

WADDESDON PARISH NEIGHBOURHOOD PLAN 2013 - 2033



REFERENDUM PLAN

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FOREWORD

Waddesdon is a truly unique and special place. While villagers throughout the UK say that about their communities, we in Waddesdon are extremely fortunate to live amongst an array of distinctive, beautiful historic buildings which distinguish our village from all others, framed by the breathtaking landscape of Northern Aylesbury Vale. It is this juxtaposition of stunning rural setting and immediate access to the countryside, with elegant architecture that makes Waddesdon a genuinely “one-of-a-kind” place that residents, as well as visitors, adore.

Yet all is not purely rosy in Waddesdon: the community is divided, quite literally, by the A41, which poses real challenges to the village in many ways. Waddesdon Manor has “put Waddesdon on the map”, and provides outstanding recreational opportunity, as well as employment, to villagers; at the same time, the traffic generated by increasing visitor numbers puts pressure on the village’s road network. The success of our ‘Outstanding’ Church of England Secondary School attracts families from miles around, bringing in yet more vehicles and inflating house prices. Being popular can create its own issues!

Villagers in Waddesdon recognise the need to develop a positive, constructive vision of the future, and want to take control, to the extent possible, of the manner in which Waddesdon evolves. Residents have articulated very clearly their strong desire to protect Waddesdon’s extraordinary heritage, as well as to ensure that it remains a rural village. This Neighbourhood Plan has been designed to encourage sustainable development, enabling Waddesdon to achieve the growth that is required and can be accommodated realistically, while meeting the vital criteria that the community has set.

We would like to thank the Neighbourhood Plan Steering Group for their extremely hard work and continual valuable insight, as well as the Parish Council for their support of this effort. We would also like to thank the Waddesdon community for their interest, input and involvement during the creation of this Neighbourhood Plan.

Lee Turkel
Chairman,

Waddesdon Neighbourhood Plan Steering Group

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Waddesdon Parish Council



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1. INTRODUCTION & BACKGROUND

- 1.1. Waddesdon Parish Council is preparing a Neighbourhood Plan for the Waddesdon Parish Neighbourhood Area (shown in Figure 1) designated on 1 April 2015 by the local planning authority, Aylesbury Vale District Council, under the provisions of the *Localism Act 2011* and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown below.
- 1.2. The purpose of the Waddesdon Neighbourhood Plan is to allocate development land and to make planning policies that can be used by the District Council to determine planning applications in the area for the period 1 April 2013 to 31 March 2033. Its policies will aim to plan for the sustainable growth of the village, while protecting the special historic character of the village and its surrounding landscape setting.
- 1.3. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and carries significant weight in deciding planning applications. Plans can therefore only contain land use planning policies that can be used for this purpose.
- 1.4. This often means that important issues of interest to the local community cannot be addressed in a Neighbourhood Plan, if they are not directly related to land use planning.
- 1.5. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some ‘basic conditions’. These are:
 - Is the Plan consistent with national planning policy?
 - Is the Plan consistent with local planning policy?
 - Does the Plan promote the principles of sustainable development?
 - Has the process of making of the Plan met the requirements of the European environmental standards?
- 1.6. In addition, the Parish Council must be able to show sufficient community engagement, and that it has a properly consulted local people, landowners and other relevant organisations during the process of making the Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations, as amended.
- 1.7. These requirements have been tested by an independent examiner. The examiner has recommend that the Plan goes to a referendum of the local electorate, with modifications that have been incorporated into this Referendum Plan. If a simple majority of the turnout votes for the Plan, then it is adopted by AVDC, forming part of the formal planning policy for the area.

