analysed and summarised in a report of the views, ideas and aspirations of the people of Granborough, and from this a more focused house by house questionnaire was produced as the next significant step.
- 5.7.2. In general, many of the comments that were posted followed a predictable pattern across the three questions, noting that those things that residents most like about the village are those things that they wish to be preserved or improved, as far as is possible. Also, as expected, there was considerable overlap between the six themes of Housing, Amenities, Infrastructure, Roads/Transport, Community and Environment.
- 5.7.3. In the event, some dominant issues, as defined by numbers of notes posted on the boards, came through. Set out below are the issues that recorded the greatest number of postings.
- Peaceful environment
- The fact that the village is small and quiet, with lovely views and excellent facilities for country pursuits was a key response. There are good footpaths and quiet roads for walking, cycling and riding, although traffic speeds are a key concern. Residents do not want the peace threatened by large or inappropriate developments. A major concern is that this environment could be spoiled by the impact of large housing estates, the proposed east-west expressway and the proposed local 'garden villages'. Concerns are that the beauty of the village would be lost, and that traffic and noise would increase.

- Community spirit

Many residents feel that there is an excellent and friendly community spirit in Granborough, as manifested by the many social groups, Church-based activities and the lively pub, although there is a strong desire to encourage young families to participate more. Facilities such as the play area and the village hall play a positive role. Here again, it is felt that this sense of community might be lost through too large an influx of new residents.

- Housing

The general feeling is that there is currently a good mix of house types, to suit all ages and income groups. There is a clear majority view that growth in the number of houses should be controlled – with any developments comprising only small numbers at a time, preferably in-fill and certainly not outside the existing built area of the village. Interestingly, views were split about the type of new housing, with some wishing to see cheaper or ‘affordable’ houses to attract and retain younger residents and to enable older residents to downsize, whilst others preferring to see larger ‘quality’ homes to maintain/improve the aesthetics of the village and the current housing mix.

- Specific infrastructure and amenity issues

The maintenance of roads and verges is a major issue where residents would like to see improvements, with safety of the roads being a key factor. The bus service is seen as poor and should be improved. Improved broadband was also a requirement by many. A new or refurbished village hall and a village shop/post office/newsagent were popular suggested amenity improvements.

## 6. The Questionnaire

- 6.1. Every resident of the village was given the opportunity to further express their views by means of a written Questionnaire, which was prepared taking into account the responses received from those residents that attended the Public Consultation meeting in January 2019.
  - 6.1.1. Note: A blank copy of the questionnaire can be viewed in Appendix 3: Granborough Neighbourhood Plan Questionnaire.
- 6.2. In addition to asking questions about the respondent, which were important for assessing the gender, age mix and location of residents, the Questionnaire contained 25 questions covering a range of topics relating to living in the village and how residents wish to see the village progress in the future.
- 6.3. Two copies of the Questionnaire were delivered to every residence in the Parish in June 2019, with the stated option that, if a family needed additional paper copies, they could either print them from the Neighbourhood Plan website or request further copies from a member of the Steering Group. Residents were given up to mid-August to complete and return their completed Questionnaires. This could be done by presenting the paper document to a member of the Steering Group or to a central post box, or on-line.
- 6.4. A total of 304 Questionnaires were completed and returned, either in hard copy or online, representing 56% of the village population.
- 6.5. The detailed results were posted on the Neighbourhood Plan website. To keep residents informed and to invite follow-up comments, a summary of the results was printed and distributed to every residence in the village.
- 6.6. For this summary, where questions asked for a range of answers, such as 'Agree strongly', 'Agree somewhat', 'Disagree somewhat' and 'Disagree strongly', the responses were simplified to show all 'Agrees' and 'Disagrees' as a percentage of the total.

Note: The presentation of the results contains graphics which show percentages for each available answer (see Appendix 5).

### Summary of the Results of the Questionnaire

#### 6.7. *About You (Questions 1 to 5)*

The estimated average age of respondents is 60 years, and the estimated average tenure in the village is 15 years. 85% of respondents are owner-occupiers.

#### 6.8. *Living in Granborough (Question 6)*

This question asked if residents agreed with a number of positive statements about the village. Scores of 80% and above were received for nine out of the eleven statements. At the top end, 99% agree that Granborough is a good place to live in and 98% agree that it is quiet and peaceful. The two lowest scores were 51% agreeing that the village has good facilities and 33% agreeing that it has good public transport connections.

#### 6.9. *Communication (Question 7)*

As sources of news and information on the GNP, respondents found external noticeboards, the Parish Council website, the North Marston and Granborough Magazine and Pew News as being valuable (over 70%). Social media and local radio scored below 50%.

#### 6.10. *Housing and Land Development (Questions 8 to 12)*

6.10.1. The first question asked if villagers agree that there will be a need for additional housing in Granborough over the next 10 to 15 years. 41% of respondents did not agree that there was a need for additional housing, whilst 57% were in agreement.

6.10.2. The second question asked how many new homes might be appropriate in the next 15 years. 35% of respondents think that less than 10 new homes would be acceptable, 43% think that between 10 and 25 new homes would be acceptable and 19% think over 25 new homes would be unacceptable.

N.B. Building up to 25 new houses over a 15 year period would represent a new build rate of less than 2 new houses per year and an increase in the housing stock of 10% over the 15 year period.

6.10.3. The final three questions in this section asked what types of development and types of residences were most appropriate in meeting the local need. The clear majority responses are for 'infill', in keeping with surrounding properties, and for small developments of less than 10 houses. A variety of housing types are deemed suitable, but larger houses and flats are not acceptable to a majority. Other strong majority responses suggest that developments should not lead to Granborough merging with neighbouring settlements and that there should be provision for adequate off-street parking, nature areas/green spaces and landscaping, and low-cost housing.

6.11. *Local Economy (Questions 13 and 14)*

Only 9% of respondents run a business in Granborough. 75% are against allocating business development sites in the village.

6.12. *Hard Infrastructure (Question 15)*

For this (partly) open question on village infrastructure, over 1,000 comments defining a need for improvements were received. The priority items are:

- Local road condition - 74%
- Internet (including broadband) - 57%
- Pavements and footpaths - 57%
- Parking facilities - 43%

6.13. *Social Infrastructure (Questions 16 and 17)*

6.13.1. The first question asked which of the facilities and amenities in Granborough do villagers use, and how often. The most popular, used at least once a month by over 50% of respondents, are the Village Hall and The Crown.

6.13.2. Majority responses to the second question, asking where improvements are needed, are for the Village Hall, the Church and the Play Area. The most popular suggestion for new facilities/amenities is a village shop.

6.14. *Green Infrastructure (Question 18)*

This question asked what facilities and amenities need to be improved now or in the future. There were 56 responses, the majority issue with respondents (47%) is the state of footpaths which are seen as being overgrown, lacking proper maintenance, with gates in poor repair and awkward stiles.

6.15. *Green Environment (Questions 19 to 23)*

These questions asked about the importance of the local environment and the use of footpaths and bridleways. The headline results were that 52% of respondents use public footpaths, and 12% use bridleways, at least once per week. 94% of respondents agree to the idea of creating local green spaces which would be legally protected from development. For these, 9 potential sites were listed.

6.16. *Traffic and Transport (Questions 24 to 28)*

74% of respondents have concerns about the volume and speed of traffic, and there are many suggestions for minimising these concerns. 44% of respondents have concerns about the types of vehicles, the majority issue (67% response in 131 written comments) being the excessive numbers of HGVs. The bus service is never used by 50% of respondents and is considered to be inadequate by 57%. 39% of written responses (out of 149) think that a more frequent and regular bus service would lead to higher levels of bus usage.

6.17. *History and Heritage (Question 29)*

91% of respondents agree that it is important to conserve the parish's heritage. The priorities, taken from 157 written responses, are the Church, the Village Hall and all buildings built before 1900.

6.18. *Additional comments (Question 30)*

The key messages from 63 responses here were that we need to keep Granborough small and contained, maintain its village characteristics and keep it distinct from town living. There should be no expansion outside the current village footprint.

#### 6.19. *Communication of the Summary Results of the Questionnaire*

The Parish Council was presented with a summary of the outcomes of the Questionnaire and an event was held in the Village Hall on Saturday 23rd November 2019 to feedback to residents. A copy of the presentation to the residents is available on the website and a leaflet “Summary of results” was delivered with Pew News and published in the NM & G Magazine.

#### 6.20. *Newsletters/publicity*

Informative leaflets were distributed to every household in the village at intervals during the development of the Plan as follows:

- Two leaflets between October 2018 and January 2019 informed residents of the decision to create a Neighbourhood Plan for Granborough. The first set out the purpose of the Plan and invited residents to the Initial Meeting in January 2019. This was followed by a second leaflet reminding residents of the forthcoming meeting.
- In March 2019, a leaflet set out the summary results of the Initial Meeting.
- In June 2019 a leaflet introduced the proposed Questionnaire.
- Three leaflets followed the collection of the Questionnaire returns:
  - August 2019 - a ‘Thank You’ leaflet.
  - October 2019 - Initial Questionnaire Results, and invitation to the Results presentation.
  - November 2019 – Final Questionnaire Results.
- In July 2020 a leaflet updated the residents on progress on the development of the Plan.

## **7. Presentation of the draft Neighbourhood Plan**

- 7.1. Before commencement of public consultation, the parish council will write (by email where practically possible) to all the known landowners (or their agents) whose land might be affected by the policies in the Granborough Draft Neighbourhood Plan to draw their attention to the Draft Plan and consultation. Reasonable efforts have been made to find the details of these landowners or their agents. Contact details will be provided so that reasonable, tailored and/or specific arrangements can be made if any of the landowners has difficulty accessing the materials online.
- 7.2. Statutory Consultees will be written to (by email where practically possible) drawing attention to the consultation, directing them to the online materials and providing them details on how to respond. Contact details will be provided so that reasonable, tailored and/or specific arrangements can be made if any of the consultees has difficulty accessing the materials online.
- 7.3. The consultation will be promoted online on the Granborough website.
- 7.4. Leaflets drawing attention to the consultation, including the website details, will be hand delivered to every residential dwelling within the parish. These leaflets will contain contact information for any questions that may arise.

## 8. The Consultation (Regulation 14)

8.1. The Steering Group was subject to the requirements of the Pre-Submission:

- Qualifying Body must formally endorse the NP for Consultation
- SEA Screening request (if SEA is required Scoping report & First Assessment must be completed)

8.2. The Steering Group focused on the actions listed in the following table:

Item	Requirements	Notes
Decide dates	At least 6 weeks	Longer period if over holiday period may be needed
Prepare database of contacts	Regulation requirement, people who live and work in the area, statutory consultees, neighbouring parishes, Local Authority	Include individuals, developers, landowners, interest groups, local groups, schools, businesses
Prepare covering letter/email	Must include details of period, where to inspect copies, how to make comments, where to send them	Keep record of who is sent the letter/email
Other publicity	Website, local newsletters, notices, flyers, banners etc.	Keep a record, screen shots etc.
Complete the documents	Draft NP, Consultation Statement, SEA Screening (or SEA scoping & report)	
Print sets of documents	Hard copies required at viewing points or by appointment	Can be by appointment if there is no obvious viewing point
Prepare feedback form/online response form	Not a requirement but useful	This is not a requirement, but helps with keeping records
Arrange collection points for forms	A village post-box in a central known location in the village	
Prepare Event	Not a requirement but useful. Consider displays and refreshments. Record attendees, provide feedback forms, have hard copies of documents available	3 weeks into consultation period, possibly an afternoon/evening or half day at weekend?
Prepare response recording database	Responses will need to be summarised, answered and changes made to draft where appropriate	Word/Excel/access database

8.3. In January 2021 the Steering committee decided to delay the launch of the Pre-submission consultation with an announcement delivered to every residence in the village on the effect of Covid-19 restrictions on progress. (Ref. Pew News item 9.9: GNP news update: January 2021).

8.3.1. Having completed the Draft Plan, the pre-submission consultation was planned to commence early in 2021. However, the Government had already decreed, early in 2020, that no referenda on Neighbourhood Plans can take place before May 2021 at the earliest. Furthermore, in light of the widespread 'Tier 4' lockdowns across the Country, we think that this delay is likely to be extended.

- 8.3.2. Whilst it is theoretically feasible to carry out the pre-submission consultation by COVID-safe procedures, such as by using on-line and telephone communications, the Steering Group understands that many residents would prefer to view and comment on the Draft Plan in a more open manner, ideally through one or more public meetings. In this way a two-way exchange of views may be aired.
- 8.3.3. In May 2021, faced with the situation that it remained impossible to hold public meetings, and that there was no short-term certainty of when it would be allowed, the Steering Group took the decision to launch the Pre-submission consultation. This decision was taken to avoid further delay in the consultation process.
- 8.3.4. An explanatory letter was hand-delivered by a member of the Steering Group to all residents in the Village. Whilst public meetings were not allowed the Steering Group resolved to release members personal contact details to provide opportunity for residents to engage in conversation and access documentation and support. Within the letter it was stated 'If you have any questions, you may contact your local member of the Steering Group, who will be pleased to discuss the Draft Plan with you' and 'you may obtain a loan copy of the Plan and a paper copy of the Comment Sheet by telephoning your local member of the Steering Group on the phone number below.'
- 8.3.5. Letter to Residents (For full text see Section 8.4)

#### Granborough Neighbourhood Plan - Pre-submission consultation

As you are aware, Granborough Parish Council is preparing a Neighbourhood Plan for the parish of Granborough. Over the past two years, the Neighbourhood Plan Steering Group has undertaken initial consultation, created and analysed a Questionnaire, gathered background evidence and has now completed a Draft Neighbourhood Plan. The Draft Plan has been endorsed by the Parish Council and has also been submitted to Buckinghamshire Council for confirmation that it complies with all the relevant statutory requirements.

The next step, in accordance with the 2012 Neighbourhood Planning regulations, is to consult with Granborough residents and other interested parties so that we can obtain comment and feedback on the detail of the Draft Plan. This process is called the 'Pre-submission Consultation'.

**The Pre-submission Consultation will be carried out over a period of six weeks, starting on Sunday 23rd May 2021, with a closing date for comments of Sunday 4th July 2021.**

**The Draft Neighbourhood Plan, and the Comment Sheet for your feedback, are available on the Neighbourhood Plan page of the Granborough website.**

Alternatively, you may obtain a loan copy of the Plan and a paper copy of the Comment Sheet by telephoning your local member of the Steering Group on the phone number below.

Unfortunately, due to the on-going COVID-19 restrictions, we are unable to hold 'drop-in sessions'. However, if you have any questions, you may contact your local member of the Steering Group, who will be pleased to discuss the Draft Plan with you.

If you wish to make a comment, please either, download a copy of the Comment Sheet from the website, or obtain a printed copy by contacting your local member of the Steering Group. Please complete, electronically or by hand, using one Comment Sheet for every comment. Please either, return your completed Comment Sheet(s) as an email attachment to the email address below, or return paper version(s) by hand to the special post-box that is set up for this purpose at the Village Hall. In the interests of efficiency, it is hoped that as many residents as possible will use electronic means to read and make comment on the Draft Plan.

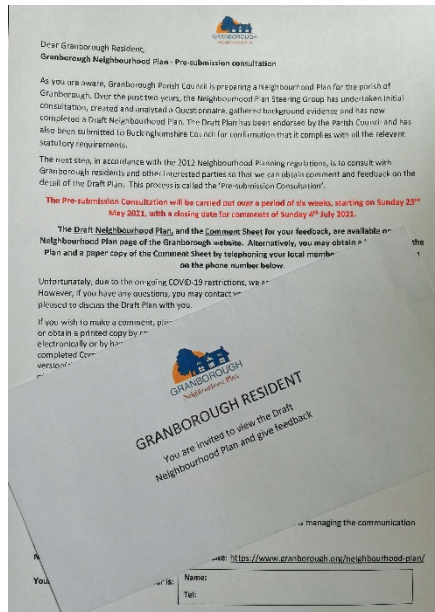
Please note that your comments will be made publicly available, however, your personal details will not. UK Data Protection Regulation (GDPR) will apply. We cannot accept comments that are anonymous, irrelevant to the content of the Neighbourhood Plan or inappropriate.



Once we have received and discussed your feedback, we will address any concerns or changes that are deemed to be necessary and will produce a Final Neighbourhood Plan which will be the document that will go forward to Buckinghamshire Council for vetting prior to a formal referendum.

Yours sincerely, The Granborough Neighbourhood Plan Steering Group

- 8.3.6. To ensure that the letter, hand delivered to every household in the village by a member of the Steering Group, was not mistaken as junk mail, it was delivered in an addressed envelope showing the GNP logo and an invitation to view the Plan and give feedback.



- 8.3.7. In this letter methods of contact were explained as follows:

Supported by the Steering Group, the Parish Clerk is managing the communication process on behalf of the Parish Council.

E-mail: [gnpsteering@granborough.org](mailto:gnpsteering@granborough.org)

Neighbourhood Plan page of Granborough website: [www.granborough.org/neighbourhood-plan/](http://www.granborough.org/neighbourhood-plan/)

Your local Steering Group member is: (Name and contact number for a member of the group) for each delivery area was provided.

- 8.3.8. In parallel with the letter to Granborough residents a separate letter to non-resident stakeholders and to statutory consultees. Appropriate minor modifications to the text of the letter to residents were made to reflect the different status of non-residents. These letters were forwarded by e-mail or post. (For full text see sections 8.5 and 8.6).
- 8.3.9. On release of the Pre-Submission Consultation the Draft GNP, dated May 2021, and the GNP Comment sheet were made available on the Granborough website at [www.granborough.org/neighbourhood-plan/](http://www.granborough.org/neighbourhood-plan/) where instructions on the process were explained.
- 8.3.10. The announcement of the start of the Pre-submission Consultation was also posted on the Granborough Parish Council Council notice boards.



## LATEST NEWS

The Steering Group is pleased to announce that a Draft Granborough Neighbourhood Plan has now been completed and is available for you to read.

The Pre-submission Consultation will run for six weeks  
**from Sunday 23rd May to Sunday 4th July 2021.**

If you would like to provide feedback, please use the comment form for each comment you would like to make. Then email it to us at [gnpsteering@granborough.org](mailto:gnpsteering@granborough.org) or post it in the box situated on the railings outside of the Village Hall.

All residents will receive a letter telling them who to contact if they need help with the process or have questions about the plan.

## Documents

Granborough  
Neighbourhood Plan  
Final Draft

Feedback/Comment  
Form

Granborough Final Sea  
And Hra Screening  
Report Dec 2020

GNP Questionnaire  
Results

180703 Area  
Designation Application  
Letter

180821 Letter Pc To  
Confirm Granborough  
Na

### 8.4. Full text of the letter to Granborough residents is shown here

Dear Granborough Resident,

#### **Granborough Neighbourhood Plan - Pre-submission consultation**

As you are aware, Granborough Parish Council is preparing a Neighbourhood Plan for the parish of Granborough. Over the past two years, the Neighbourhood Plan Steering Group has undertaken initial consultation, created and analysed a Questionnaire, gathered background evidence and has now completed a Draft Neighbourhood Plan. The Draft Plan has been endorsed by the Parish Council and has also been submitted to Buckinghamshire Council for confirmation that it complies with all the relevant statutory requirements.

The next step, in accordance with the 2012 Neighbourhood Planning regulations, is to consult with Granborough residents and other interested parties so that we can obtain comment and feedback on the detail of the Draft Plan. This process is called the 'Pre-submission Consultation'.

