



Thank you to everyone who came to the November meetings. Below are some topics that were raised.

Queries to: info.whitchurchplan@gmail.com

Why are we developing a Neighbourhood Plan? A Neighbourhood Plan allows the village significant new control over the future location, number and types of housing development in the parish until 2040.

How does the plan get approved? An independent Government Inspector must approve the final draft Whitchurch Neighbourhood Plan to ensure compliance before it can be put to the residents on the Parish electoral register to vote Yes or No. If YES it will be formally adopted into local planning regulations.

How is the Neighbourhood Plan being developed in our parish? Grants from Central Government were received. In spring of 2021 all landowners were contacted to understand where land might be available. In July of 2021 a series of meetings were held to share these sites with residents. Site owners were then asked to provide initial ideas as to what type of homes they propose to build and were shared with the village in four meetings in November 2021.

Who else is involved? All the sites that choose to submit outline plans will be subject to expert technical, strategic and environmental assessment. This comes from Buckinghamshire Council, Locality, Aecom, Historic England, Natural England and the Environment Agency amongst others.

What type and style of homes will be built? A housing 'code' will be part of the plan. We anticipate houses built in a predominantly traditional style using traditional materials. A formal housing survey is being conducted but smaller, affordable and downsizing homes are anticipated as the main focus.

Who decides how many houses we are expected to build? The VALP (Vale of Aylesbury Local Plan) was finally adopted by Buckinghamshire Council in the autumn of 2021 and it is anticipated that Whitchurch will have a formal new homes target set by Buckingham Council before the end of 2021.

What is a settlement boundary and why does it matter? Once the sites for inclusion in the plan have been decided a settlement boundary will be drawn around both existing houses and all allocated new site/s. The settlement boundary will be used to protect the built environment of Whitchurch and will be much smaller than the Parish boundary. We don't have one today.

Who decides where the houses get built? The Neighbourhood Plan process take inputs from the technical assessments as to the appropriateness and suitability of each site in the process and will also take into account the policies that all the consultations have helped to form with regard to the style, size and location of new homes within the village. An independent examiner will ensure all processes have been followed and that the necessary evidence exists. The Neighbourhood Plan put to the village will include specific new proposed sites. A Neighbourhood Plan is always a YES/NO vote for those sites and does not propose different options.

How will the school cope with the extra numbers? Approx. 4 out of 10 of pupils in Whitchurch Combined School live out of Parish. If there were more school aged children in the village over time there would be more village children in the school.

To what extent can the Neighbourhood Plan seek to improve the existing infrastructure, facilities and amenities in the village?

A Neighbourhood Plan is a specific type of plan that is concerned with the building of new homes or premises and can also provide additional protection for important green spaces. Once adopted a Neighbourhood Plan becomes part of planning law, but as such it can only relate to issues that involve planning consent. Volume and speed of traffic through the village is a big issue, but whilst the highways authority will oversee access to any new developments, The Neighbourhood Plan can't demand general improvements to the local highway network. Once final sites have been identified discussions will take place with landowners/developers and where appropriate the group will seek support for such traffic management measures that might be appropriate and permitted by highways.