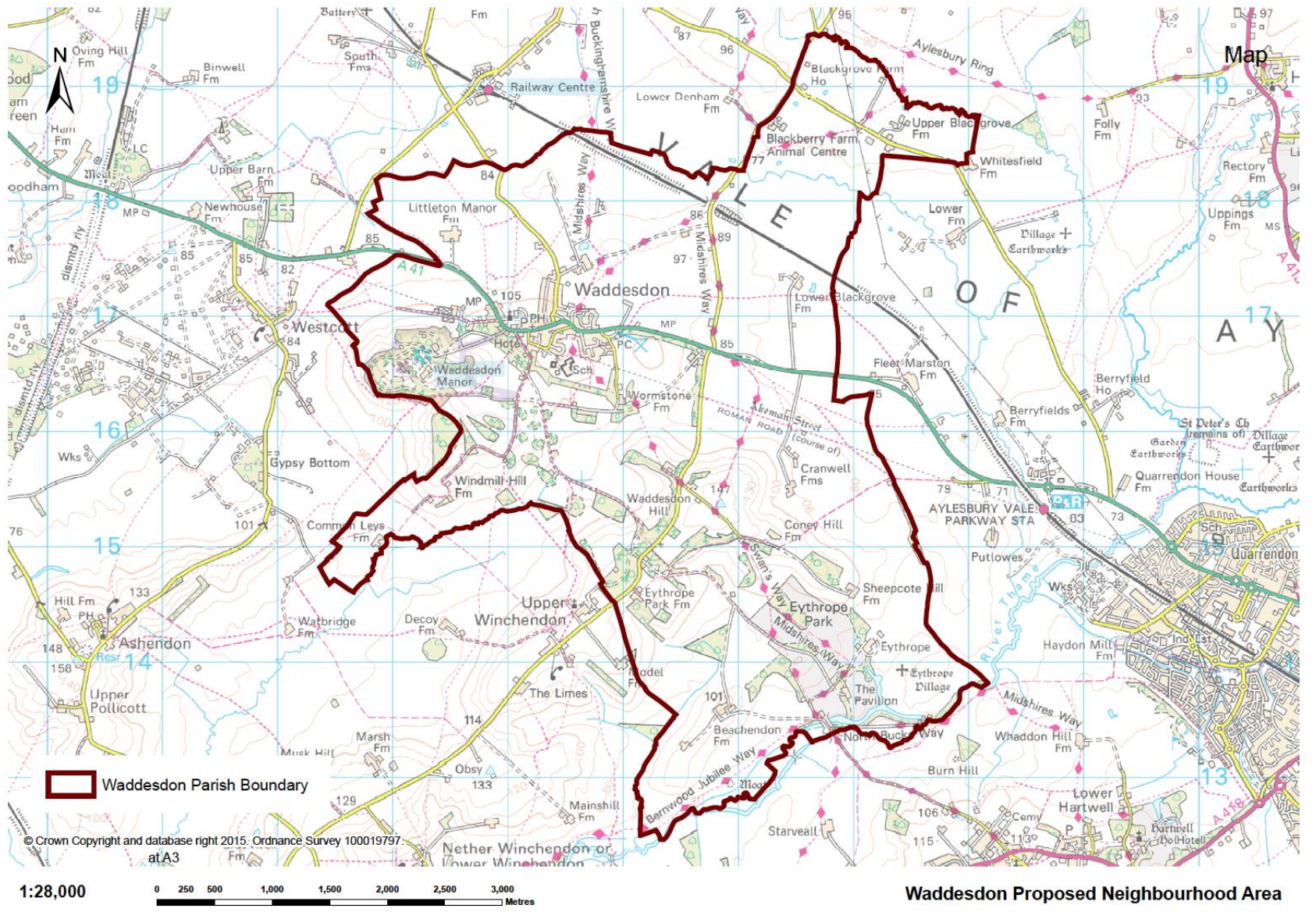


Figure 1 Designated Waddesdon Parish Neighbourhood Area

Waddesdon Parish Neighbourhood Plan
 Referendum Plan – October 2017

The Referendum Plan

- 1.8. An independent Examiner, Derek Stebbing B.A (Hons), Dip E.P., MRTPI has inspected the Waddesdon Neighbourhood Plan and confirmed that it: a) has been duly prepared in compliance with the procedural requirements; and b) meets the basic conditions and other legal requirements for Neighbourhood Plans. Mr Stebbing considered all responses received during consultation on the Neighbourhood Plan and has made a small number of suggestions for amendments. The Waddesdon Neighbourhood Plan has been duly amended in line with the Examiner's recommendations. The Examiner recommends that the Plan now proceeds to Referendum. AVDC are responsible for arranging the Referendum which will take place later in 2017. Further information on the Referendum will be made available on both the AVDC and the Waddesdon village websites.
- 1.9. The Parish Council has also prepared a Sustainability Appraisal Report, which incorporates a Strategic Environmental Assessment (SA/SEA), to ensure that the Plan complies with EU directive 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. The District Council has concluded that an assessment is required, as the policies articulated in the Neighbourhood Plan could impact the environment. The SA/SEA report is therefore published alongside the Neighbourhood Plan, and sets out an assessment of the manner in which the proposed policies will avoid causing significant environmental effects.



2. THE NEIGHBOURHOOD AREA

- 2.1. The Parish of Waddesdon lies 6 miles west of Aylesbury and 12 miles east of Bicester within the district of Aylesbury Vale and the county of Buckinghamshire. It is a relatively large parish, extending for approximately 5,500 acres, with c.850 homes and more than 2,000 residents. The village sits on the lower slopes of a hill on which Waddesdon Manor stands and is surrounded by attractive, undulating countryside, with the grounds of Waddesdon Estate to the south.



History

- 2.2. Waddesdon Parish has a long history, with evidence of human settlements dating back to the Stone and Bronze Ages. Under the Roman occupation of Britain, Akeman Street, the major route connecting St. Albans to Bath, passed through the centre of the Parish. The Domesday Book makes several references to the Waddesdon 'Hundred' when the population was around 500 persons, a large village for that time. Waddesdon was traditionally an agricultural settlement, with milling, silk weaving and lace making enterprises.
- 2.3. The arrival of Baron Ferdinand de Rothschild and the construction of Waddesdon Manor in the 1870s signalled the greatest change within Waddesdon Parish. He started to change the appearance of the landscape by planting woodlands, straightening tracks, demolishing or

upgrading buildings and establishing parkland, as well as building the Manor. In the subsequent forty-year period, through to the start of the First World War (1914), the village community enjoyed a particularly prosperous time with the development of new infrastructure and amenities, most of which are still evident today. The post war years have seen further village expansion, mainly in an eastward direction, through the housing developments of Anstey Close (1950s), Goss Avenue and Sharp's Close (1950's and 1960's), Chestnut Close (1960's), Warmstone Close (1980's) and Little Britain (1980's). The historic evolution of Waddesdon is illustrated in Figure 2, below.