**The Pre-submission Consultation will be carried out over a period of six weeks, starting on Sunday 23<sup>rd</sup> May 2021, with a closing date for comments of Sunday 4<sup>th</sup> July 2021.**

**The Draft Neighbourhood Plan, and the Comment Sheet for your feedback, are available on the Neighbourhood Plan page of the Granborough website.**

**Alternatively, you may obtain a loan copy of the Plan and a paper copy of the Comment Sheet by telephoning your local member of the Steering Group on the phone number below.**

Unfortunately, due to the on-going COVID-19 restrictions, we are unable to hold 'drop-in sessions'. However, if you have any questions, you may contact your local member of the Steering Group, who will be pleased to discuss the Draft Plan with you.

If you wish to make a comment, please either, download a copy of the Comment Sheet from the website, or obtain a printed copy by contacting your local member of the Steering Group. Please complete, electronically or by hand, using one Comment Sheet for every comment. Please either, return your completed Comment Sheet(s) as an email attachment to the email address below, or return paper version(s) by hand to the special post-box that is set up for this purpose at the Village Hall. In the interests of efficiency, it is hoped that as many residents as possible will use electronic means to read and make comment on the Draft Plan.

Please note that your comments will be made publicly available, however, your personal details will not. UK Data Protection Regulation (GDPR) will apply. We cannot accept comments that are anonymous, irrelevant to the content of the Neighbourhood Plan or inappropriate.

Once we have received and discussed your feedback, we will address any concerns or changes that are deemed to be necessary and will produce a Final Neighbourhood Plan which will be the document that will go forward to Buckinghamshire Council for vetting prior to a formal referendum.

**Yours sincerely, The Granborough Neighbourhood Plan Steering Group**

**Methods of contact:** Supported by the Steering Group, the Parish Clerk is managing the communication process on behalf of the Parish Council.

**E-mail:** [gnpsteering@granborough.org](mailto:gnpsteering@granborough.org)

**Neighbourhood Plan page of Granborough website:** [www.granborough.org/neighbourhood-plan/](http://www.granborough.org/neighbourhood-plan/)

**Your local Steering Group member is:** Steering Group local member/s Name and Telephone Number

8.5. Full text of the letter to non-residents and stakeholders is shown here

Dear Sir or Madam

**Granborough Neighbourhood Plan - Pre-submission consultation**

The Granborough Parish Council is preparing a Neighbourhood Plan for the parish of Granborough. Over the past two years, the Neighbourhood Plan Steering Group has undertaken initial consultation, created and analysed a Questionnaire, gathered background evidence and has now completed a Draft Neighbourhood Plan. The Draft Plan has been endorsed by the Parish Council and has also been submitted to Buckinghamshire Council for confirmation that it complies with all the relevant statutory requirements.

You have been sent this document because we understand that you have legitimate interest in the future direction of the Village and may wish to comment on the Draft Plan.

The next step, in accordance with the 2012 Neighbourhood Planning regulations, is to consult with Granborough residents and other interested parties so that we can obtain feedback on the detail of the Draft Plan. This process is called the 'Pre-submission Consultation'.

**The Pre-submission Consultation will be carried out over a period of six weeks, starting on Sunday 23<sup>rd</sup> May 2021, with a closing date for comments of Sunday 4<sup>th</sup> July 2021.**

**The Draft Neighbourhood Plan, and the Comment Sheet for your feedback, are available on the Neighbourhood Plan page of the Granborough website.**

If you have any questions, please contact the Steering Group, by email to the address below, and we will arrange for a member of the Steering Group to contact you.

If you wish to make a comment, please download a copy of the Comment Sheet from the website and complete it, electronically or by hand. Please complete one Comment Sheet for every comment. Please return your completed Comment Sheet(s) as an email attachment to the email address below.

Once we have received and discussed your feedback, we will address any concerns or changes that are deemed to be necessary and will produce a Final Plan which will be the document that will go forward to Buckinghamshire Council for vetting prior to a formal referendum.

Please note that your comments will be made publicly available, however your personal details will not. UK Data Protection Regulation (GDPR) will apply. Comments that are anonymous, irrelevant to the content of the Neighbourhood Plan or inappropriate will not be accepted.

**Yours sincerely,**

**The Granborough Neighbourhood Plan Steering Group**

**Methods of contact:** Supported by the Steering Group, the Parish Clerk is managing the communication process on behalf of the Parish Council.

**E-mail:** gnpsteering@granborough.org

**Neighbourhood Plan page of Granborough website:** <https://www.granborough.org/neighbourhood-plan/>

8.6. Full text of the letter to statutory consultees is shown here

Dear Sir or Madam

**Granborough Neighbourhood Plan - Pre-submission consultation**

This letter is to inform you that the Granborough Parish Council is preparing a Neighbourhood Plan for the parish of Granborough, and to provide you with an update of progress with the Plan. You have been sent this document as a 'Statutory Consultee' for the Parish.

The Plan has been prepared in draft form, following a period of consultation with all residents. It has been endorsed by the Parish Council and submitted to Buckinghamshire Council for confirmation that it complies with all the relevant statutory requirements. The Draft Plan is available to view on the Granborough Neighbourhood Plan website.

We are now at the 'Pre-submission Consultation' stage where, in accordance with the 2012 Neighbourhood Planning regulations, we are consulting with Granborough residents and other interested parties so that we can obtain feedback on the detail of the Draft Plan.

**The Pre-submission Consultation will be carried out over a period of six weeks, starting on Sunday 23<sup>rd</sup> May 2021, with a closing date for comments of Sunday 4<sup>th</sup> July 2021.**

**The Draft Neighbourhood Plan, and the Comment Sheet for your feedback, are available on the Neighbourhood Plan page of the Granborough website.**

If you have any questions, please contact the Steering Group by email to the address below and we will arrange for a member of the Steering Group to contact you.

If you wish to make a comment, please download a copy of the Comment Sheet from the website and complete it, electronically or by hand. Please complete one Comment Sheet for every comment. Please return your completed Comment Sheet(s) as an email attachment to the email address below.

Once we have received and discussed your feedback, we will address any concerns or changes that are deemed to be necessary and will produce a Final Plan which will be the document that will go forward to Buckinghamshire Council for vetting prior to a formal referendum.

Yours sincerely,

### The Granborough Neighbourhood Plan Steering Group

**Methods of contact:** Supported by the Steering Group, the Parish Clerk is managing the communication process on behalf of the Parish Council.

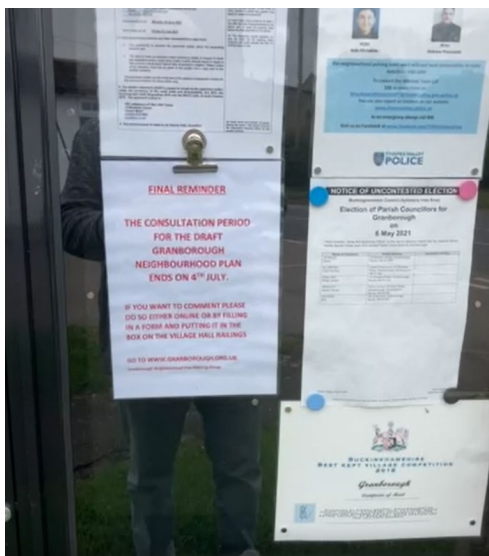
**E-mail:** [gnpsteeering@granborough.org](mailto:gnpsteeering@granborough.org)

**Neighbourhood Plan page of Granborough website:** <https://www.granborough.org/neighbourhood-plan/>

- 8.7. A reminder notice of the expiry date was posted on the Parish Council notice board, as shown in the following picture, and with the text:

Final reminder. The Consultation period for the Draft Granborough Neighbourhood Plan ends on the 4<sup>th</sup> of July. If you want to comment, please do so either on-line or by filling in a form and putting it in the box on the Village Hall railings. Go to [www.granborough.org/neighbourhood-plan/](https://www.granborough.org/neighbourhood-plan/)

Granborough Neighbourhood Plan Steering Group.



- 8.8. After the end of the Pre-submission Consultation the Steering Group analysed each individual Comment Sheet and prepared the response. A summary of all comments and responses can be viewed in the following section.

## 9. Pre-submission Consultation comments and responses

- 9.1. The Pre-submission Consultation was carried out over a period of six weeks, starting on Sunday 23rd May 2021, with a closing date for comments of Sunday 4th July 2021.
- 9.2. Any comments received after the closing date have also been accepted.
- 9.3. A total of 24 comments were received and the Steering Group has reviewed each comment, formulated a response to each comment and where appropriate defined the action taken to update and improve the Plan.
- 9.4. A summary of public comments, the Steering Group responses and the actions taken has been produced and detail is provided in the following tables. For brevity, where appropriate, only the essential content of the comment is shown. Comments from Buckinghamshire Council with responses and actions are shown separately in Section 9.5.

### 9.4.1. Comment 1

Environment Agency	<p>..... <b>Flood risk:</b> If any development is proposed then in accordance with the National Planning Policy Framework (NPPF) para 155-159, we recommend the Sequential Test is undertaken ...</p> <p>It is also important that your Plan considers whether the flood risk issues associated with any development can be safely managed and will be compliant with national and local plan policies.</p> <p><b>Watercourses:</b> The watercourses are designated as ordinary watercourses. Developments within or adjacent to these watercourses ..... An assessment of the potential impacts of the neighbourhood plan on this watercourse under the water framework directive (WFD) should be included within the SEA/SA appraisal.</p>
Alternative Approach	
Anything Missing?	
Response from Steering Group	This is a standard response from the Environment Agency. No SEA is required as no allocations for development are made in the NP.
Action taken	None.

### 9.4.2. Comment 2

Granborough Resident	(Agrees with all)
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted.
Action taken	None.

### 9.4.3. Comment 3

Granborough Resident	<p>..... It is important to build small scale developments within the defined boundaries to protect the character of this small rural village. Smaller 2/3-bedroom houses, especially single storey homes are needed to balance the recent practice of building large houses. Granborough needs a good mixture of housing stock, including affordable housing, for both young and older residents to retain the balance of age groups.</p>
Alternative Approach	
Anything Missing?	
Response from Steering Group	Agree. Policy H1 seeks to achieve this.
Action taken	None.

### 9.4.4. Comment 4

Natural England	<p>..... The planning system should contribute to and enhance the natural and local environment by:</p>
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	<ul style="list-style-type: none"> <li>protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>recognising the wider benefits of ecosystem services;</li> <li>minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</li> </ul> <p>The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.</p>
Alternative Approach	
Anything Missing?	
Response from Steering Group	This is a standard response from Natural England.
Action taken	None.

#### 9.4.5. Comment 5

Resident of North Marston	<p>..... RC1-RC3 These three sections propose sensible approaches for future development. I particularly like the need for careful consideration of height and impact on views. The requirement to consider parking as part of landscaping is also crucial in our space constrained villages.</p> <p>Settlement boundary was there a reason why you did not include any of the buildings to the south west of village - to the west of Rookery farm? Maybe a comment would be helpful? Prior AVDC decisions indicated this was deemed as outside of the village?</p> <p>Section 3.16 this sentence describes a Manor which seems unlinked to anything else in the draft?</p> <p>Ridge and furrow historic features are mentioned towards the end of the plan- maybe it should be noted as an important feature earlier?</p> <p>Point 3.13-3.14.. these are not two different points? Join..</p> <p>Section 13.5. other Community facilities.</p> <p>This information would be more helpful earlier in the NP detail. It comes as a surprise to the reader. I am not aware of such facility and therefore may be commenting out of context.</p> <p>The written text as pasted below uses apparently forceful terms "strongly resisted" and does not match the actual policy CF1. Presumably current community use of a privately owned barn for example offers no formal obligation to village now or in the future?</p> <p>"Change of use, conversion or demolition of these facilities to a use which is not for the community will be strongly resisted unless a replacement would prove more suitable for the community. The applicant would need to put forward evidence that the existing use is no longer commercially viable and prove that a genuine and sustained attempt has been made to market the enterprise as a going concern for at least a year prior to any application."</p>
Alternative Approach	Regarding current facilities that are privately owned such as barns but are used for community use- if future housing development plans are proposed maybe this NP objective could be that both parties' benefit? New community buildings are part of any such development for example?
Anything Missing?	A summary recording how the settlement boundary was decided.
Response from Steering Group	Comments noted. In accordance with the criteria which has been used to determine the settlement boundary, properties in Hogshaw Road to the west of Rookery Farm are considered to lie outside the settlement boundary. The properties are separated from the village by areas of agricultural land, and this is

	<p>therefore the same principle used for the exclusion of the land to the south of no 9 Marston Road where previous planning and appeal decisions have ruled on land outside the built-up area.</p> <p>A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.</p>
Action taken	<p>Minor amendments made including further explanation of the settlement boundary at section 11, changes to Section 13 for clarification.</p> <p>Paras 3.13 and 3.14 joined.</p>

#### 9.4.6. Comment 6

Granborough Resident	<p>“Kings field” is incorrect. The 1796 field map of Granborough makes no reference to Kings field but does include the name “Kings Hill”. An updated map dated 1992 confirms that the field in question is named Kings Hill. Furthermore in previous correspondence with BCC the field has always been named Kings Hill but spelt as “Kingshill”.</p>
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted.
Action taken	References changed.

#### 9.4.7. Comment 7

Granborough Resident	<p>All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.</p> <p>The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.</p> <p>The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.</p> <p>The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.</p>
Alternative Approach	The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.
Anything Missing?	
Response from Steering Group	<p>The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.</p> <p>However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the</p>



	settlement boundary consistent with the conclusion reached for the garden land of The Vicarage. A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.
Action taken	Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

#### 9.4.8. Comment 8

Granborough Resident	Reference to a village pond and new build to RIBA standards.
Alternative Approach	Hopefully this will contribute to no development outside the village boundary and help stop builders 'gaming the planning system'.
Anything Missing?	
Response from Steering Group	Standards of property build will be controlled by other existing statutory requirements e.g., Building Control requirements. The provision of a village pond cannot be delivered via the NP but is being examined as part of a wider initiative by the Parish Council to provide additional amenity space within the village.
Action taken	None.

#### 9.4.9. Comment 9

Granborough Resident	The proposed boundary of the built-up area accurately reflects the reality of the situation and should not be extended to include residential properties which, whilst adjacent to the area are clearly separate from it. The proposed boundary will prevent linear expansion of the village along the main roads. The boundary should only include areas of land which are garden to residential properties and not be expanded to include areas of previous farmland which have been added on as paddocks and, meadows etc. The boundary immediately adjacent to old farm buildings which will become redundant due to changes in farming or the financial viability of the land use, whilst appropriate at this time for them to be outside the boundary, change of use of these buildings to residential particularly if that can provide smaller homes for young families, then this should be actively supported.
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted. A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP. The Local Plan includes policies which allow the conversion of existing agricultural buildings for residential use. There is no need to repeat these policies within the NP and such schemes would be unaffected by the Settlement Boundary.
Action taken	None.

#### 9.4.10. Comment 10

Granborough Resident	Para 13.5: Clarify whether the second paragraph refers to the residents mentioned in the 1st paragraph. I.e., if someone has ever hosted an event for the Village, would that impede any future applications or plans for change of use?
Alternative Approach	This could discourage any future provision of facilities for social/fundraising events. This would be a shame for our community.
Anything Missing?	
Response from Steering Group	Noted. The current wording can be improved for clarity. The intention is not to prevent or influence the informal use of a garden.
Action taken	Paragraph changed to give clarity.

#### 9.4.11. Comment 11

Granborough Residents	Main points:
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	<p>a) The currently defined settlement boundary does not offer potential suitable locations for new housing development that will be required to meet the future housing needs of our village over the next 15 years. As a result, future development will continue to be crammed into existing back-gardens, which would reduce green space and biodiversity in the central village.</p> <p>b) The currently defined settlement boundary does not include 15 Marston Road. It is the only fully residential property in Granborough that has been excluded from the settlement boundary. This will cause it to become separated from the village over time because future development will not be focused on integrating our home and the nearby allotments to central village assets, such as the church, village hall, playground, and pub.</p>
Alternative Approach	Amend the settlement boundary to include the land between 9 Marston Road and 15 Marston Road, and the land of 15 Marston Road.
Anything Missing?	The plan is missing areas that would be suitable for future development. We have recommended a solution to this above.
Response from Steering Group	<p>The representation seeks to include an area of land within the settlement boundary currently in agricultural use. Planning permission has been refused for dwellings on this site under reference 16/03612/APP.</p> <p>The NP does not identify potential sites for development either within or outside the defined settlement boundary, there being no requirement for such identification. Previous development proposals for Granborough outside the extent of the built-up area have been considered by the LPA (at the time Aylesbury Vale District Council), examples being "Land to the South of Hogshaw Road" ref 18/04496/APP, and the application at 15 Marston Road which, in part has been refused as they are considered not sustainable. This is because Granborough is a relatively unsustainable location for development, any formal housing allocations will come through the Local Plan process.</p> <p>The settlement boundary has been drawn to reflect existing land uses on the ground. The settlement boundary does not seek to include every residential property in the Parish and it would be inconsistent to include 15 Marston Road when it is detached from the main settlement by agricultural land.</p> <p>A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.</p>
Action taken	Minor changes to text in Section 11 to explain more clearly the role of the Settlement Boundary.

#### 9.4.12. Comment 12

Stockgrove Homes Ltd Agent for developer and residents	<p>Supportive of the draft Neighbourhood Plan as a whole but believe that the Plan would be improved by a revision to the currently defined settlement boundary of the village to include the site subject to this representation and Brownleys (No.15 Marston Road). The settlement boundary is tightly drawn and no sites suitable for modest housing development within it. Two areas (land in front of Rookery Farm and Land East of Winslow Road (behind 12-26) are probably not suitable for development.</p> <p>The promoted site with no constraints would allow 5 dwellings, which could be smaller units with extra green space. There is little green space at the south end of the village. A footpath and a crossing along Marston Road could be provided. Therefore, there could be significant public benefit.</p>
Alternative Approach	Amend the defined settlement boundary to include our client's site
Anything Missing?	Allocation of sites for development.
Response from Steering Group	The representation seeks to include an area of land within the settlement boundary currently in agricultural use. This area of land has been the subject of a previous planning application for the construction of three houses. Aylesbury Vale District Council refused planning permission, which was upheld following an appeal. 16/03612/APP. Whilst no objections were raised by local residents and the

	<p>Parish Council the site was described by the LPA as “...agricultural land beyond the edge of the built-up area and is in a rural location...” Furthermore, as part of the reason for refusal, the LPA stated “...the development of three dwellings outside the built-up limits of the village would represent an unacceptable intrusion into the countryside....”</p> <p>On appeal the view of the LPA was supported by the Inspector who stated, “The coherent edge of the settlement is currently marked by Park Road and no.9 Marston Road”, and that “...the site clearly falls outside the built-up area of the village...”.</p> <p>The NP does not identify potential sites for development either within or outside the defined settlement boundary, there being no requirement for such identification. Previous development proposals for Granborough outside the extent of the built up area have been considered by AVDC examples being “Land to the South of Hogshaw Road” ref 18/04496/APP, and the application at 15 Marston Road which, in part has been refused as they are considered not sustainable. This is because Granborough is a relatively unsustainable location for development, any formal housing allocations will come through the Local Plan process.</p> <p>The settlement boundary has been drawn to reflect existing land uses on the ground. The settlement boundary does not seek to include every residential property in the Parish, and it would be inconsistent to include 15 Marston Road when it is detached from the main settlement by agricultural land.</p> <p>A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.</p>
Action taken	Minor changes to text in Section 11 to explain more clearly the role of the Settlement Boundary.

