



Let's get the Neighbourhood Plan Done!

Update and Considerations for the Parish Council
Submitted by the Steering Group
9th September 2022



A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE

The Landscape within which the NP is being developed



APATHY - Low levels of engagement in public consultations suggests a broader lack of interest in the work of the PC



BC data shows traffic and speeding has increased, no sign of this abating and no calming measures in place to resolve



Lots of damaging gossip about the PC & the NP with very few facts to back it all up / angry residents appearing at meetings



Lack of ongoing communications with Parishioners as to what is really happening with the NP & PC



Historic hedgerows and trees have been destroyed to new developments and HS2 with no sight of any replacements



Inadequate Sch 17 mitigation plans for flooding in the village, more housing in the Parish to come



Residents Group feeling unheard and unsupported by the PC and the NPSG



Over £80k spent on the NP to date and no public sight of projected spend to completion



The Parish's unique 'village atmosphere' is being threatened and there 'appears' to be no plan to protect it

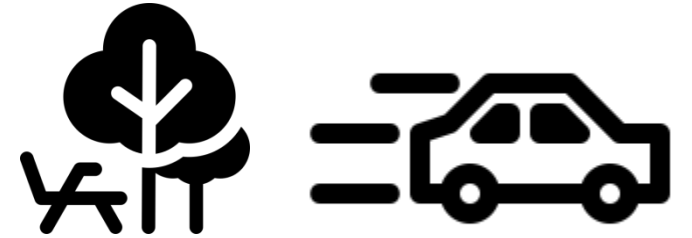
Communication can overcome some of these issues and create a more positive environment from which to complete the Plan



The Parish Council is working closely with Bucks Council, local community groups & HS2 to mitigate where possible across all factors impacting the Parish residents, businesses and visitors



The Parish Council has a full compliment of Councillors, working together to support everyone across a multitude of issues and projects



The NP aims to address many of the issues such as over-development of the Parish, traffic, green space preservation, village protection, maintaining countryside etc

The desired end goal of the Neighbourhood Plan

- ✓ Parishioners feeling positive & excited (if a tad relieved) that their Parish will have a strong NP to protect it going forwards
- ✓ An overwhelmingly positive vote to proceed with the Reg 16 Version of the Plan to be published
- ✓ Perception & sentiment surrounding the Parish Council will be improved, clarified, forward-looking and constructive
- ✓ Engagement levels with parishioners will have increased, interest in the work of the Council will improve
- ✓ With greater understanding (& appreciation) for the work of the Council, this will create more volunteers, support and assistance
- ✓ Reputation with all Stakeholders, Contractors, Developers, Bucks Council, HS2 etc is maintained and improved upon



There are currently 3 key stages to the completion of the Neighbourhood Plan (NP)



Status on the 5 parts to the Plan (includes new ideas)

Southern Boundary

- Positive meetings conducted with developers, consultants & architects
- Land Trust being set up to establish partnerships with stakeholders

Stoke Brook Country Park

Stoke Brook Corridor & Western Boundary

- Meetings conducted with developers, HS2 contractors and Environmental consultants (tree planting)
- Drawings for land use in progress with SG Contractors

Village Centre Revival

(combo with Southern Boundary)

- Evidence & Policy Papers drafted
- Concept drawings of the area completed
- Deliverability meetings still to take place
- Public consultation required

Parish Centre

- Feasibility sketches completed
- Landowner & Deliverability meetings still to take place

Bucks Sports & Social Club

- Garden Square design agreed
- SG unanimously agreed to revert to Reg 14 (designated space status for this site)
- 'Task & Finish' Working Group formed with SG & Residents Group to provide alternative proposal – public consultation required

There are 4 areas which are required in order to complete the Plan

Project Management

- Oversight of entire project
- Chairing monthly in-person SG meetings
- Driving online working meetings (as required)
- Project reports, minutes, budgets, governance, timings, contractors etc

Communications & Engagement

- PC comms about state of Council
- Oct/Nov Consultation (if required)
- December Reg 16 Draft
- Early Spring (tbc) Referendum
- Summer (tbc) Published Plan