#### 9.4.13. Comment 13

Agent	<p>Main points:</p> <p>It is evident from the statement in paragraph 11.4, that in drawing the boundary consideration has not been given to such potential, rather the alignment reflects existing land uses and boundaries. There is no objective consideration given to how, within that boundary, the objectives of the plan in respect of housing development (and the expressed preferences) could be delivered. The settlement boundary is so tightly drawn around the built edge of the village in the draft GNP that opportunities for development are, and will be, extremely limited and restricted. Indeed, whilst the aims and objectives of the draft GNP are, in respect of housing development, laudable and to be supported, the reality is that these prospects are then so heavily restricted by the alignment of the settlement boundary and the associated requirements of draft Policy H1 as to render those objectives unachievable.</p>
Alternative Approach	<p>To ensure a ‘sound’ plan that avoids an internal conflict between the objectives of the plan and the related policy approaches, that the boundary of the settlement is reviewed with a considered view as to where development could take place that would facilitate small-scale housing schemes.</p> <p>For example, attached with this submission is a marked-up plan showing two locations.</p>
Anything Missing?	
Response from Steering Group	<p>This representation seeks to include two areas of land within the settlement boundary, one is a paddock, the other is scrubland with an electricity substation on it.</p> <p>The settlement boundary has been drawn to reflect existing land uses on the ground. The larger of the two pieces of land proposed is a paddock which has been in agricultural use for many years, including grazing sheep. The other is a small area of scrub incorporating the electricity substation between the road and fields. It cannot be said to be in settlement related use.</p>

	<p>Whilst Policy H1 will give opportunities for small scale infill development and redevelopment, the NP does not seek to identify and include land within the boundary area for potential future development. This is because Granborough is a relatively unsustainable location for development and any formal housing allocations will come through the Local Plan process. It is acknowledged in Section 11 that opportunities for new housing to be built within the settlement boundary will be limited.</p> <p>A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.</p>
Action taken	Minor changes to text in Section 11 to explain more clearly the role of the Settlement Boundary.

#### 9.4.14. Comment 14

Granborough Resident	<p>The plan is disappointing, particularly the settlement boundary - that defines the areas that can be easily developed in the future. History section is too long. Two areas that now fall within the settlement boundary having previously been agricultural land in particular.</p> <ul style="list-style-type: none"> <li>Land north of the Old Vicarage – no reason provided why this is suitable for development compared to other areas.</li> <li>Land to the rear of The Brambles, Green End where a garage and workshop built without formal planning permission beyond the current curtilage of the property compared to an agricultural barn that was objected to further along Green End. This would be contrary to RC1, RC2 and RC3.</li> </ul>
Alternative Approach	<p>Remove the artificial extension of the settlement boundary along Green End. Provide written evidence for the decision to earmark land north of the Old Vicarage for development.</p> <p>If the settlement boundary is implemented .... it should be extended to encompass all the land adjacent to Green End for its entire length</p>
Anything Missing?	<p>There is little evidence to support major decisions, and no information on the decision-making process, supporting evidence, justification or detail on the process by which the panel identified the layout of the settlement boundary and potential new areas for suitable for development. ....</p>
Response from Steering Group	<p>Concerns noted.</p> <p>The settlement boundary was carefully drawn using site visits and investigations of planning application history where available. Potential new areas suitable for development were not identified as part of this process, it was an exercise to determine the land use on the ground at the time as accurately as possible. Settlement related uses will lie within the boundary and agricultural/countryside uses beyond the boundary.</p> <p>A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.</p> <p>The land north of the Old Vicarage is part of the garden associated with the Vicarage.</p> <p>The garage and workshop referred to at The Brambles is not associated with agricultural use and is used by the occupant for residential purposes and therefore for the purposes of defining the settlement Boundary, falls within it. The inclusion of this area within the Settlement Boundary does not legally change the use of the land.</p>
Action taken	Additional text has been added to Section 11 for clarification.

#### 9.4.15. Comment 15

Granborough Resident	<p>Mention made of HS2 and EWR. Although they do not impact directly on the village and obviously don't come under the remit of the Parish Council or this document, their construction does have a major bearing....</p>
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Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted, however, national infrastructure projects are beyond the remit of the NP.
Action taken	Text has been added.

#### 9.4.16. Comment 16

Granborough Resident	On the site visit for the Planning Inspectorate Hearing for the 'Land South of Hogshaw Road', in November 2019, AVDC stressed the importance of the Neighbourhood Plan having wording to protect the sight lines of the Church from vantage points outside the village.
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted.
Action taken	Text added to Section 7 and RC1.

#### 9.4.17. Comment 17

Granborough Resident (same as above)	Applaud the Settlement Boundary as defined within this Neighbourhood Plan. It is crucial to have this clearly defined boundary to preserve the rural and compact nature of the village and to protect the surrounding countryside. In addition, it will prevent the village from being extended outwards.....
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted.
Action taken	None.

#### 9.4.18. Comment 18

Granborough Resident	Agree with the tight Settlement Boundary definition which is very important in retaining the rural character and community spirit of our village.
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted.
Action taken	None.

#### 9.4.19. Comment 19

Bucks Council Response	See separate table (Section 9.5).
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#### 9.4.20. Comment 20

Granborough Resident	Agree Sustainable Development Principles and Policies. In particular the boundary treatment and landscaping schemes and agree that they should be carefully designed so as to prevent undue urbanisation of the location. A great neighbourhood plan.
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted.
Action taken	None.

#### 9.4.21. Comment 21

Granborough Resident	<p>The Neighbourhood Plan suggests that its focus on land use does not warrant comment on highways. However, it is a reality that any development potentially creates additional traffic movements through the village. This can be managed if the Settlement Boundary, as defined in the Plan, is strictly adhered to.</p> <p>The Plan does acknowledge the existing pressures caused by excessive speeds on village roads and parking problems.</p> <p>Suggests a 20m.p.h. speed limit</p> <p>Green End has no pathway or pavement. .... The GNP is addressing development potential which could exacerbate these dangers. It seems reasonable for the GNP to address the consequences of development on the life of residents.</p> <p>Green End is a quiet lane still used by many residents to take walks, exercise dogs, ride horses and bicycles linking with several public footpaths and bridleways. Any development (other than occasional infill or brownfield conversion within the Settlement Boundary) is liable to ruin this. .... Sensible action now to curtail speed, size and frequency of vehicle use, coupled with strict adherence, without exception, to the Settlement Boundary should ensure that residents of Granborough can use Green End safely for many years to come.</p>
Alternative Approach	
Anything Missing?	
Response from Steering Group	<p>Noted. The behaviour of motorists (speeding and parking inappropriately) cannot be regulated through planning policy. The Parish Council may liaise with the highway authority for improvements in traffic management.</p> <p>Planning applications will deal with specific requirements, depending on the scale of development and the measures required.</p>
Action taken	None.

#### 9.4.22. Comment 22

Granborough Resident (same as above)	Support all that the Granborough Neighbourhood Plan
	Strongly support the Settlement Boundary, exactly as defined in the GNP.
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted.
Action taken	None.

#### 9.4.23. Comment 23

Granborough Resident	<p>The Plan should include</p> <ul style="list-style-type: none"> <li>• a post Covid comment that the pandemic encourages rural lifestyle, and super fast broadband will enable more working from home and that paths, cycle ways and dog walks are in increasing demand.</li> <li>• Street lighting should reflect <a href="http://www.gov.uk/guidance/light-pollution">www.gov.uk/guidance/light-pollution</a></li> <li>• Building materials should be brick and not render or cladding</li> </ul> <p>Follow the Government's First Homes initiative  <a href="http://www.gov.uk/government/consultations/first-homes">www.gov.uk/government/consultations/first-homes</a></p> <p>Agree with the setting of the village boundary behind Lower End House, formerly Lower End Farm, and behind 23 Winslow Road. For the avoidance of doubt, the field, designated Ellerton's Orchard or "Orchard ", was, and still is, partly orchard and all the field has been used exclusively for agricultural use as a grazing field</p> <p>Granborough Neighbourhood Plan is excellent and we thank all those who have volunteered and worked so hard to put it together.</p>
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted. Street lights and building materials will be dealt with at planning application stage. First Homes reference has been added to the glossary.

	Agreement with the Settlement boundary noted.
Action taken	Text added to Sustainable Development Section 6 regarding the Covid pandemic.

#### 9.4.24. Comment 24

Granborough Resident (same as above)	Views towards and from the Church for example are to be cherished as part of the heritage. The field behind Lower End House contains five heritage over 70 year old fruit trees and a number of other mature fruit and indigenous trees; the Environmental Department of Buckinghamshire Council has designated the area as of scientific merit. Of particular interest ... is the exceptional height of a number of unblighted English elms. White Letter Hairstreak butterfly, which feeds on English Elm, and, like its foodplant, has declined disastrously in the last 50 years. ....
Alternative Approach	
Anything Missing?	
Response from Steering Group	Noted. Views of the Church have been included.
Action taken	Text changes to Section 7 include the importance of views of the Church.

### 9.5. Comments from Buckinghamshire Council

#### 9.5.1. Comment 1: General

General Comments	When it gets the Regulation 15, we need the documents in an accessible format produced in MS Word that been checked and made accessible using MS Word accessibility checker as we can't publish PDFs.
Response from Steering Group	Noted
Action taken	This will be done

#### 9.5.2. Comment 2: General

Comment on 'Policies map'	Although referred to in the glossary there is no policies map included in the neighbourhood plan. While it is acceptable to have separate plans to show individual designations such as the plan to show local green spaces and the settlement boundary there should be a plan that brings all the allocations into one place so that developers and landowners can see all the applicable policies that may apply to their site in one place.
Response from Steering Group	It is felt that the maps are better inserted into the text at relevant points and due to the scales involved, putting all these on one map would be difficult to read. Titles of the maps have been changed to reflect that they are the Policies Maps.
Action taken	The titles of the maps have been changed to reflect that they are the Policies Maps.

#### 9.5.3. Comment 3: General

Comment on 'Community facilities'	Whilst it is noted the plan lists the community facilities it wishes to protect there is no plan of these sites. The examiner of the Stewkley and Denham neighbourhood plans has pointed out that without a plan of the community facilities there could be doubt and or conflict between developers and planning officers over the extent of the community site that should be protected. As an example, a potential developer could apply to build on the pub car park claiming the pub building and thus the community use would remain. However, the loss of the car park may make the pub unviable or at the least add to car parking issues in the village. Whereas if there was a plan showing the pub and car park as the community facility to be protected there would be no confusion. It is likely another examiner will raise the lack of site plans as an issue if they are not provided at submission stage.
Response from Steering Group	Noted, however there is only the pub mentioned in the policy, so it is considered sufficient to include the garden and car park in the description.

Action taken	Wording added to clarify that the pub, its car park and garden are included in Policy CF1.
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9.5.4. Comment 4: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 'Glossary'	The policy on affordable housing should mention First Homes as the Government has clarified this new form of discounted housing is defined as affordable so it can be part of the delivery of affordable. <a href="https://www.gov.uk/guidance/first-homes">https://www.gov.uk/guidance/first-homes</a>
Response from Steering Group	Noted.
Action taken	Reference added

9.5.5. Comment 5: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 1 'Introduction'	Para 1.3 refers to the neighbourhood plan following the 2012 Neighbourhood Planning Regulations you need to either add (as amended) after the word 'regulations'. Or remove the date as the 2012 regulations have been amended several times.
Response from Steering Group	Noted.
Action taken	Reference added.

9.5.6. Comment 6: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 2 'The Strategic Policy Context'	Paras 2.1-2.3: Would be worth mentioning here that the Government has a Planning White Paper that has been consulted on and which will introduce significant reform to the planning system in the near future and potentially a new NPPF or similar, however this neighbourhood plan is prepared to be consistent with the 2019 NPPF.
Response from Steering Group	Noted.
Action taken	Reference added.

9.5.7. Comment 7: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 6 'Sustainable Development'	Para 6.1 line 2: Suggest in line 2 making it clear you mean the Vale of Aylesbury Local Plan as 'the emerging plan' as the Buckinghamshire Local Plan is also emerging albeit at the very outset.
Response from Steering Group	Noted.
Action taken	Added.

9.5.8. Comment 8: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 6 'Sustainable Development'	Para 6.4: Should it not read that the high standard of design reflects the locality of the part of Granborough as well as its surroundings? Surrounding alone would seem to omit the character of the locality of the development site.
Response from Steering Group	Noted.
Action taken	Added.

9.5.9. Comment 9: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 6 'Sustainable Development'	'Adverse impacts' - you may wish to say '...unless mitigation can be secured, or infrastructure be enhanced'. Almost any development has adverse impact and conditions, design changes or offsite benefits (s106) are there to reduce this impact down to acceptable levels. Likewise, infrastructure providers can put in necessary infrastructure (which may be outside Planning controls it is done by other mechanisms) so there isn't overloading utilities and services.
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Response from Steering Group	Noted.
Action taken	Added reference to mitigation.

#### 9.5.10. Comment 10: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 6 'Sustainable Development'	'Intrusion into the open countryside' presumably this is meant to say 'development or built form' that intrudes rather than people for instance?
Response from Steering Group	Noted, the text in the whole of the box relates to development.
Action taken	No change.

#### 9.5.11. Comment 11: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 7 'Rural Character' – Policy RC1 Village Character	RC1 (1) suggest making it clear if you mean the local context, the immediate locality of the site as well as surroundings to avoid misapplication/misunderstanding
Response from Steering Group	Noted, the text in the whole of the box relates to development.
Action taken	Additional text added.

#### 9.5.12. Comment 12: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 7 'Rural Character' - Landscape	7.4-7.7: You may wish to have a line about saying any replacement of the 2008 Landscape Character Assessment (given the existing one is 13 years old) will also inform policy RC2 in what it identifies are the key characteristics, positive and detracting qualities of development in the landscape.
Response from Steering Group	Noted.
Action taken	Additional text added.

#### 9.5.13. Comment 13: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 7 'Rural Character' – Policy RC3: High Quality Design	Policy RC3: Householder development is not a 'new dwelling' and is not going to provide any car parking or cycling or a Suds scheme and if hidden from public views is the design being high quality and locally specific so important - just something to think about. Maybe add in the policy 'criteria as relevant to the development proposed' or similar.
Response from Steering Group	Noted.
Action taken	Additional text added.

#### 9.5.14. Comment 14: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 8 'Heritage' – Fig 7.	Illustration of sites of interest, Figure 7: This needs a reference so if it is photocopied as a page there is acknowledgement to whomever produced it.
Response from Steering Group	Noted.
Action taken	Reference added

#### 9.5.15. Comment 15: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 9 'Biodiversity'	Para 9.1 - It is welcomed to see that the neighbourhood plan acknowledges the diverse species found within the parish, especially in relation to the black poplar tree. To clarify the reliability and accreditation of this information the source should be included. For example, if this information was gathered from the Buckinghamshire and Milton Keynes Environmental Centre (BMERC).
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Response from Steering Group	Noted.
Action taken	References added

9.5.16. Comment 16: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 9 'Biodiversity'	It is recommended to request records in relation to the notable and protected species within Granborough from BMERC, if this has not already been performed.
Response from Steering Group	Noted.
Action taken	None.

9.5.17. Comment 17: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 9 'Biodiversity'	Para 9.2 - It is recommended to incorporate the statement within 9.2 into 'Policy B1: Nature Conservation': "For every black poplar that is lost, at least two new black poplar trees should be planted in a suitable location." To increase this species within Granborough it is also recommended to suggest appropriate planting of a black poplar within development if there is space.
Response from Steering Group	Noted.
Action taken	Point added to Policy and text.

9.5.18. Comment 18: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 9 'Biodiversity' - Nature conservation	Within 1. Of policy B1, it states percentage biodiversity net gain will be required to be set out as suggested within the 2021 Environmental Act. Currently there is no such act. Does the Neighbourhood plan mean the Environmental Bill which will be in place soon? If so "2021 Environmental Act" needs to be replaced with the 'Environmental Bill'. The percentage that the Environmental Bill requires will be 10%. This should be mentioned within the policy.
Response from Steering Group	It is anticipated that the Act will be enacted shortly, and this reference will need to be changed. In the meantime, the reference to the Act has been changed back to the Bill.
Action taken	Text in the Policy changed.

9.5.19. Comment 19: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 9 Biodiversity'- Nature conservation	Biodiversity net gain is also mentioned within the National Planning Policy Framework (NPPF) which states in paragraph 170d: "Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure".
Response from Steering Group	Noted.
Action taken	No change.

9.5.20. Comment 20: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 9 'Biodiversity' – Native Conservation	Also, in the Local Plan Policy 'NE1 Biodiversity and Geodiversity' of the emerging Vale of Aylesbury Local Plan 2013-2033 states that: "c. A net gain in biodiversity on minor and major developments will be sought by protecting, managing, enhancing and extending existing biodiversity resources, and by creating new biodiversity resources. These gains must be measurable using best practice in biodiversity and green infrastructure accounting and in accordance with any methodology (including a biometric calculator) to be set out in a future Supplementary Planning Document".
Response from Steering Group	Noted.

Action taken	No change.
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9.5.21. Comment 21: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 9 'Biodiversity' Policy B1	B1: Similar to comment on RC3 – need to think about householder development - it isn't going to meet all the criteria so there needs to be a line about 'criteria as relevant to the development proposed'.
Response from Steering Group	Noted.
Action taken	Additional text added.

9.5.22. Comment 22: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 11 'Housing'	Figure 9: Settlement Boundary: Why is Rookery Farm omitted from the settlement boundary? - it appears to be an urban site with sizeable buildings near the main road network, attached to /part of the village that is in the settlement boundary.
Response from Steering Group	Noted, but Rookery Farm is still in agricultural use.
Action taken	No change

9.5.23. Comment 23: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 11 'Housing' Policy H1	H1 (3): Might wish to rephrase 'less expensive' to 'more affordable' as what is expensive will be arguable. Also, a definition of what is meant by 'smaller' would be useful I assume this is smaller number of bedrooms and you may wish to say if you mean 2 or 3 –bed for example.
Response from Steering Group	Disagree, the term 'more affordable' can be confused with the provision of affordable housing which is not the aim of the policy. '1-2' bedrooms has been added to the policy.
Action taken	Additional text added to the policy.

9.5.24. Comment 24: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 12 'Highway Safety and Transport'	Policy RRCH1, Para II - Not disagreeing with this, but we have to be realistic in what we are likely to be able to secure given that any developments are likely to be small.
Response from Steering Group	Noted.
Action taken	None.

9.5.25. Comment 25: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 12 'Highway Safety and Transport'	Policy RRCH1 (11) The Council can only require developers to enter into section 106 agreements if it meets the tests set out in CIL Regulations and at <a href="https://www.gov.uk/guidance/planning-obligations">https://www.gov.uk/guidance/planning-obligations</a> . So can generally require it through this policy, it is only if the tests are met.
Response from Steering Group	Noted, this is why the policy says 'including'.
Action taken	None.

9.5.26. Comment 25: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 14 'Aspirations'	Section 14: Rather than just 'Aspirations' you could say that these are intended to be the priorities for Section 106 contributions the parish council would like to see. If there were a Community Infrastructure Levy created for the Aylesbury Vale area, these projects are what the 25% of such Levy the parish would seek to use the money for.
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Response from Steering Group	This section includes suggestions made by residents during the NP process. The Parish Council will consider separately what the priorities are for any s106 or CIL money, but reference has been added to these source of funds.
Action taken	Additional text added.

9.5.27. Comment 26: Neighbourhood Plan document sections where comments have been made

Comment on Plan Section 15 'Implementation'	Working in partnership 15.4: May wish to add water and utility companies to the list if there are infrastructure enhancements you feel are needed. Buckinghamshire Council is also a lead local flood authority for smaller watercourses.
Response from Steering Group	Noted.
Action taken	Additional text added.

## 10. Appendix 1: Newsletters produced for delivery with Pew News

The information summarised here is replicated in standard A4 format and upgraded to comply with the requirement that all documents are accessible in line with “The Web Content Accessibility Guidelines”.

### 10.1. Pew News - 1st Newsletter: November 2018

#### 10.1.1. Granborough Neighbourhood Plan (GNP)

The residents of Granborough are creating a *Neighbourhood Plan* and this needs the involvement of everyone in the village.

IMPORTANT: PLEASE READ: This leaflet, which is being circulated to every household, is the first of a number of information documents which are intended to keep you informed as to progress with the Plan and to request your assistance.

#### 10.1.2. Public Meeting

*We need everyone's involvement in this task.* Please come along to the meeting in Granborough Village Hall on Saturday 19th January 2019 between 10.00am and 1.00pm, when you can

- Hear more about this process
- Ask questions
- Give us your first thoughts on how you see the future of Granborough.

#### 10.1.3. What is a Neighbourhood Plan?

- Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and to shape the development and growth of their local area. It arises out of the Localism Act 2012 which introduced the ability for parish and town councils to produce plans which will form part of the policies used to make decisions on planning applications.
- Neighbourhood planning is not a legal requirement but a right which community in England can choose to use.
- A Neighbourhood Plan is a document that sets out planning policies for the neighbourhood area - planning policies are used to decide whether to approve planning applications.
- The document is written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- It is a powerful tool which will, as far as possible, ensure the community gets the right types of development, in the right place.

*Granborough Parish Council has resolved to facilitate the creation of a Neighbourhood Plan for the parish of Granborough and their application was approved by Aylesbury Vale District Council (AVDC) on 23<sup>rd</sup> July 2018.*

#### 10.1.4. What are the benefits of developing a Neighbourhood Plan?

- Developing a Neighbourhood Plan provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15 and 20 years in ways that meet identified local need and make sense for local people. They can propose planning policies that will help deliver that vision or grant planning permission for the development they want to see.
- It can bring together residents, businesses, local groups, landowners and developers to share ideas and build consensus about what needs to be accomplished in the area.
- It can help locally specific planning issues to be addressed, giving greater detail compared to those within district wide development plans
- Unlike the parish, village or town plans that communities may have prepared (Granborough prepared a plan in 2012) a Neighbourhood Plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority, in our case, the AVDC.

#### 10.1.5. What is the process for developing a Neighbourhood Plan?

There are four main steps to creating a Neighbourhood Plan:

1. Getting set up and deciding on the neighbourhood area
2. Consulting with the community and gathering evidence
3. Writing and submitting the Plan for scrutiny
4. Agreeing its content by local referendum

We expect the process to take at least two years.

#### 10.1.6. What happens next?

- A Steering Group has already been set up to start the process of consultation to provide an evidence base for the Granborough Neighbourhood Plan (GNP).
- Consultation will begin with a first informal meeting hosted by the Steering Group where you are invited to ask questions and to help us start to formulate a vision for Granborough in the next 10, 15, 20 years. The meeting will be in Granborough Village Hall on Saturday 19<sup>th</sup> January 2019, between 10.00am and 1.00pm.
- Following the meeting a questionnaire will be produced and submitted to every household in Granborough which will enable you to formally state your views.
- Your views will enable us to start to produce a Granborough Neighbourhood Plan which will be submitted for your approval at a Granborough referendum.

Updates on progress will be by direct contact, regular leaflets, by further Village meetings, and will be posted on the Parish Council website, [granborough.org/neighbourhood-plan/](http://granborough.org/neighbourhood-plan/)

### 10.2. **Pew News – 1<sup>st</sup> Newsletter 2nd delivery December/2018**

10.2.1. The 1<sup>st</sup> Newsletter was updated with the flash message 'Please come to our OPEN HOUSE meeting on the 19<sup>th</sup> January 2019' prominently displayed in colour on the front page and circulated again to every household in the village. Whilst all other text remains the same, this 2<sup>nd</sup> delivery was created to stimulate interest and focus attention on the importance of the Neighbourhood Plan initiative.

### 10.3. **Pew News - Open House: Summary of results: March 2019**

#### 10.3.1. Open House Event 19th January 2019

*Summary of results:* This leaflet, which is being circulated to every household, continues the release of information intended to keep you informed as to progress with the Plan and to request your assistance.

Public Meeting Saturday 19<sup>th</sup> January 2019: We would like to thank all villagers that took time out to give us their views about the village and to respond to the three questions that we posed:

- What do you like about living here?
- What are your main concerns for the future of the village?
- What progress and changes would you like to see?

We had over 50 visitors on the day and received some 500 answers. Clearly, many of the comments that were posted followed a predictable pattern across the three questions, noting that the things that residents most like about the village are those things that they wish to be preserved or improved, as far as is possible. Also, we expected - and found - that there would be considerable overlap between the six themes of Housing, Amenities, Infrastructure, Roads/Transport, Community and Environment.

#### 10.3.2. What we learned:

In the event, some dominant issues, as defined by numbers of notes posted on the boards, came through. Whilst we will take every single response forward to the next stage of development of the Plan, we set out below the issues that recorded the greatest number of postings.

- Peaceful environment.

The fact that the village is small and quiet, with lovely views and excellent facilities for country pursuits was a key response. There are good footpaths and quiet roads for walking, cycling and riding, although traffic speeds are a key concern. Residents do not want the peace threatened by large or inappropriate developments. A major concern is that this environment could be spoiled by the impact of large housing estates, the proposed east-west expressway and the proposed local 'garden villages'. Concerns are that the beauty of the village would be lost and that traffic and noise would increase.

- Community spirit.

Many residents feel that there is an excellent and friendly community spirit in Granborough, as manifest by the many social groups, church-based activities and the lively pub, although there is a strong desire to encourage young families to participate more. Facilities such as the play area and the village hall play a positive role. Here, again, it is felt that this sense of community might be lost through too large an influx of new residents.

- Housing.

The general feel is that there is currently a good mix of house types, to suit all ages and income groups. There is a clear majority view that growth in the number of houses should be controlled – with any developments comprising only small numbers at a time, preferably in-fill and certainly not outside the existing built area of the village. Interestingly, views were split about the type of new housing, with some wishing to see cheaper or 'affordable' houses to attract and retain younger residents and to enable older residents to downsize, whilst others preferring to see larger 'quality' homes to maintain/improve the aesthetics of the village and the current housing mix.

- Specific infrastructure and amenity issues.

The maintenance of roads and verges is a major issue where residents would like to see improvements, with safety of the roads being a key factor. The bus service is seen as poor and should be improved. Improved broadband was also a requirement by many. A new or refurbished village hall and a village shop/post office/newsagent were popular suggested amenity improvements.

### 10.3.3. What happens next?

- A questionnaire will be produced and submitted to every household in Granborough which will enable you to formally state your views.
- Your views will enable us to start to produce a Granborough Neighbourhood Plan which will be submitted for your approval at a Granborough referendum.
- Updates on progress will be by direct contact, regular leaflets and further Village meetings, and will be posted on the Parish Council website, [granborough.org/neighbourhood-plan/](http://granborough.org/neighbourhood-plan/)
- If you have any questions or would like to give your feedback you can now contact us directly by e-mail to [gnpsteering@granborough.org](mailto:gnpsteering@granborough.org)

## 10.4. Pew News - Pre Questionnaire Newsletter : July 2019

### 10.4.1. Granborough Neighbourhood Plan (GNP):

The residents of Granborough are creating a Neighbourhood Plan.

As you may know, the GNP Steering Group is producing an official *Neighbourhood Plan* for Granborough which will reflect how the current residents and stakeholders in the Granborough Parish wish to see the neighbourhood thrive and develop over the next 10 to 15 years.

#### 10.4.2. IMPORTANT: NEWS UPDATE: GNP Questionnaire

*Shape the future of your local area by helping us to create a Neighbourhood Plan.*

You will soon receive a questionnaire which is the next step in the development of the Plan.

To be a true reflection of all resident's opinions, we encourage individual members from each household to contribute their own opinions and ideas by completing a separate copy of the questionnaire.

*The GNP Questionnaire is on its way!*

#### 10.4.3. Results so far: GNP Open House 19<sup>th</sup> January 2019

Thank you...to all villagers that took time out to give us their views about the village and to respond to the three questions that we posed:

- What do you like about living here?
- What are your main concerns for the future of the village?
- What progress and changes would you like to see?

We had over 50 visitors on the day and received some 500 answers. Clearly, many of the comments that were posted followed a predictable pattern across the three questions, noting that the things that residents most like about the village are those things that they wish to be preserved or improved, as far as is possible.

#### 10.4.4. What we learned

In the event, some dominant issues, as defined by numbers of notes posted on the boards, came through. Whilst we will take every single response forward to the next stage of development of the Plan, we set out below the issues that recorded the greatest number of postings.

- Peaceful environment

The fact that the village is small and quiet, with lovely views and excellent facilities for country pursuits was a key response. There are good footpaths and quiet roads for walking, cycling and riding, although traffic speeds are a key concern. Residents do not want the peace threatened by large or inappropriate developments. A major concern is that this environment could be spoiled by the impact of large housing estates, the proposed east-west expressway and the proposed local 'garden villages'. Concerns are that the beauty of the village would be lost, and that traffic and noise would increase.

#### 10.4.5. Results so far: GNP Open House 19th January 2019

- Community spirit

Many residents feel that there is an excellent and friendly community spirit in Granborough, as manifest by the many social groups, church-based activities, the lively pub, and although there is a strong desire to encourage young families to participate more. Facilities such as the play area and the village hall play a positive role. Again, it is felt that this sense of community may be lost through too large an influx of new residents.

- Housing

The general feel is that there is currently a good mix of house types, to suit all ages and income groups. There is a clear majority view that growth in the number of houses should be controlled – with any developments comprising only small numbers at a time, preferably in-fill and certainly not outside the existing built area of the village. Interestingly, views were split about the type of new housing, with some wishing to see cheaper or 'affordable' houses to attract and retain younger residents and to enable older residents to downsize, whilst others preferring to see larger 'quality' homes to maintain/improve the aesthetics of the village and the current housing mix.

- Specific infrastructure and amenity issues



The maintenance of roads and verges is a major issue where residents would like to see improvements, with safety of the roads being a key factor. The bus service is seen as poor and should be improved. Improved broadband was also a requirement by many. A new or refurbished village hall and a village shop/post office/newsagent were popular suggested amenity improvements.

#### 10.4.6. *What happens next? The GNP Questionnaire*

This questionnaire will be the next step in the development of the Plan. It has been prepared taking into account the responses received from those residents that attended our Open House meeting in January.

- We plan to deliver two copies of the questionnaire to every residence in the Parish. If you need additional paper copies, you can either print them from our website at [www.granborough.org/neighbourhoodplan](http://www.granborough.org/neighbourhoodplan) or request a copy from a member of the Steering Group.
- Your steering group contact will collect completed paper copies from you.
- If you are not home at the collection time, you can drop your completed questionnaires into a secure box on the railings at the Village Hall, by the brick bus shelter.
- For those who prefer, each member of your household can complete this questionnaire online, using Survey Monkey.
- All responses to the questionnaire will be carefully analysed, and we then expect to be in a position to begin carrying out further consultations and discussions with the community and other interested bodies at a later stage in the process.
- Updates on progress will be by direct contact, regular leaflets, by further Village meetings, and will be posted on the Parish Council website.
- Questions may be addressed to Steering Group members at [gnpsteering@granborough.org](mailto:gnpsteering@granborough.org)

#### 10.5. **Pew News - Questionnaire 1st response: August 2019**

##### 10.5.1. *GNP Questionnaire: Thank you for your excellent response to the Neighbourhood Plan Questionnaire.*

Dear Granborough Residents

Members of the Granborough Neighbourhood Plan (GNP) Steering Group would like to thank all of you who completed and returned our questionnaire last month.

We received over 50% returns – an excellent response considering that most of us have busy lives and that some were away on business or on holiday. We are fully aware that, often, filling out forms can be the least of our priorities - one of the reasons that we tried hard to keep the questionnaire as short as possible!

*We would like to see even more responses please. See over for how you can still complete the questionnaire.*

##### 10.5.2. What happens next?

The questionnaire returns are now being carefully analysed and we anticipate being able to share the results with you sometime in September 2019.

Once we have completed this work, the next step will be to begin carrying out further consultations and discussions with the community and other interested bodies later in the year. In moving to this next stage, we are now confident that we will have the views of the majority of residents of Granborough upon which to shape the Plan itself.

Again, many thanks for taking to time to assist with this important activity of helping to shape Granborough's future over the next ten to fifteen years.

##### 10.5.3. If you have not yet completed the questionnaire, there is still time!

We are leaving the questionnaire open until 31<sup>st</sup> August

Paper version: Deliver completed copies to the post box attached to the railings at the Village Hall, by the brick bus shelter

Online version: Complete the questionnaire at <https://www.surveymonkey.co.uk/r/GNP-Q>

## 10.6. Pew News - Overview of the Questionnaire results: October 2019

### 10.6.1. GNP QUESTIONNAIRE July/August 2019. NEWS UPDATE October 2019

What a great response from the residents of Granborough!

### 10.6.2. We have summarised some headline messages from the survey results

#### *Taster statistics*

- There were 304 responses (56% of the Village population) - an excellent response.
- The estimated average age of all respondents is 60 years
- 99% of respondents think that Granborough is a good place to live
- 57% of respondents think that there will be a need for some additional housing in Granborough over the next 10 to 15 years
- The majority view is that up to a maximum of 25 homes would be appropriate, and this development should be contained within the existing built envelope of the Village, using infill sites, where possible.
- Smaller houses (1-2 beds), medium houses (3 + beds) and bungalows were the most preferred housing types to meet the local need.

10.6.3. To hear more facts and opinions please come to the public meeting on Saturday 23<sup>rd</sup> November.

10.6.4. The GNP steering group is analysing the inputs and is preparing to present results to the village community. As a result of the survey, we believe that we have a very good and accurate picture of how the residents of Granborough wish to see the Village thrive and develop.

10.6.5. In order to directly communicate the detailed results, and to gain further feedback, we will be holding two public meetings in the Village Hall in November. We will present the findings of the Questionnaire in detail and give you the opportunity to ask questions and seek clarification on any of the results. Both meetings will cover the same detail and will be limited to 1½ hours each (see below for timings).

10.6.6. A summary of the results will be posted on the Granborough village website. You will be able to download this data.

10.6.7. Public Meeting: The results of the Granborough Neighbourhood Plan Questionnaire

*Granborough Village Hall – Saturday 23<sup>rd</sup> November*

Session One 9:30am to 11:00am

Session Two 11:30am to 1:00pm

*We invite all residents to attend either one of these meetings.*

## 10.7. Pew News - Summary of the Questionnaire Results: November 2019

### 10.7.1. Introduction

The following is a summary of the results from the Granborough village survey questionnaire which was conducted between June and August 2019. A total of 304 Questionnaires were completed, either in hard copy or online, representing 56% of the Village population.

In addition to asking questions about the respondent, which were important for assessing the gender, age mix and location of residents, the Questionnaire contained 25 questions covering a range of topics relating to living in the village and how residents wish to see the village progress in the future.

Whilst the responses to many questions could be totalled up to provide us with a clear preference on any topic, other questions invited written personal responses. These responses were grouped by the messages that they contained. Whilst all comments will be taken into account in the draft Neighbourhood Plan, here just the majority viewpoints are shown.

The detailed results are accessible on the Granborough Village Website at [www.granborough.org/neighbourhood-plan/](http://www.granborough.org/neighbourhood-plan/)

### 10.7.2. Notes:

All quantities, percentages and averages are derived from the numbers of responses received and not, therefore, from the entire village population.

Where questions asked for a range of answers, such as 'Agree strongly', 'Agree somewhat', 'Disagree somewhat' and 'Disagree strongly', we have simplified the responses for this summary to show all 'Agrees' and/or 'Disagrees' as a percentage of the total. If both figures don't add up to 100% it is due to the question not being answered by some respondents.

### 10.7.3. Results by topic

#### *About You (Questions 1 to 5)*

- The estimated average age of respondents is 60 years, and the estimated average tenure in the village is 15 years. 85% of respondents are owner-occupiers.

#### *Living in Granborough (Question 6)*

- This question asked if residents agreed with a number of positive statements about the village. Scores of 80% and above were received for nine out of the eleven statements. At the top end, 99% agree that Granborough is a good place to live in and 98% agree that it is quiet and peaceful. The two lowest scores were: just 51% agreeing that the village has good facilities and only 33% agreeing that it has good public transport connections.

#### *Communication (Question 7)*

- As sources of news and information on the GNP, respondents find external noticeboards, the Parish Council website, the North Marston and Granborough Magazine and Pew News as being valuable (over 70%). Social media and local radio scored below 50%.

#### *Housing and Land Development (Questions 8 to 12)*

- The first question asked if villagers agree that there will be a need for additional housing in Granborough over the next 10 to 15 years. 57% agree and 41% disagree.
- The second question asked how many new homes might be appropriate in the next 15 years. A number of quantity ranges were suggested. In summary, 78% of respondents think that 25 or fewer would be acceptable, with just 3% accepting over 50 new homes.
- The final three questions in this section asked what types of development and types of residences were most appropriate in meeting the local need. The clear majority responses are for infill, in keeping with surrounding properties, and for small developments of less than 10 houses.
- A variety of housing types are deemed suitable, but larger houses and flats are not acceptable to a majority. Other strong majority responses suggest that developments should not lead to Granborough merging with neighbouring settlements and that there should be provision for adequate off-street parking, nature areas/green spaces and landscaping, and low-cost housing.

#### *Local Economy (Questions 13 and 14)*

- A total 9% of respondents run a business in Granborough. 75% are against allocating business development sites in the village.

#### *Hard Infrastructure (Question 15)*

- For this (partly) open question on village infrastructure, over 1,000 comments defining a need for improvements were received. The priority items are:
  - Local road condition - 74%
  - Internet (including broadband) - 57%
  - Pavements and footpaths - 57%
  - Parking facilities - 43%

#### *Social Infrastructure (Questions 16 and 17)*

- The first question asked which of the facilities and amenities in Granborough do villagers use, and how often. The most popular, used at least once a month by over 50% of respondents, are the Village Hall and The Crown. Majority responses to the second question, asking where improvements are needed, are for the Village Hall, the Church and the Play Area. The most popular suggestion for new facilities/amenities is a village shop

#### *Green Infrastructure (Question 18)*

- This question asked what facilities and amenities need to be improved now or in the future. There were 56 responses, the majority issue with respondents (47%) is the state of footpaths which are seen as being overgrown, lacking proper maintenance, with gates in poor repair and awkward stiles.

#### *Green Environment (Questions 19 to 23)*

- These questions asked about the importance of the local environment and the use of footpaths and bridleways. The headline results are that 52% of respondents use public footpaths, and 12% use bridleways, at least once per week. 94% of respondents agree to the idea of creating local green spaces which would be legally protected from development. For these, 9 potential sites were listed.

#### *Traffic and Transport (Questions 24 to 28)*

- 74% of respondents have concerns about the volume and speed of traffic, and there are many suggestions for minimising these concerns. 44% of respondents have concerns about the types of vehicles, the majority issue (67% response in 131 written comments) being the excessive numbers of HGVs. The bus service is never used by 50% of respondents and is considered to be inadequate by 57%. 39% of written responses (out of 149) think that a more frequent and regular bus service would lead to higher levels of bus usage.

#### *History and Heritage (Question 29)*

- 91% of respondents agree that it is important to conserve the parish's heritage. The priorities, taken from 157 written responses, are the Church, the Village Hall and all buildings over 100 years old.

#### Additional comments (Question 30)

- The key messages from 63 responses here are that we need to keep Granborough small and contained, maintain its village characteristics and keep it distinct from town living. There should be no expansion outside the current village footprint.

10.7.4. What comes next? As the next step in the process, we are working with our consultant to create the neighbourhood plan.

### **10.8. Pew News – GNP news update: July 2020**

A summary of the GNP development, from the starting point to today's status and including the next steps.

#### **10.8.1. Starting the process**

Granborough prepared a Village Plan in 2012.

In 2018 the Parish Council submitted a formal application to AVDC to create a Neighbourhood Plan for Granborough and in September of that year, at an open meeting in the Village Hall, a neighbourhood steering group for the GNP was formed.