Deliverability

- HS2, SEALR, Highways
- Aylesbury Garden Town
- Aylesbury Town Council
- Land Trust organisation
- BC (Planning Policy Team)
- Manor Oak Homes
- Richborough Estates
- Hambledon Land
- Landowners (of various areas including Parish Centre), AGT1 (Consortium) & AGT2 (Gleeson Strategic Homes/Consortium)

Redrafted Plan for Reg 16 submission

- Various parts can be edited already
- Updates required on new parts from Reg 14
- Additions/updates
 - Village Centre Revival
 - Parish Centre Update
 - Stoke Brook Country Park Updates

Resources in place and gaps to be filled in order to complete the Plan

Project Management

Jo has agreed to Chair SG meetings each month and provide project management oversight with **Gaurav** supporting. The SG desires **Angie** to continue her excellent administration, research, co-ordination and archiving work on behalf of the SG

Communications & Engagement

Paul, Asad & Jo will support the PC's Communications activities, utilising **Breakthrough Communications** and a **Website Contractor (Marley Design – tbc)** to execute the strategy and ideas given lack of bandwidth and capability both in the SG and Clerking Team. Should an additional consultation be required then these same consultants will need to be engaged as well as **People & Places** to conduct the online survey

Deliverability

Richard, John & Kirsty have offered to attend meetings where possible, with **Angie** providing admin support, however this area requires a **Chief Negotiator** in order to drive deliverability agreements, which will determine the content of the final draft. Should the PC wish to pursue the deliverability work of the current ideas, then a **Freelance Planner** along with our architects **Untitled Practice & Urban Movements**, plus our legal consultants, **Bell Cornwell**, will need to be engaged to conduct this part of the project

Redrafted Plan for Reg 16 submission

No SG Member is able to do this, so **David Starr / Freelance Planner / Retired Planner** need to be engaged to edit and redraft the plan

Items in orange have a cost associated with them

DECISION TIME: Trade-off's to be made

What's more important to the PC re: the NP?



Resources required
Quality of Plan
Timing is Key
Public Engagement & Sentiment
Feasibility
Deliverability
Any plan is better than no plan !
PC Reputation
Protecting the Parish
Improving Parishioners Lives



There are THREE ways forwards



SUBMIT THE PLAN AS IT STANDS TODAY

- ✓ No further meetings will be held to ascertain deliverability on current and new ideas to be included in the final plan, significant edits to be made from the current plan
- ✓ Will incur limited costs for contractors and freelancers



UPDATE THE PLAN & SUBMIT WITHIN A DEFINED TIMEFRAME

- ✓ Set a deadline to submit the plan
- ✓ This will limit the number of meetings / discussions to be held with developers to ascertain deliverability and limit the content of the updated plan
- ✓ Will incur costs for contractors and freelancers



REDRAFT THE PLAN TO INCORPORATE ALL NEW IDEAS & DELIVER WHEN IT'S READY

- ✓ No set deadline to submit the plan
- ✓ Will be delivered once all meetings / discussions / ideas / plans have been completed to ensure deliverability
- ✓ Will fully protect future of the Parish if protected, but only at the time of the submission
- ✓ Will incur high levels of costs for contractors and freelancers

Regardless of which option you choose the SMPC needs to up its game with engagement & communications immediately

- ✓ Re-do SMPC **Website / homepage** for regular updates & to create interest in the work of the PC
- ✓ Commence regular engagement with **Social Media** accounts (Facebook, Twitter)
- ✓ Create an **Instagram** account and commence feed to ensure images of the work of the PC are communicated

- ✓ Create short **handouts** for all monthly Council meetings so that news can be shared in a non-digital manner
- ✓ Ensure all **Parish noticeboards** are updated regularly with news, updates and key facts
- ✓ Put **banners/posters** around the Parish communicating the desire for public engagement



Final Thoughts & Budget implications

- **PC Comms & Engagement needs to proceed regardless of the way forward for the NP:**
 - PC website urgently requires redesigning and updating
 - Budget & resources required for social media, update handouts, posters etc
- **SG Budgets to be agreed (regardless of way forward for the NP):**
 - Administrator Contract to be renewed until 31st May 2023, with increase in hourly rate £15 to £20 with immediate effect
 - Editor to finalise the Reg 16 Plan will need to be engaged – cost unknown at this stage
 - Comms materials & resources will be required to ensure statutory requirements are met and PC engagement promises are fulfilled
- **Reminder of current budget status:**
 - Circa £2k has already been set aside for Breakthrough Comms
 - £15k left in 2022/23 budget, with £40k earmarked for feasibility/deliverability studies
 - Unclear whether grants / other sources are available to us ?