#### **10.8.2. Consulting with the community and gathering evidence:**

#### **10.8.3. The Open House meeting**

On the 19th of January 2019 an "open house" drop-in session for residents of Granborough took place. Information on the structure, process and benefits of a Neighbourhood Plan was provided along with background facts on population and housing.

- Residents were asked to submit their opinions with answers to three questions

- What do you like most about living in Granborough?
- What are your biggest concerns now and in the future?
- What progress and changes would you like to see in the future?
- Each of these three questions were addressed in the context of the following six themes:
  - Community
  - Environment
  - Amenities
  - Housing
  - Roads and Transport
  - Infrastructure
- Over 50 residents from across the Village took part, and literally hundreds of inputs were received.

This sharing of opinions, ideas and aspirations by the people of Granborough identified the issues of importance and gave guidance on what needs to be accomplished for our Village in the future.

As a result of the “open house” meeting a view on how the residents of Granborough would wish to see the Village thrive and develop was established.

Taking into account the responses received from residents who attended the “open house” meeting in January a formal questionnaire was created.

#### 10.8.4. *The Questionnaire*

- In July 2019 the Questionnaire was delivered to each of the 239 houses in the Village. An on-line version was also available.

The results were presented to the Village in two sessions on 23rd November 2019. If you missed the presentations the slides can be accessed at: <https://granborough.org/neighbourhood-plan/>

- Here are some headline messages from the survey results:
  - There were 304 responses (56% of the Village population) - an excellent response.
  - 99% of respondents think that Granborough is a good place to live.
  - 57% of respondents think that there will be a need for some additional housing in Granborough over the next 10 to 15 years.

The majority view is that up to a maximum of 25 homes would be appropriate, and this development should be contained within the existing built envelope of the Village, using infill sites, where possible.

Smaller houses (1-2 beds), medium houses (3 + beds) and Bungalows were the most preferred housing types to meet the local need.

#### 10.8.5. *Current status*

- The GNP steering group meets on a monthly basis (currently via Zoom) and is writing the Draft Plan, which it intends to complete as soon as possible.
- When written, the Draft Plan will be available for a period of at least 6 weeks to be read by residents, stakeholders, and other interested parties. During this time, the Draft Plan is open for consultation.
- The Draft Plan can then be finalised and submitted first to Buckinghamshire Council (BC) and then to the Government Planning Inspector for approval. The GNP will have to consider issues raised by BC and/or the Planning Inspector.
- Once any issues are resolved BC will arrange a Village Referendum. If more than 50% of voters accept the Plan, BC will bring it into legal force through the local planning framework. However,

current official guidance is that because of the Covid-19 situation, no elections or neighbourhood planning referendums can take place until 6 May 2021.

- The GNP can then be used, in conjunction with the existing local plan, to inform planning applications, and to guide planning decisions in the Granborough Parish area.

#### 10.8.6. Steering Group members

Steve Slater (chair), John Thorogood (vice chair), Philip Oakland, David Smedley, Nick Fenwick, Paul Sutton, John Piddington, David Morris and Tors Firth (Parish Clerk)

Contact: [gnpsteering@granborough.org](mailto:gnpsteering@granborough.org)

## 10.9. Pew News – GNP news update: January 2021

### 10.9.1. Dear Granborough Residents

As you are aware, on behalf of the Granborough Parish Council (GPC), and following official Government guidance, we have been working to create the Granborough Neighbourhood Plan (GNP).

You may also know that progress with this work has been, and will continue to be, slowed down by the on-going COVID related restrictions on movement and meetings.

This leaflet is by way of updating you on progress with the GNP and what happens next.

### 10.9.2. The Steering Group is pleased to announce that a Draft Granborough Neighbourhood Plan has now been compiled. The Draft Plan has been endorsed by the GPC and has also been submitted to Buckinghamshire Council for confirmation that it complies with all the relevant statutory requirements

### 10.9.3. What happens next?

*The next immediate step is to consult with all residents and other stakeholders to gain comments on the Draft Plan, following which, changes may be made prior to submission of the Plan to Buckinghamshire Council.*

*This is called the 'Pre-submission consultation'.*

### 10.9.4. How it will work

- The Pre-submission consultation is a requirement under the 2012 Neighbourhood Planning Regulations.
- 'Stakeholders' include local people, landowners, community organisations, utility suppliers and businesses in the Parish.
- It is important that local people and organisations can ask questions and can comment on the Draft plan during this consultation. To this end, all will have access to a copy of the Draft Plan and will be invited to make formal comment, in writing, on any of its content.
- The written comments will be assessed and discussed by the Steering Group, who will then make any changes to the Draft Plan before submitting it to Buckinghamshire Council for examination.
- The Steering Group looks forward to hearing from you during the consultation, which will be for a period of six weeks.

### 10.9.5. After that

After an examination of the Draft Plan by Buckinghamshire Council, and following any further changes, the Final Plan will be subject to a referendum of all Granborough residents.

### 10.9.6. How COVID restrictions is affecting progress

Having completed the Draft Plan, the pre-submission consultation was planned to commence early in 2021.

*However:*

- The Government had already decreed, early in 2020, that no referenda on Neighbourhood Plans can take place before May 2021 at the earliest. Furthermore, in light of the widespread lockdowns across the Country, this delay is likely to be extended.
- Also, whilst it is feasible to carry out the pre-submission consultation by COVID-safe procedures, such as by using on-line and telephone communications, the Steering Group has decided that residents would prefer to view and comment on the Draft Plan in a more open manner, ideally through one or more public meetings. In this way a two-way exchange of views may be aired.
- *In light of the foregoing, the Steering Group has decided to defer the launch of the consultation process until it is safe and practical to distribute the documentation and to hold open consultation meetings.*



- We are keen to move to this important next step. We have a consultation roll-out programme in place, and ready to launch as soon as possible, and will keep you updated as to when this can safely happen.

## 11. Appendix 2: Web Activity

### 11.1. September 2018: Information on Granborough Neighbourhood Plan

Note: This key document is already upgraded to meet the accessibility requirement and is now in prominent position on the new website

#### 11.1.1. The residents of Granborough are creating a NEIGHBOURHOOD PLAN

This needs the involvement of everyone in the village.

**IMPORTANT: PLEASE READ:** This is the first of a number of information documents which are intended to keep you informed as to progress with the Plan and to request your assistance.

#### 11.1.2. What is a Neighbourhood Plan?

- i. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and to shape the development and growth of their local area. It arises out of the Localism Act 2012 which introduced the ability for parish and town councils to produce plans which will form part of the policies used to make decisions on planning applications.
- ii. Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use.
- iii. A Neighbourhood Plan is a document that sets out planning policies for the neighbourhood area. Planning policies are used to decide whether to approve planning applications.
- iv. The document is written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- v. It is a powerful tool which will, as far as possible, ensure the community gets the right types of development, in the right place.

#### 11.1.3. What are the benefits of developing a Neighbourhood Plan?

- i. Developing a Neighbourhood Plan provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15 and 20 years in ways that meet identified local need and make sense for local people. They can propose planning policies that will help deliver that vision or grant planning permission for the development they want to see
- ii. It can bring together residents, businesses, local groups, landowners and developers to share ideas and build consensus about what needs to be accomplished in the area.
- iii. It can help locally specific planning issues to be addressed, giving greater detail compared to those within district wide development plans
- iv. Unlike the parish, village or town plans that communities may have prepared (Granborough prepared a plan in 2012) a Neighbourhood Plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority, in our case, the AVDC.

#### 11.1.4. What is the process for developing a Neighbourhood Plan?

There are four main steps to creating a Neighbourhood Plan:

- i. Getting set up and deciding on the neighbourhood area
- ii. Consulting with the community and gathering evidence
- iii. Writing and submitting the Plan for scrutiny
- iv. Agreeing its content by local referendum

We expect the process to take at least two years.

### 11.2. December 2018: Invitation to an Open House event

11.2.1. Granborough Neighbourhood Plan (GNP), The residents of Granborough are creating a Neighbourhood Plan and this needs the involvement of everyone in the village.

11.2.2. Public Meeting: We need everyone's involvement in this task. Please come along to the meeting in Granborough Village Hall on Saturday 19th January 2019 between 10.00am and 1.00pm when you can

- Hear more about this process
- Ask questions
- Give us your first thoughts on how you see the future of Granborough

10.2.2. Background material provided at the OPEN HOUSE EVENT 19th Jan 2019 can be viewed at <https://www.granborough.org/neighbourhood-plan/>

### 11.3. February 2019: Initial results of the Open House event

11.3.1. A drop-in session took place between 10am and 1pm in the Village Hall on Saturday 19th January. The session posed three questions:

- What do you like about living in Granborough?
- What are your main concerns for the future of the village?
- What progress and changes would you like to see?

The steering group circulated a leaflet to all households to share the findings from the meeting

#### 11.3.2. What we learned

In the event, some dominant issues, as defined by numbers of notes posted on the boards, came through. Whilst we will take every single response forward to the next stage of development of the Plan, we set out below the issues that recorded the greatest number of postings.

##### Peaceful environment

The fact that the village is small and quiet, with lovely views and excellent facilities for country pursuits was a key response. There are good footpaths and quiet roads for walking, cycling and riding, although traffic speeds are a key concern. Residents do not want the peace threatened by large or inappropriate developments. A major concern is that this environment could be spoiled by the impact of large housing estates, the proposed east-west expressway and the proposed local 'garden villages'. Concerns are that the beauty of the village would be lost and that traffic and noise would increase.

##### Community spirit

Many residents feel that there is an excellent and friendly community spirit in Granborough, as manifest by the many social groups, church-based activities and the lively pub, although there is a strong desire to encourage young families to participate more. Facilities such as the play area and the village hall play a positive role. Here, again, it is felt that this sense of community might be lost through too large an influx of new residents.

##### Housing

The general feeling is that there is currently a good mix of house types, to suit all ages and income groups. There is a clear majority view that growth in the number of houses should be controlled – with any developments comprising only small numbers at a time, preferably in-fill and certainly not outside the existing built area of the village. Interestingly, views were split about the type of new housing, with some wishing to see cheaper or 'affordable' houses to attract and retain younger residents and to enable older residents to downsize, whilst others preferring to see larger 'quality' homes to maintain/improve the aesthetics of the village and the current housing mix.

##### Specific infrastructure and amenity issues

The maintenance of roads and verges is a major issue where residents would like to see improvements, with safety of the roads being a key factor. The bus service is seen as poor and should be improved. Improved broadband was also a requirement by many. A new or refurbished village hall and a village shop/post office/newsagent were popular suggested amenity improvements.

### 11.4. July/August 2020: The Questionnaire

11.4.1. Every household in the village was delivered a questionnaire and asked to complete it between June and August 2019. The results were then uploaded and analysed using Survey Monkey.

11.4.2. GNP Questionnaire: Shape the future of your local area by helping us to create a Neighbourhood Plan. You will soon receive a questionnaire which is the next step in the development of the Plan. To be a true reflection of all resident's opinions, we encourage individual members from each household to contribute their own opinions and ideas by completing a separate copy of the questionnaire.

### 11.5. November 2020: Presentation of the Questionnaire results

11.5.1. The results of the Questionnaire were presented to the Village on 23rd November 2019 via two presentations in the Village Hall. The presentations were advertised in a Key Messages leaflet delivered to every household.

11.5.2. If you missed the presentations the slides can be accessed here: <https://www.granborough.org/wp-content/uploads/sites/97/2021/02/GNP-Questionnaire-Results.pdf>

## 11.6. January 2021: Status update

11.6.1. Dear Granborough Residents,

As you are aware, on behalf of the Granborough Parish Council (GPC), and following official Government guidance, we have been working to create the Granborough Neighbourhood Plan (GNP). You may also know that progress with this work has been, and will continue to be, slowed down by the on-going COVID-related restrictions on movement and meetings. This leaflet is by way of updating you on progress with the GNP and what happens next.

What happens next?

- The Pre-submission consultation is a requirement under the 2012 Neighbourhood Planning Regulations.
- Stakeholders' include local people, landowners, community organisations, utility suppliers and businesses in the Parish.
- It is important that local people and organisations can ask questions and can comment on the Draft Plan during this consultation. To this end, all will have access to a copy of the Draft Plan and will be invited to make formal comment, in writing, on any of its content.
- The written comments will be assessed and discussed by the Steering Group, who will then make any changes to the Draft Plan before submitting it to Buckinghamshire Council for examination.
- The Steering Group looks forward to hearing from you during the consultation, which will be for a period of six weeks.

11.6.1. The Steering Group is pleased to announce that a Draft Granborough Neighbourhood Plan has now been compiled. The Draft Plan has been endorsed by the GPC and has also been submitted to Buckinghamshire Council for confirmation that it complies with all the relevant statutory requirements.

The immediate next step is to consult with all residents and other stakeholders to gain comments on the Draft Plan, following which, changes may be made prior to submission of the Plan to Buckinghamshire Council. This is called the 'Pre-submission consultation'

## 11.7. August 2021: Status update

11.7.1. The announcement of the start of the Pre-submission Consultation was posted on the Granborough Parish Council Council website, as shown below.



**LATEST NEWS**

The Steering Group is pleased to announce that a Draft Granborough Neighbourhood Plan has now been completed and is available for you to read.

The Pre-submission Consultation will run for six weeks  
**from Sunday 23rd May to Sunday 4th July 2021.**

If you would like to provide feedback, please use the comment form for each comment you would like to make. Then email it to us at [gnpsteering@granborough.org](mailto:gnpsteering@granborough.org) or post it in the box situated on the railings outside of the Village Hall.

All residents will receive a letter telling them who to contact if they need help with the process or have questions about the plan.

## Documents

Granborough  
Neighbourhood Plan  
Final Draft

Feedback/Comment  
Form

Granborough Final Sea  
And Hra Screening  
Report Dec 2020

GNP Questionnaire  
Results

180703 Area  
Designation Application  
Letter

180821 Letter Pc To  
Confirm Granborough  
Na

## 12. Appendix 3: Area Designation

### 12.1. Area designation application

July 2018: Aylesbury Vale District Council has confirmed the receipt of the application for area designation of Granborough Parish.

You can view the application here: <https://www.granborough.org/wp-content/uploads/sites/97/2021/04/180703-Area-Designation-Application-Letter.pdf>

The application will now be subject to a statutory publicity period which will run from 23/7/2018 until 20/8/2018. Once the publicity period has concluded, AVDC will seek to formally approve and designate the neighbourhood area.

August 2018: Aylesbury Vale District Council has confirmed the area designation. You can view the confirmation here: <https://www.granborough.org/wp-content/uploads/sites/97/2021/04/180821-Letter-PC-to-confirm-Granborough-NA.pdf>

One representation was received from Gladmans who requested involvement in the creation of the plan.

### 12.2. September 2018: As a result of a public meeting held in Granborough Village Hall a Steering Group of eight was formed. It was agreed that the Steering Group will be fluid with new expertise being introduced as and when necessary.

For more information about Neighbourhood Plan Consultation, please see AVDC's page here; <https://www.aylesburyvaledc.gov.uk/neighbourhood-planning-summary-and-live-consultations>

### 13. Appendix 4: Granborough Neighbourhood Plan Questionnaire

13.1. The questionnaire version printed and distributed to residents of Granborough

## Granborough Neighbourhood Plan

### Questionnaire

#### ABOUT YOU

Q1	Gender?	Male		Female		Prefer not to say	
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Q2	How many years have you lived in Granborough?	Less than 5 years		5 to 10 years		More than 10 years	
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Q3	What is your age?	Under 18	19-24	25-34	35-44	45-54	55-64	65-74	75+

Q4	What is your Postcode? (See note below)	MK18	
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Note: We are not asking for your name or address but just your postcode to help us identify parts of the community with particular views and needs.

Q5	What is your current housing situation?	Home Owner		Renting	
		Living with family		Prefer not to say	

## **LIVING IN GRANBOROUGH**

Q6	Do you Agree or Disagree with the following statements about Granborough?	Agree Strongly	Agree somewhat	Disagree somewhat	Disagree strongly
	It is a good place to live				
	It is a good place to bring up children				
	It is a good place to live in retirement				
	It has a natural and healthy environment				
	It is very rural and unspoiled with lovely views				
	It is quiet and peaceful				
	It has good facilities				
	It has good public transport connections				
	It has a strong sense of community				
	It has many attractive old buildings				
	It has a well balanced mix of housing				



## **COMMUNICATION**

It is important to us to understand the best ways that can be used to bring you news on the Neighbourhood Plan and relevant local activity and to hear your views on the future development of the Granborough Parish.

Q7	As sources of news and information on the Neighbourhood Plan, how would you rate the following?	Very valuable	Of some value	Not very valuable	Of no value
	Parish noticeboard outside the Village Hall				
	Village/Parish Council website				
	North Marston & Granborough PC Magazine				
	Pew News				
	Notices in "The Crown"				
	Public notice boards in the Village				
	Local newspaper/website				
	Local radio				
	Social media				
	E-mail				

## HOUSING AND LAND DEVELOPMENT IN GRANBOROUGH

The current Vale of Aylesbury Local Plan, which is awaiting final approval by the Government, defines Granborough as a small village, and currently makes no specific site allocations for additional housing in the Parish. However, it is likely that applications will be made for housing to be built in Granborough over the next 10 to 15 years.

The Neighbourhood Plan, which has legal standing, provides an opportunity for the community to influence the size, design, content, and nature of any housing development and to provide for the protection of green spaces.

Q8	Do you agree that there will be a need for additional housing in Granborough over the next 10 - 15 years?	Agree Strongly	Agree somewhat	Disagree somewhat	Disagree strongly

Q9	How many new homes over the period of the next 15 year period do you think would be acceptable?	
	Less than 10	
	Between 10 and 25	
	Between 26 and 50	
	Between 51 and 100	
	More than 100	

Q10	On a scale of 1 to 5 (1 = most appropriate, 5 = least appropriate) what type of future housing development(s) do you think would be appropriate?	Please indicate your preferred choice (s)
	Infill between buildings * (see below)	
	Site(s) of fewer than 10 houses	
	Site(s) of fewer than 20 houses	
	Site(s) of more than 20 houses	
	Conversion of existing agricultural buildings	

\* Infill is defined as a small scale limited development between existing buildings and normally fronting the road.

Q11	If new homes are built in Granborough, which of these types do you think would meet the local need?	Agree Strongly	Agree somewhat	Disagree somewhat	Disagree strongly
	Housing Association homes * (see below)				
	Retirement/sheltered homes				
	Bungalows				
	Smaller houses (1-2 beds)				
	Medium size houses (3+ beds)				
	Larger houses (more than 5 beds)				
	Flats				
	Other				

\* Housing association homes are provided by an organization which owns houses and helps its members to rent or buy them more cheaply than on the open market.

Q12	If new houses are built what criteria should apply?	Agree Strongly	Agree somewhat	Disagree somewhat	Disagree strongly
	Development should not lead to Granborough merging with neighbouring settlements				
	Infill should be in keeping with surrounding properties * (see below)				
	A mix of property types on sites of more than 10 houses				
	Provision of adequate off-street parking				
	Provision of nature areas/green spaces and landscaping				
	Provision of low cost housing				

\* Infill is defined as a small scale limited development between existing buildings and normally fronting the road.

## **LOCAL ECONOMY**

Neighbourhood Planning does create the opportunity for the community to influence the local economy by working with the Local Authority to look at how future development could provide local jobs. Many of our residents currently travel out of the community to work, which increases traffic and travelling costs for working people, and there are limited opportunities for employment within the boundaries of the Parish.

Q13	Do you run a business in Granborough?	Yes		No	
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Q14	Do you think business development sites should be allocated in Granborough?	Yes		No	
-----	---	-----	--	----	--

## **HARD INFRASTRUCTURE**

Hard infrastructure defines the physical and organizational structures and facilities needed for the operation of a modern society. This includes buildings, roads, bridges, power supplies, water supplies, sewers, and basic telephone systems including internet connectivity and broadband speeds. Although Neighbourhood Planning cannot control hard infrastructure your views are relevant for future housing development.

Q15	Which of the following existing facilities do you think need to be improved now or in the future?	Improvement needed	Improvement not needed
	Electricity		
	Gas * (see note below)		
	Sewers		
	Water		
	Drainage		
	Local road condition and capacity		
	Parking facilities		
	Street lighting		
	Pavements and footpaths		
	Internet including broadband		
	Please detail any other observations you have about hard infrastructure now or in the future.		

\* Note: Concerning the provision of gas to the village, we are advised that the costs of mains gas installation would have to be borne by the householder.

An estimated cost for each gas boiler installation would be in the region of £2,000.

In addition, each participating household would be required to pay a share of the cost of connecting Granborough to the mains gas network. This cost would depend on the number of participating households and is unlikely to be less than £10,000 per household.

## **SOCIAL INFRASTRUCTURE**

Social infrastructure refers to all the institutions that maintain the economic, health, social, and cultural standards of a society. This includes education, parks and recreational facilities.

This section is concerned with facilities and amenities within the parish and local area, and how the community uses them.

Q16	Which of the following facilities and amenities do you use?	Daily	Weekly	Monthly	Yearly	Never
	Granborough Village Hall					
	Granborough Church					
	The Crown public house					
	Granborough Play Area					
	Granborough Allotments					
	Land adjacent to Children's play area					
	Green space in Sovereign Close					

Q17	Which of the following facilities and amenities do you think need to be improved now or in the future?	Improvement needed	Improvement not needed
	Granborough Village Hall		
	Granborough Church		
	The Crown public house		
	Granborough Play Area		
	Granborough Allotments		
	Land adjacent to Children's play area		
	Green space in Sovereign Close		
	Please detail any other facilities or amenities you would like to see in Granborough.		

**GREEN INFRASTRUCTURE**

Q18	Which of the following facilities do you think need to be improved now or in the future?	Improvement needed	Improvement not needed
	Footpaths		
	Bridleways		
	Cycle paths		
	Please add any comments you have on green infrastructure		

## **GREEN ENVIRONMENT**

The conservation and appropriate development of the natural landscape that forms such a large part of the land within the parish boundary is particularly important to the production of the Granborough Neighbourhood Plan.

Apart from national planning and countryside laws there are presently no local constraints on the use of land within the parish. The following questions are designed to discover how the community presently uses public areas within the local environment, the value that is placed on the parish surroundings, and what possible future environmental policies might be supported.

Q19	How do you feel generally about the value of the local environment and landscape in Granborough to parish life?	Very important	Important	Not important

Q20	If you use the public footpaths, how often do you walk any footpath in the parish?	Every day	Every week	Sometimes	Never

Q21	If not do not use the public footpaths do you think that any of the following would encourage you?	Yes	No
	Replacing stiles with gates		
	Providing maps and/or guides of local footpaths		
	Situating map and information boards on footpaths		
	Improved signage		
	Please add your ideas relevant to your usage of our public footpaths.		



Q22	If you use the public bridleways, how often do you use any bridleway in the parish?	Every day	Every week	Sometimes	Never
	Please add your ideas relevant to your usage of our public bridleways.				

Q23	Do you think that that certain open spaces in the parish should be designated as “local green spaces” and legally protected from development.	Yes		No	
	Please list any area that you feel should be protected like this.				

## **TRAFFIC AND TRANSPORT**

The Neighbourhood Plan is a land-use document and cannot develop policies to deal with concerns such as public transport provision and speeding. HOWEVER, should future development occur, we can include and reflect particular concerns in these areas where they exist, and we can take these concerns into consideration when formulating the Neighbourhood Plan.

Q24	Do you have concerns about the current volume and speed of traffic using the roads in Granborough?	Yes		No	
	If you have answered "Yes" what are your particular concerns?				

Q25	Do you have any concerns about any specific type of vehicle using the roads in Granborough?	Yes		No	
	If you have answered "Yes" what are your particular concerns?				

Q26	Concerning traffic, do you think that any of the following would help minimise your concerns?	Would provide a solution	Would be part of a solution	Would have no effect
	Physical traffic calming measures			
	Permanent illuminating signs			
	Reduced speed limit to 20mph			
	Restricted access for heavy vehicles			
	Please detail any other suggestions you have for solving your specific concerns			

Q27	How often do you make use of the current bus service?	Most weekdays	Once or twice a week	Once or twice a month	Three or four times a year	Never

Q28	Do you think that the current bus service is adequate for Granborough's needs?	Yes		No	
	If you have answered "No" please give your views on how any improvement could be justified.				

## **HISTORY AND HERITAGE**

Depending on your opinion, the Steering Group will need to consider carefully the importance or otherwise of conserving the history and heritage of the past, both in the built up environment and in the surrounding landscape.

Q29	How do you feel generally about the importance of conserving the parish's historical past and heritage in the future?	Very Important	Important	Not Important
	Please list any buildings, other structures, or natural features in the parish you think it is important to conserve for the future.			
	Please detail any other observations you have about the history and heritage of the parish.			

## **ADDITIONAL COMMENTS**

Please comment below if you would like to expand on any answers you have given, or to raise anything you can think of that has not been mentioned above but that you think should be in the Neighbourhood Plan.

--

That completes the questionnaire.

Thank you again for taking the time and trouble to complete it.

FIND AN EASY-TO-COMPLETE ONLINE VERSION OF THE QUESTIONNAIRE AT: <a href="http://www.surveymonkey.co.uk">www.surveymonkey.co.uk</a> xxx
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Please complete all questionnaires by the 5<sup>th</sup> July 2019

## 14. Appendix 5: Presentation of results of GNP Questionnaire

### ***Summary of Results: GNP QUESTIONNAIRE July/August 2019***

This presentation is available at [www.granborough.org/wp-content/uploads/sites/97/2021/02/GNP-Questionnaire-Results.pdf](http://www.granborough.org/wp-content/uploads/sites/97/2021/02/GNP-Questionnaire-Results.pdf) and is provided here for review within the consultation statement.

#### 14.1. The Questionnaire: Overview

- Leaflets advising the impending arrival of the Questionnaire were delivered to every address in the village
- Members of the Steering Group promoted the Questionnaire at local events
- 2 copies of the Questionnaire were delivered by a member of the Steering Group to each of the 239 houses in the village, including:
  - A covering letter and the option to complete the questionnaire online
  - Advice on collection or delivery to the Village Hall mailbox
- There were more than 300 completed questionnaires
  - More than 40 questionnaires were online submissions
  - Many questionnaires were received via the Village Hall mailbox and the balance collected by a member of the Steering Group

#### 14.2. The Questionnaire: Contents

- The Questionnaire set 30 questions in 12 sections

1. About You	Questions 1 to 5
2. Living in Granborough	Question 6
3. Communication	Question 7
4. Housing and Land Development	Questions 8 to 12
5. Local Economy	Questions 13 and 14
6. Hard Infrastructure	Question 15
7. Social Infrastructure	Questions 16 and 17
8. Green Infrastructure	Question 18
9. Green Environment	Questions 19 to 23
10. Traffic and Transport	Questions 24 to 28
11. History and Heritage	Question 29
12. Additional comments	Question 30

Note: The relevant Question Number will be shown at the top left of the appropriate page

#### 14.3. The Questionnaire: Summary

14.3.1. This presentation is available for download at <https://www.granborough.org/wp-content/uploads/sites/97/2021/02/GNP-Questionnaire-Results.pdf>



- In the 2011 census the population of Granborough was 545
  - 262 Male (48%), 283 Female (52%)
- There were 304 responses (56%)
  - There are approx. 95 children under 18 years, some unlikely to respond
  - 50 aged under 11 years
  - 45 aged between 12 and 18 years
- Adult return rate is above 60%
- Excellent response rates were received from high population areas
  - Green End
  - Winslow Road
  - Denham View
  - Sovereign Close
  - Church Lane

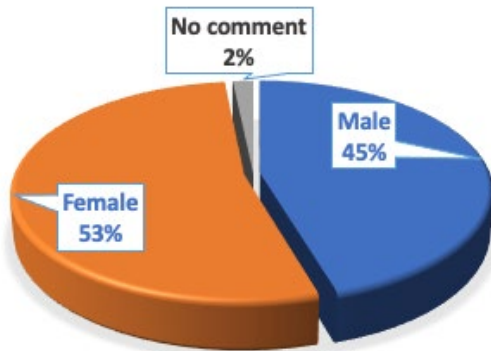
#### 14.4. The Questionnaire: Post Code Summary

Location	Post Code	Population (Data 2011 Census)	Total Returns Final	Ratio rec'vd/pop (final)
Bates Close	MK18 3NH	20	10	50%
Church Lane	MK18 3NN	32	23	72%
Crownside	MK18 3LR	6	4	67%
Denham View	MK18 3NW	47	26	55%
Green End	MK18 3NT	112	74	66%
Hogshaw Road	MK18 3NL	26	12	46%
Hollow Hill End	MK18 3NU	11	7	64%
Marks Orchard	MK18 3QS	39	6	15%
Marston Road	MK18 3JX	5	1	20%
Marston Road (N)	MK18 3NP	36	22	61%
Park Road	MK18 3NS	18	5	28%
Sovereign Close	MK18 3DA	64	38	59%
Winslow Road	MK18 3NJ	105	53	50%
Winslow Road (N)	MK18 3NQ	24	17	71%
Other	Not specified	0	6	
All MK18 3xx		545	304	56%

#### 14.5. Q1: About You

*What is your Gender?*

QUESTIONNAIRE RETURNS BY GENDER

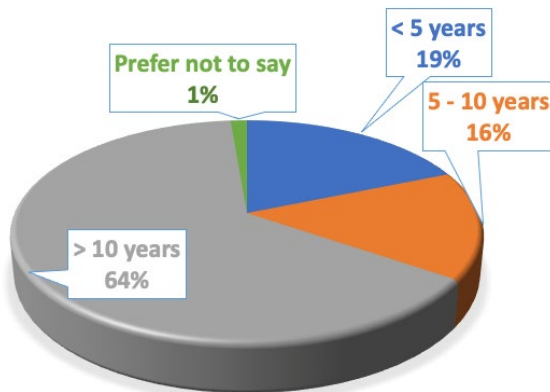


- In the 2011 census the population of Granborough was 545
  - 262 Male (48%)
  - 283 Female (52%)
- In the GNP survey the overall majority of responders (53%) were female
  - This trend was followed in most postcode areas although in Winslow Road the response was equally divided

#### 14.6. Q2: About You

*How long have you lived in Granborough?*

TIME IN GRANBOROUGH

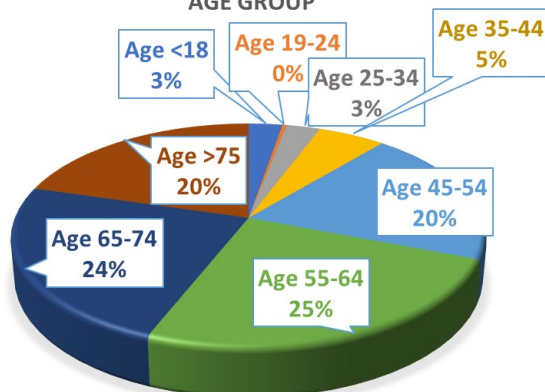


- 64% of respondents have lived in Granborough for more than 10 years
- There is a higher percentage of respondents in the 'less than 5 year' segment than in the '5-10 year' segment
- The estimated average tenure of respondents is 15 years
  - It is 19 years in Bates Close (highest)
  - 16 years in Green End
  - 15 years in Denham View
  - 14 years in Sovereign Close and Winslow Road and
  - 11 years in Park Road (lowest)

#### 14.7. Q3: About You

*What is your age?*

AGE GROUP

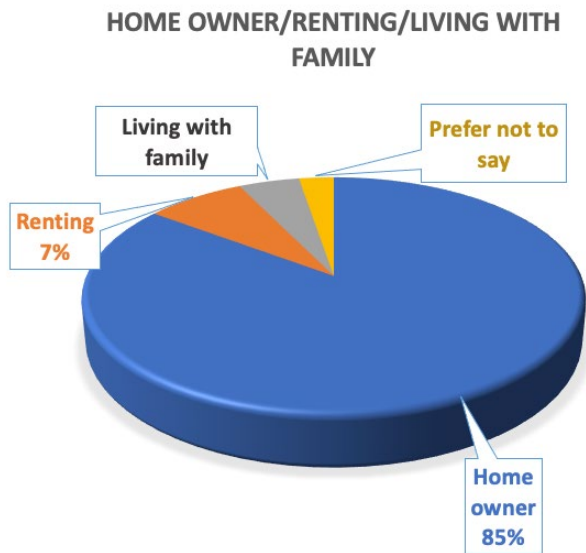


- Responses in the GNP survey in each age group are
  - 44% response from the over 65 group of which 20% from the 65 to 74 group
  - 53% between 18 and 65
  - of which 20% from the 45 to 54 group
  - 25% from the 55 to 64 group
  - 8% response from all those under 45
- The estimated average age of all respondents is 60 years
  - 70 years in Denham view and Church Lane
  - 64 in Green End
  - 60 in Winslow Road and 59 in Marston Road
  - 49 in Sovereign Close

#### 14.8. Q5: About You

*What is your current housing situation?*

- In the 2011 census there were 239 dwellings
  - 131 (55%) detached
  - 85 (35%) semi-detached



- 23 (10%) terraced
- We did not survey the current housing mix at this point
- The situation now is
  - 85% of respondents are owner occupiers
  - Less than 10% are rented
  - Estimated 17% of Granborough residents are under 18 years and living with family

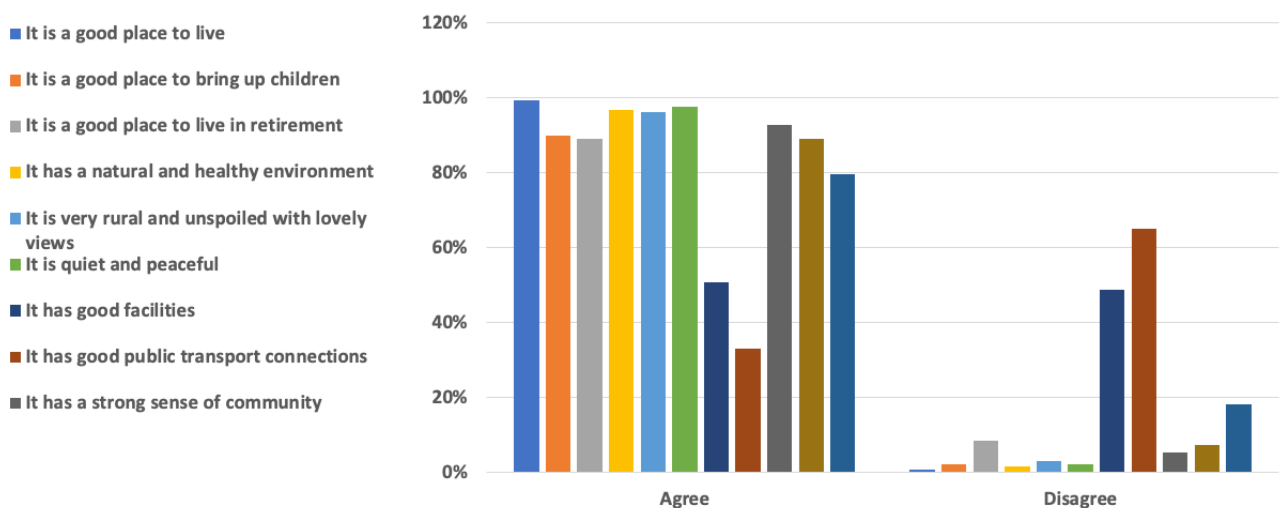
#### 14.9. Q6: Living in Granborough

*Do you agree or disagree with the following statements about Granborough?*

About Granborough	Agree	Disagree	No Opinion
It is a good place to live	99%	1%	0%
It is a good place to bring up children	90%	1%	85
It is a good place to live in retirement	89%	9%	2%
It has a natural and healthy environment	97%	2%	2%
It is very rural and unspoiled with lovely views	96%	3%	1%
It is quiet and peaceful	98%	2%	0%
It has good facilities	51%	49%	1%
It has good public transport connections	33%	65%	2%
It has a strong sense of community	93%	5%	2%
It has many attractive old buildings	89%	7%	4%
It has a well balanced mix of housing	80%	185	2%

#### 14.10. Q6: Living in Granborough

*Do you agree or disagree with the following statements about Granborough?*





#### 14.11. Q7: Communication

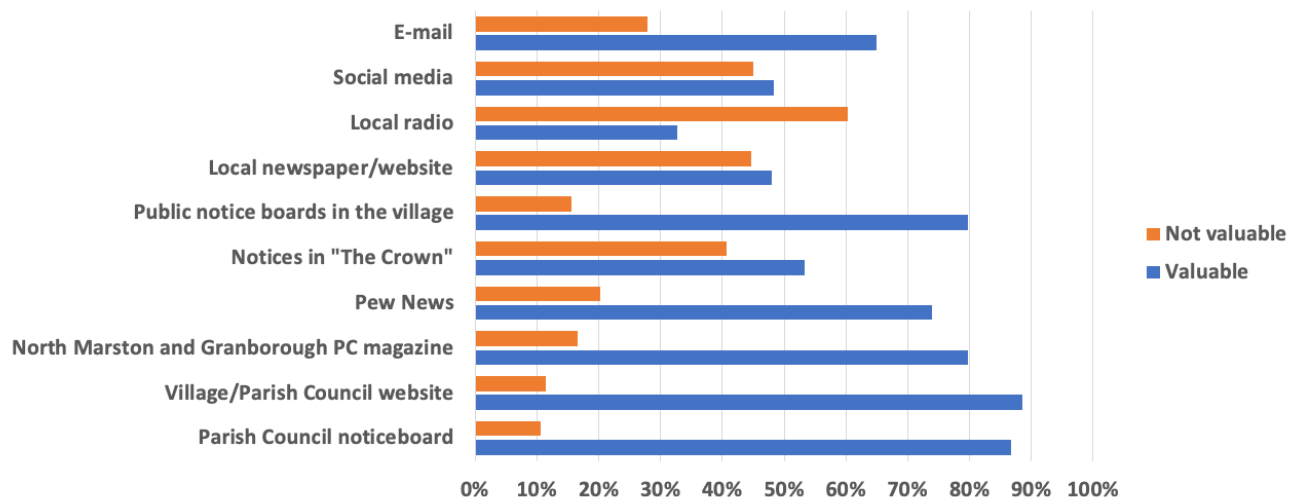
*As sources of news and information on the GNP, how do you rate the following?*

- Parish Council Website - rated at 89% valuable (36% very valuable)
- Parish Council Noticeboard - 87% valuable (41% very valuable)
- NM and G Magazine - 80% valuable (43% very valuable)
- Public noticeboards - 80% valuable (39% very valuable)
- Pew News - 74% valuable, even though it contains minimal detail on the GNP (40% very valuable)
- Notices in "The Crown" - 53% valuable (13% very valuable)
- Local radio, newspapers and e-mail were all of lower value

Communication	Valuable	Not Valuable	No Opinion
Parish Council noticeboard	87%	11%	3%
Parish Council website	89%	11%	8%
North Marston and Granborough PC	80%	17%	4%
Pew News	74%	20%	6%
Notices in "The Crown"	53%	41%	6%
Public notice boards in the village	80%	16%	5%
Local newspaper/website	48%	45%	7%
Local radio	33%	60%	7%
Social media	48%	45%	7%
E-mail	65%	28%	7%