Back-up slides / further information and detail

Progress to Date

Southern Boundary

- We have met with Richborough Estates and Manor Oak Homes, together with their consultants and architects, to discuss their proposals for developing these areas
- We are eager to see non-market housing, but the Parish is very short of other sorts of facilities such as sources of employment and the Steering Group is open to some commercial development and care facilities
- Both businesses are eager to stress their willingness to compromise and are very positive about co-operating with us to co-ordinate this area as a whole
- Discussions are on-going and Untitled Practice has been constructing sketch maps of the proposals for this area
- We are looking into setting up a Land Trust to establish partnerships with communities, landowners, developers and local authorities
- By working with these stakeholders, we want to identify appropriate solutions for managing our green spaces for the long term and in a way that delivers maximum community impact for the benefit of the people in the Parish

Progress to Date

- We have met with Hambledon Land, together with their consultants, to discuss their proposals for the development of care facilities in this area – these dialogues are on-going
- A meeting was also held with HS2/EKFB (Eiffage, Kier Group, Ferrovial Construction, and BAM Nuttall) to discuss land obtained for the construction of the High-Speed Rail link
- A vision for the land use (when no longer needed) is being drawn up by Untitled Practice and delivery mechanisms by the Neighbourhood Plan Steering Group
- EKFB have forwarded their mapping for this area of Phase 1 for us to use
- Bucks & MK Natural Environment Partnership have given their advice on the planting of further Black Poplar trees in this area

Progress to Date

**Village Centre
Revival**
(combo with Southern
Boundary)

- New Evidence and Policy Papers have been drafted following the resident's feedback on the survey results of public opinions produced by People & Places
- Due to the HS2 installation taking place, the Risborough Road will no longer be in full use and with the SEALR also being constructed, the traffic volume along Lower and Station Road will be reduced
- Urban Movements have drafted a concept drawing of the area for the Neighbourhood Plan to develop further and this will include traffic management near to the village green, Primary School and Church area; to bring it into line with Garden Town / Parish standards
- The village green could be reinstated, following suggestions from the residents and there will be an area of the parish which reflects historic layouts and brings a potential area of attraction to the village neighbourhood

Progress to Date

Parish Centre

- Untitled Practice have drawn up sketches for proposed uses in this area, such as sports facilities, market square etc. for community events
- Meetings with landowners have not yet taken place

Bucks Sports &
Social Club

- This area has had a change in Policy from Regulation 14 (Initial pre-submission consultation)
- An on-line webinar meeting was held with residents, asking for their comments and concerns regarding this site and the proposed development
- A new working group has been established between members of the SG and the Residents Group to provide the PC with an alternative proposal to the BC and SG hybrid plans developed the past few months

Detailed Communication Plan - Key Questions to Answer

Sept 2022

Oct 2022

Nov 2022

Dec 2022

NP & PC Meetings & Comms

Pre-Completion Comms

NP Consultation (if required)

Reg 16 Plan Comms

What's happening with the Parish Council?

What is the PC doing to make my neighbourhood better?

When will the NP be finished & how much will it cost?

What's happening with SEALR & other transport issues?

What's happening with HS2 mitigation & funding?

What are the new additions to the Neighbourhood Plan?

What's happening with all the new housing developments?

Detailed Communication Plan – Key Messages

What's happening with the Parish Council?

What is the PC doing to make my neighbourhood better?

When will the NP be finished & how much will it cost?

- Who is the new Chair and who are all the Councillors (profiles)
- PC Update on all projects (including Strategic projects)
- NP 9-month timetable & budget

What's happening with SEALR & other transport issues?

What's happening with HS2 mitigation & funding?

- Timings & completion SEALR
- Traffic calming measures in Neighbourhood Plan
- Short-term measures
- Burial Ground asbestos removal
- Mitigation Funding
- Bypass timings

What are the new additions to the Neighbourhood Plan?

- BSSC site update
- Village Renewal Plans
- Parish Centre Plans

What's happening with all the new housing developments?

- 106 funds
- Southern Boundary
- Stoke Brook Corridor