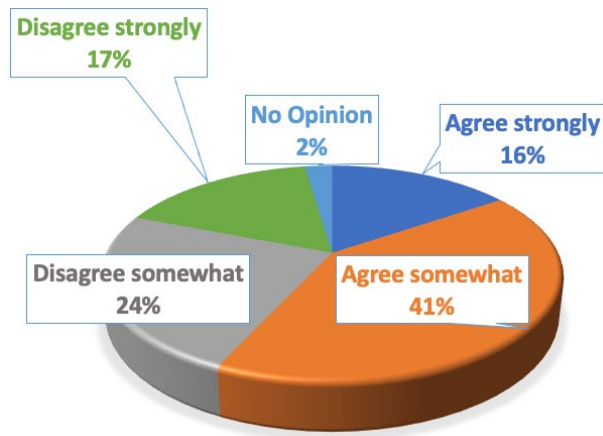
#### 14.12. Q7: Communication

*As sources of news and information on the GNP, how do you rate the following?*



#### 14.13. Q8: Housing and Land Development

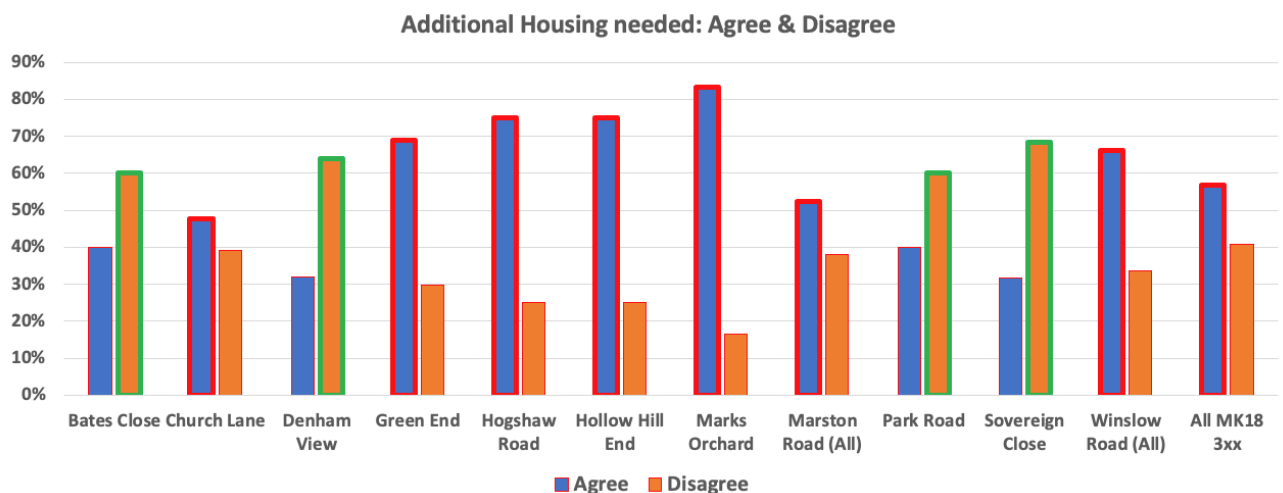
*Do you agree that there will be a need for additional housing in Granborough over the next 10 to 15 years?*



- Granborough is currently classified as a small village which means that no specific required increase in housing stock is defined
  - 57% agree that there will be a need
  - 16% of respondents agree strongly
  - 41% agree somewhat
- 41% disagree that there will be a need
  - 17% of respondents disagree strongly
  - 24% disagree somewhat

#### 14.14. Q8: Housing and Land Development

*Do you agree that there will be a need for additional housing in Granborough over the next 10 to 15 years?*

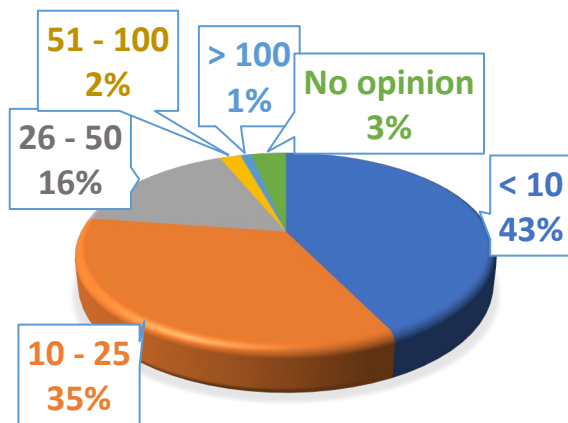


*How many new homes over the next 15 year period do you think would be acceptable?*

#### 14.15. Q9: Housing and Land Development

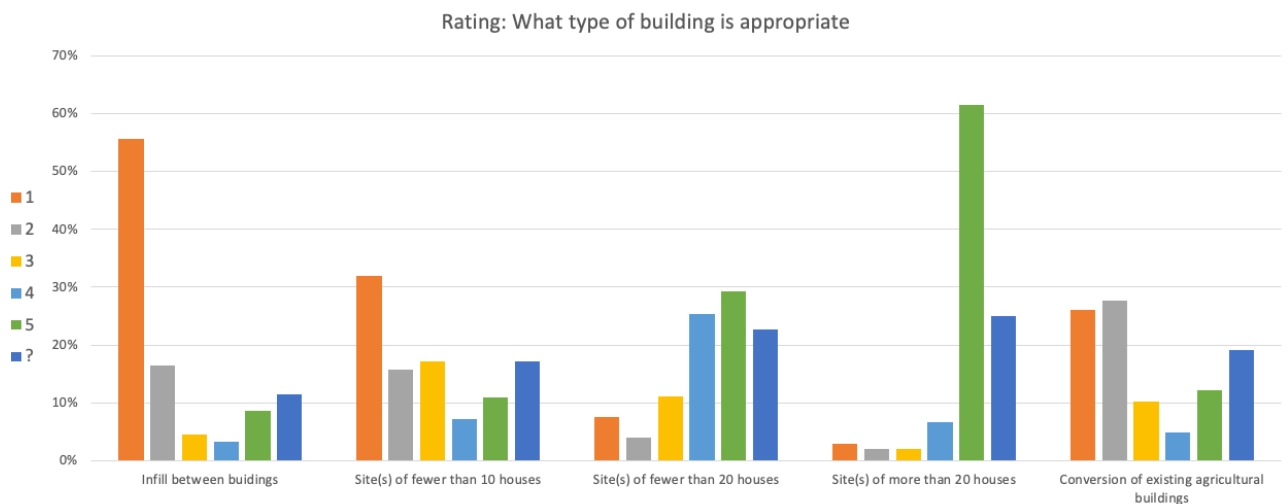
*How many new homes over the next 15 year period do you think would be acceptable?*

- 78% of respondents think that up to 25 new homes in the next 15 year period would be acceptable
- 43% think less than 10 to be acceptable
- 35% think between 10 and 25 to be acceptable
- 19% of respondents think that more than 25 new homes would be acceptable
- 16% think between 26 and 50 houses would be acceptable
- 3% think more than 50 houses would be acceptable



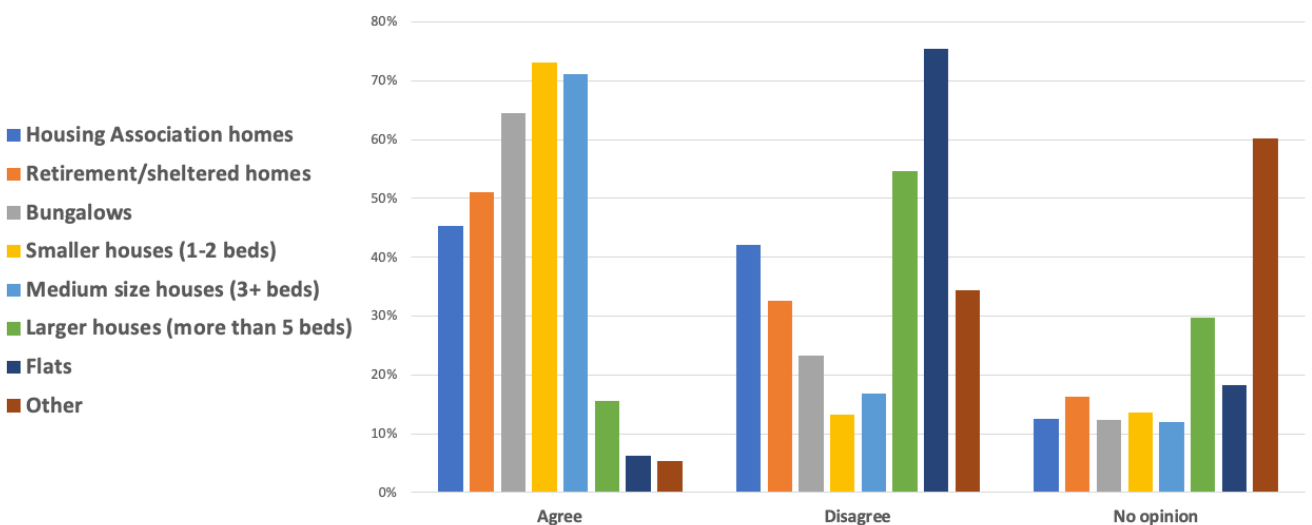
#### 14.16. Q10: Housing and Land Development

*On a scale of 1 to 5 (1 is most appropriate, 5 is least appropriate) What type of housing development(s) would be appropriate?*



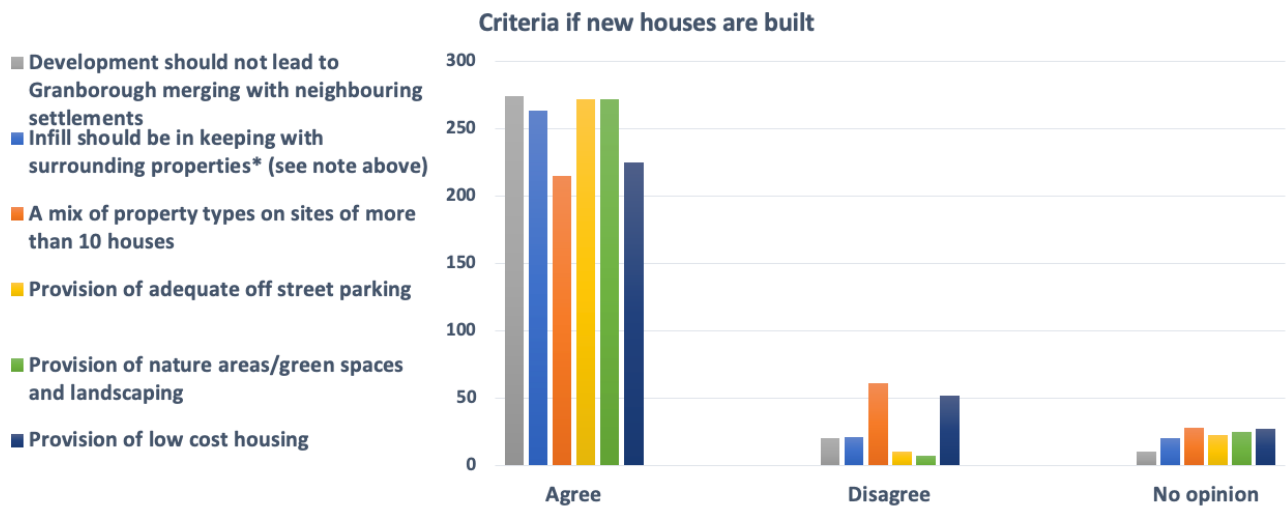
#### 14.17. Q11: Housing and Land Development

*If new homes are built which of these types do you think would meet the local need?*



#### 14.18. Q12: Housing and Land Development

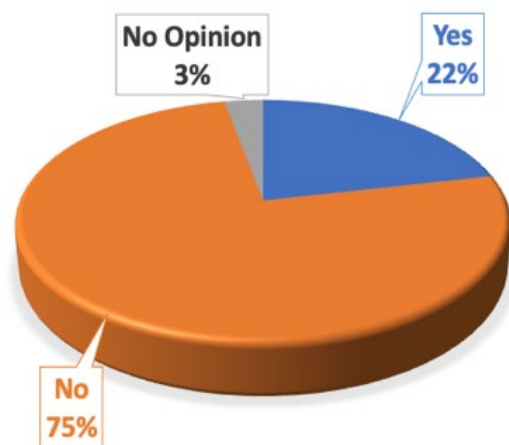
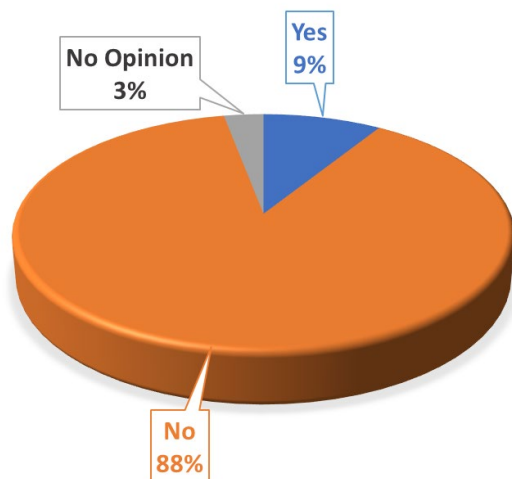
*If new homes are built what criteria should apply?*



#### 14.19. Q13/14: Local Economy

Do you run a business in Granborough?

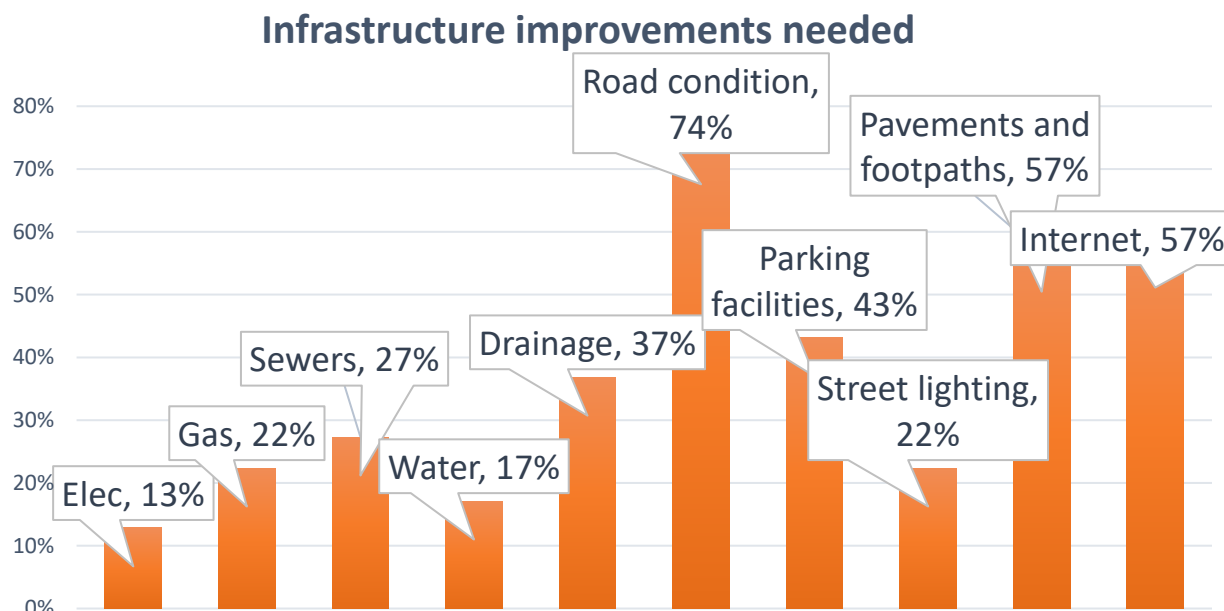
Should business development sites be allocated in Granborough?



#### 14.20. Q15: Hard Infrastructure: Facilities improvement

*Which of the following existing facilities do you think need to be improved now or in the future?*

- Although Neighbourhood Planning cannot control hard infrastructure your views are relevant for future housing development
- More than 1000 inputs defining a need for improvement were received
- The highest % inputs for each item of the total number of respondents were:
  - Local road condition - 74%
  - Internet (incl. broadband) - 57%
  - Pavements and footpaths - 57%
  - Parking facilities - 43%
  - Drainage - 37%



#### 14.21. Q15: Hard Infrastructure: Facilities improvement

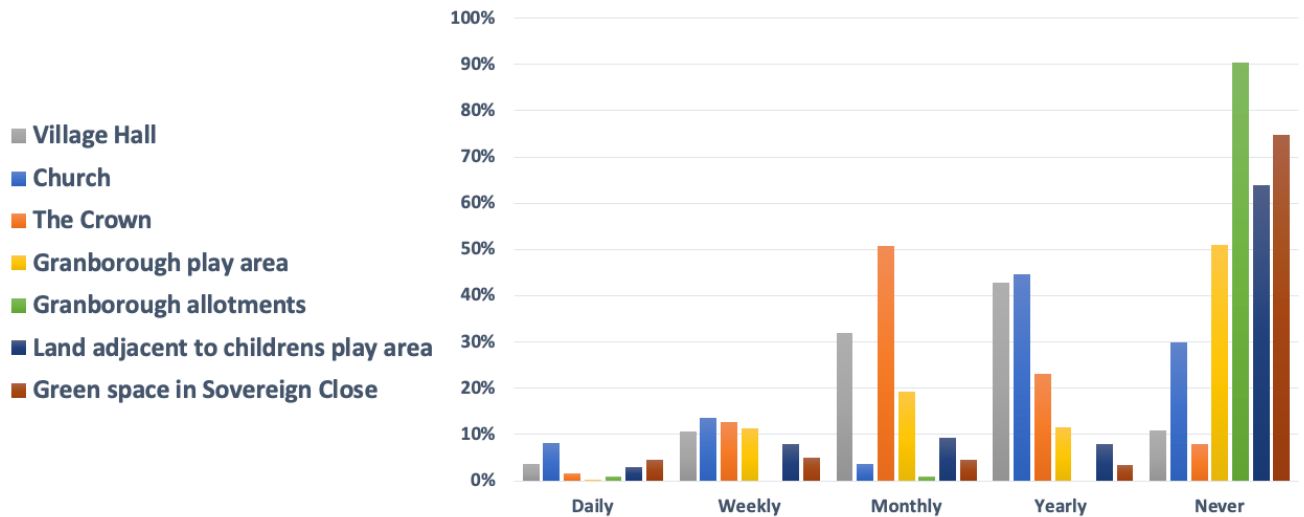
*Please detail any other observations you have about hard infrastructure now or in the future*

*There were 67 responses with 83 comments (in descending order)*

- |  |     |
|--|-----|
| • Roads & Traffic Capacity                           | 22% |
| • Footpaths & Cycle Paths                            | 21% |
| • General all-round improvements                     | 11% |
| • Gas, mainly subject to cost                        | 8%  |
| • Sewers, Drainage, Flooding and Water Conservation  | 8%  |
| • Broadband  | 8%  |
| • Carbon positive, sustainable and alternative power | 7%  |
| • Parking  | 5%  |
| • Satisfied with current situation                   | 5%  |
| • Bus Shelter opposite The Crown                     | 4%  |
| • Street Lighting                                    | 1%  |

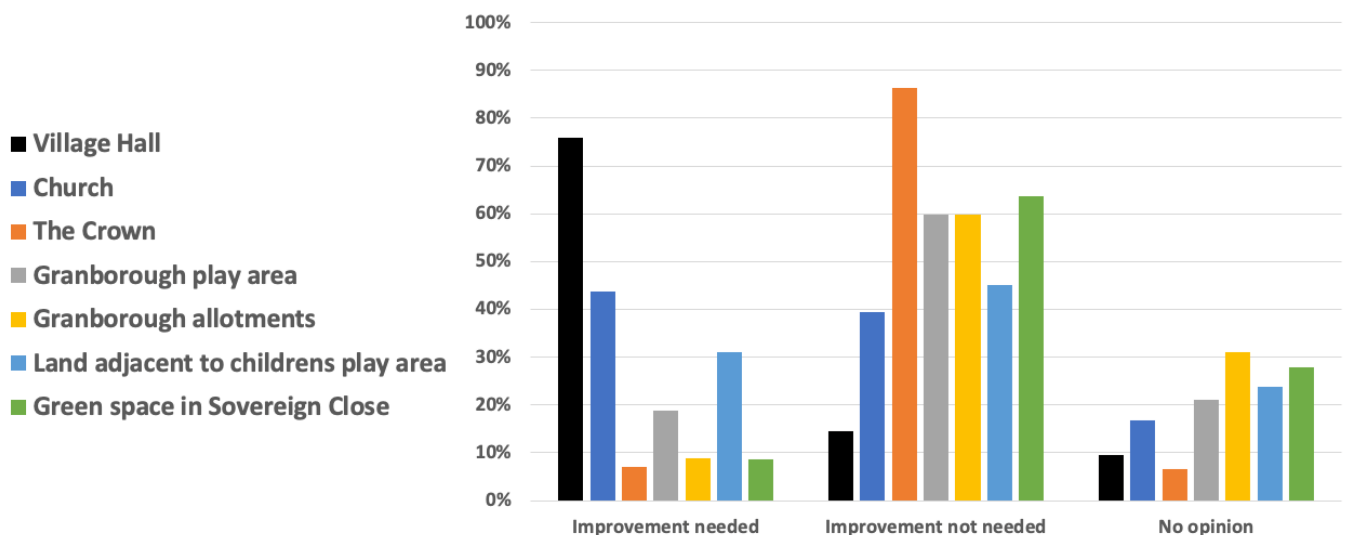
#### 14.22. Q16: Social infrastructure

*Which of the following facilities and amenities do you use?*



#### 14.23. Q17: Social infrastructure

*What facilities and amenities do you think need to be improved now or in the future?*



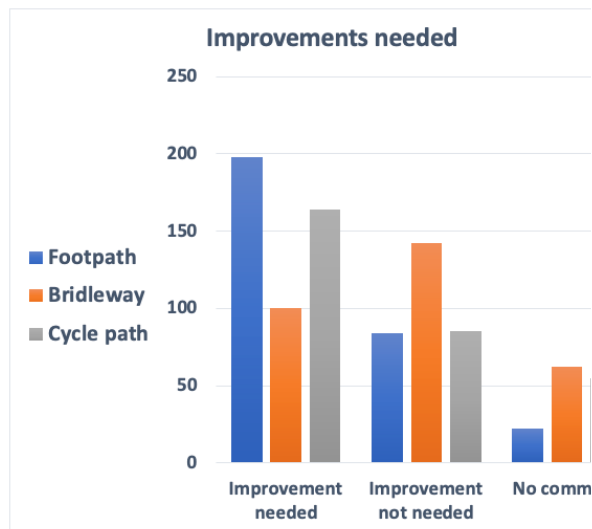
#### 14.24. Q17: Social infrastructure

*Please detail any other facilities or amenities you would like to see in Granborough*

- There were 69 responses
- Many made comment on existing facilities
  - Most in need of improvement
    - The village hall (76%)
    - The Church (44%)
    - Land adjacent to the play area (31%)
  - Least in need of improvement
    - The Crown (86%)
    - The green in Sovereign Close (63%)
    - The allotments (79%)
    - The play area (79%)
- New facilities/amenities suggested
  - The most popular suggestion was a village shop
  - There were requests for special parking for the village hall and Church
  - Some suggested improved use of land next to children's play area
  - Wild flower meadow, nature trail, recreation, outdoor fitness equipment
  - A small number would like cycle paths to NM and Winslow
  - There was some support for improved equipment in children's play area to attract a wider age range

#### 14.25. Q18: Green infrastructure

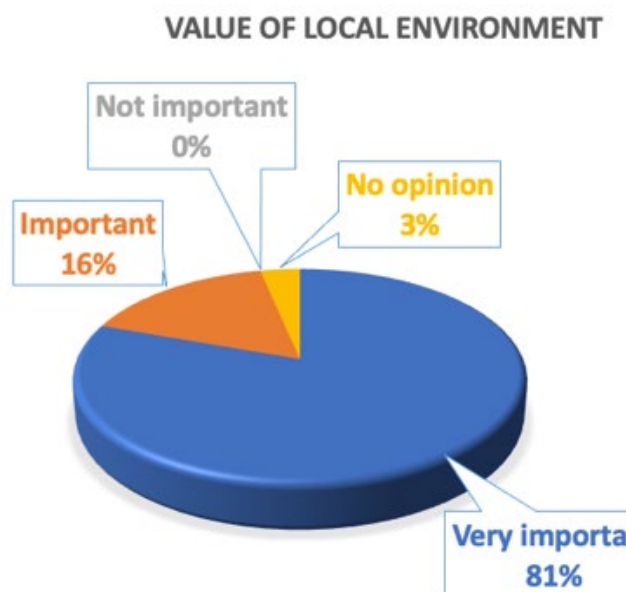
*What facilities and amenities do you think need to be improved now or in the future?*



- There were 56 responses
- 47% considered footpaths were overgrown, lacked proper maintenance, with gates in poor repair and awkward stiles
- 29% wanted a safe walking route to either or both Winslow and North Marston
- Cycle paths
  - We need safe cycle links with neighbouring villages
- Bridleway
  - Problem gates on some bridleways

#### 14.26. Q19: Green Environment

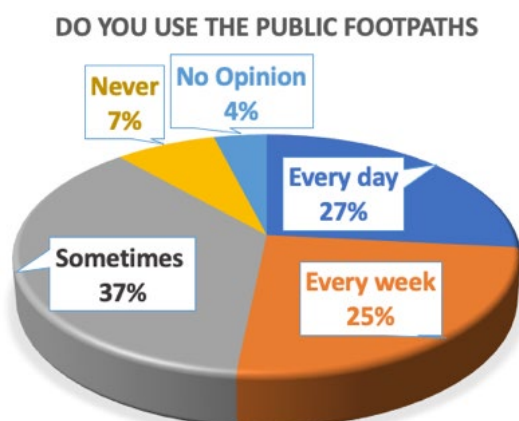
*How do you feel generally about the value of the local environment and landscape in Granborough to parish life?*



- The local environment and landscape in Granborough are highly valued
  - 81% feel that is very important
  - 16% feel that it is important

#### 14.27. Q20: Green Environment

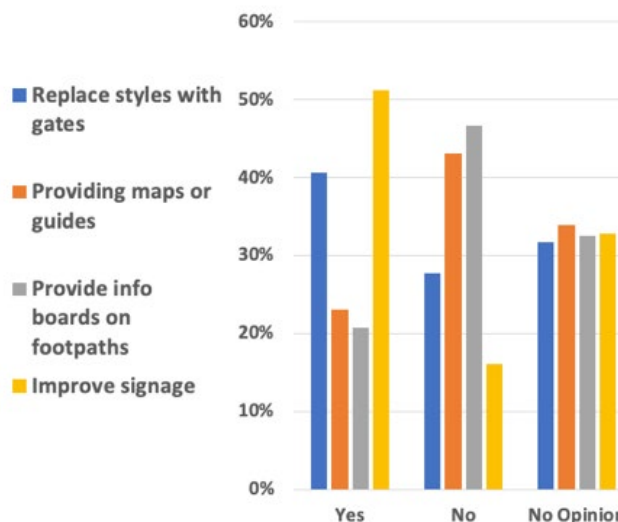
*If you use the public footpaths, how often do you walk any footpath in the parish?*



- 52% of respondents use public footpaths at least once per week
  - Highest % users are from Green End (59%), Winslow Road (54%) and Sovereign Close (53%)
- 37% use **footpaths** on some occasions
  - Highest occasional users are from Green End (33%) and Winslow Road (20%)
- 7% did not use the footpaths

#### 14.28. Q21: Green Environment

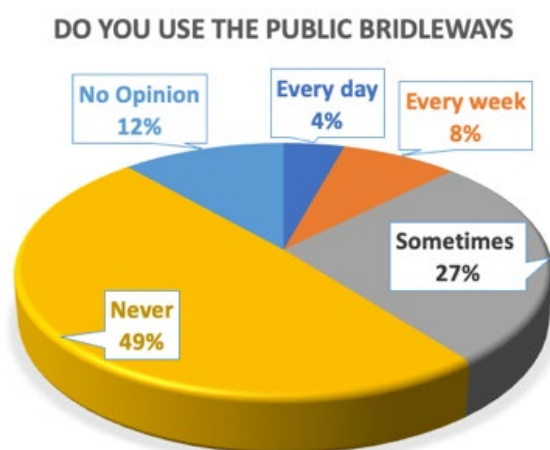
*If you do not use the public footpaths, do you think that any of the following would encourage you?*



- There were 48 responses, some referring to already suggested improvements
- Problems encountered/new suggestions
  - Signs missing or incomplete
  - Paths overgrown
  - Farm animals on open pathways
  - Dog poo bins to eliminate fouling

#### 14.29. Q22: Green Environment

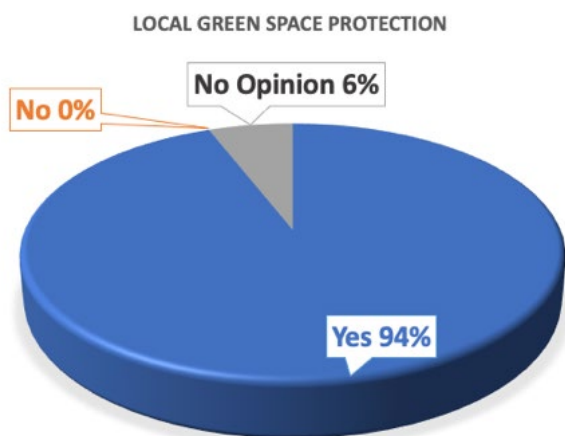
*If you use the public bridleways, how often do you use any bridleway in the parish?*



- 12% of respondents use public bridleways at least once per week
- 16% of respondents who made comment used bridleways only as footpaths
- There were some concerns expressed on ease of access and maintenance
- 27% use bridleways on some occasions
- Highest users are from Green End (37%), Winslow Road (20%) and Sovereign Close (16%)
- 49% did not use the bridleways

#### 14.30. Q23: Green Environment

*Do you think that certain open spaces should be designated as "local green spaces" and legally protected from development?*

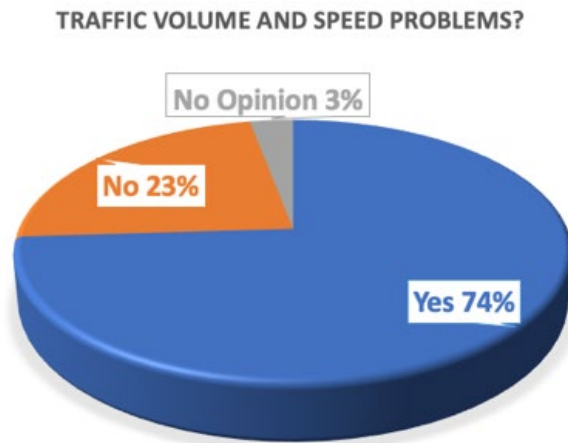


- There were 102 responses and 7 key green spaces were identified
- 12% Farmland adjacent to the village building boundary, including
  - Site of Biggin
  - Land N and S of Green End
  - Land off Hogshaw Road
- 23% Land adjacent Play area
- 4% Allotments
- 10% Play area
- 22% King's field (sledging field)
- 14% Village Green (opposite The Crown)
- 15% Green space in Sovereign Close



#### 14.31. Q24: Traffic and Transport

*Do you have concerns about the current volume and speed of traffic using the roads in Granborough?*



- 74% of respondents have concerns about the volume and speed of traffic is seen as a problem
- Most respondents have concerns about the speed of traffic in the village
- Those concerns were expressed by many residents which are summarised on the next page

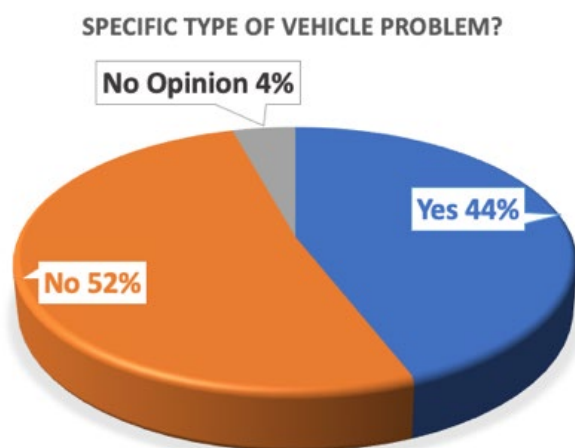
#### 14.32. Q24: Traffic and Transport

*Concerns about the current volume and speed of traffic. If you have answered "Yes" what are your particular concerns?*

- Traffic volume was a problem, particularly in Green End (13%)
- Speed was a problem throughout the village (53%) and in the following areas in particular:
  - Green End 17%
  - Winslow Road 13%
  - Hogshaw Road 9%
  - North Marston Road 8%
- Key suggestions made
  - 20MPH speed limit in Green End
  - Restrict parking on Hogshaw Road/Winslow Road outside the Crown
  - Mini roundabout at the junction of Church Lane, Marston Road and Green End
  - Mini roundabout at the junction of Hogshaw Road/ Winslow Road

#### 14.33. Q25: Traffic and Transport

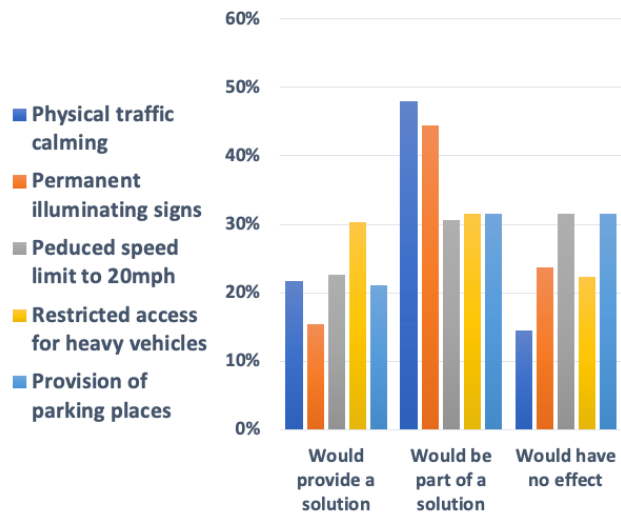
*Do you have concerns about any specific types of vehicles using the roads? If you have answered "Yes" what are your particular concerns?*



- 44% of respondents have concerns about vehicle types
- 131 written comments were received and the following concerns highlighted
  - Excessive numbers of HGVs (67% response) and in particular HGVs in Green End (24%)
  - Tractors and heavy farm vehicles particularly in Green End and Hogshaw Road (18%)

#### 14.34. Q26: Traffic and Transport

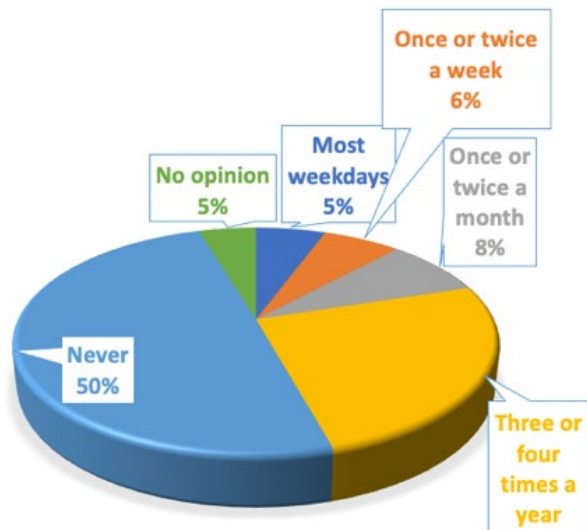
*Concerning traffic, do you think that any of the following would help minimise your concerns?*



- 85% of respondents gave their opinion on possible solutions
- Which methods would provide or be part of a solution?
  - 83% Physical traffic calming
  - 72% Permanent illuminating signs
  - 63% Reduced speed limit to 20mph
  - 73% Restricted access for heavy vehicles
  - 63% Provision of parking places

#### 14.35. Q27: Traffic and Transport

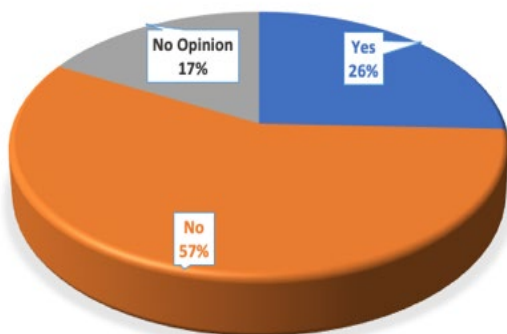
*How often do you make use of the current bus service?*



- 50% of respondents never use the service
- 26% use the service only 3 or 4 times a year
- 19% use the service at least once per month
- 8% use the service once or twice a month
- Only 11% use the service on a daily or weekly basis

#### 14.36. Q28: Traffic and Transport

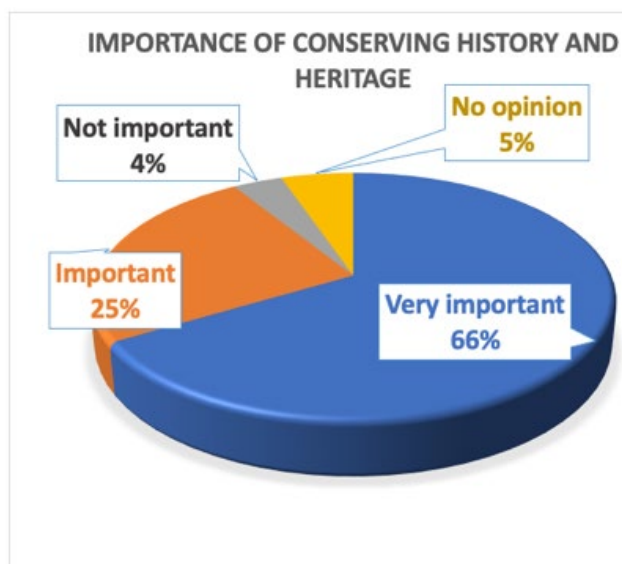
*Do you think that the current bus service is adequate for Granborough's needs?*



- 57% of respondents do not consider the service to be adequate
- One clear message was given in the 149 responses
  - 39% of responses (out of 149) thought that a more frequent and regular bus service (7 days, from earlier in the morning to later in the evening) would significantly benefit Granborough and lead to much higher levels of bus usage.
- Perhaps some concerns are less relevant after the service was replaced

#### 14.37. Q29: History and Heritage

*How do you feel generally about the importance of conserving the parish's historical past and heritage in the future?*



- There were 157 responses on preservation of buildings, structures and places
  - Church 117
  - Village Hall 108
  - Buildings over 100 years old 54
  - Crown Public House 39
  - Green Environment 16
  - Places of special interest 11  
(Mill Knob, Biggin and King's field)
  - Play area 7
  - Other comments 9

#### 14.38. Q30: Additional comments

- There were 63 responses. Here are the main themes:
  - Keep Granborough small and contained. Maintain Granborough village characteristics and keep it distinct from town living
  - No expansion outside the current village footprint
  - Protect Granborough from effects of HS2 and the Oxford-Cambridge expressway
  - Limit development of equestrian facilities in balance with local needs
  - Control barn conversions in balance with the current property mix
  - Attract and keep younger residents
  - Encourage building of smaller homes, starter homes
  - Support development of cycle paths and improved pathways to adjoining communities to utilise shared resources (village shop, sports fields)
  - Positive support for efforts to create the GNP

***Summary of Results: GNP QUESTIONNAIRE July/August 2019. Thank you for viewing***