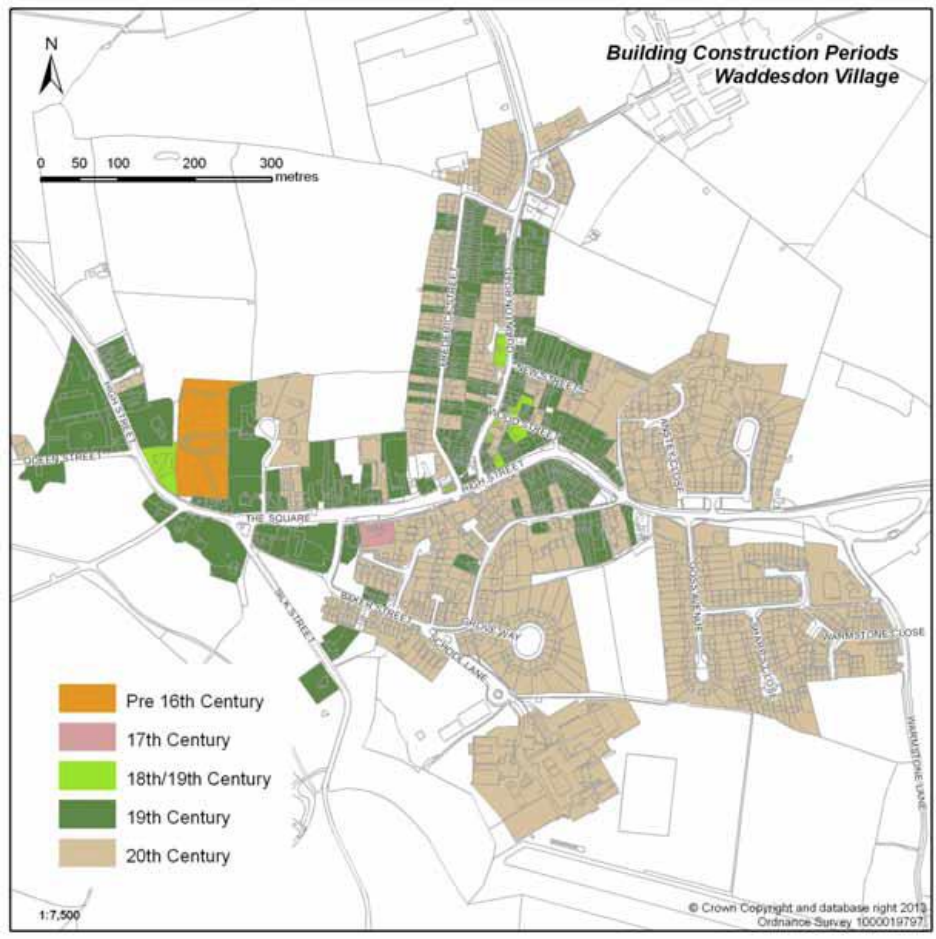


Figure 2 Building Construction Periods in Waddesdon Village

Unique Settlement Identity

- 2.4. The identity of modern day Waddesdon is inextricably linked with the development of the Waddesdon estate and in particular the ownership of the Rothschild family. It is significant within the Vale of Aylesbury because it is one of a small number of villages where the majority of historic buildings surviving within the village were either built or renovated during the late 19th or early 20th centuries and commissioned by members of a single family.

- 2.5. The architecture of buildings of this era in Waddesdon, such as the Village Hall, the Five Arrows Hotel, the Grade II listed buildings of 101 and 101A High Street, and Princes Lodge, all close to the entrance to Waddesdon Manor, give the village its unique character. This identity is clearly visible in the form of buildings and the ornamentation of many with buff and oxblood red paintwork, and carved clenched fist and five arrows motifs, both associated with the Rothschild family, resulting in a homogenous quality to the built environment.

Waddesdon Manor, Estate and Conservation Area

- 2.6. Baron Ferdinand sited his Manor, designed in the style of a 16th century French chateau and completed in 1883, at the top of Lodge Hill, located just outside the village. Waddesdon Manor, a leading national tourist attraction, has been owned by the National Trust since 1957, but is managed by the Rothschild Foundation. The Manor's extensively landscaped grounds, listed as an Historic Park or Garden and crossed by a number of footpaths, are considered a prime recreational asset of the village and wider Buckinghamshire. The remainder of Baron Ferdinand's estate, largely surrounding the village, is still owned by the Rothschild family.

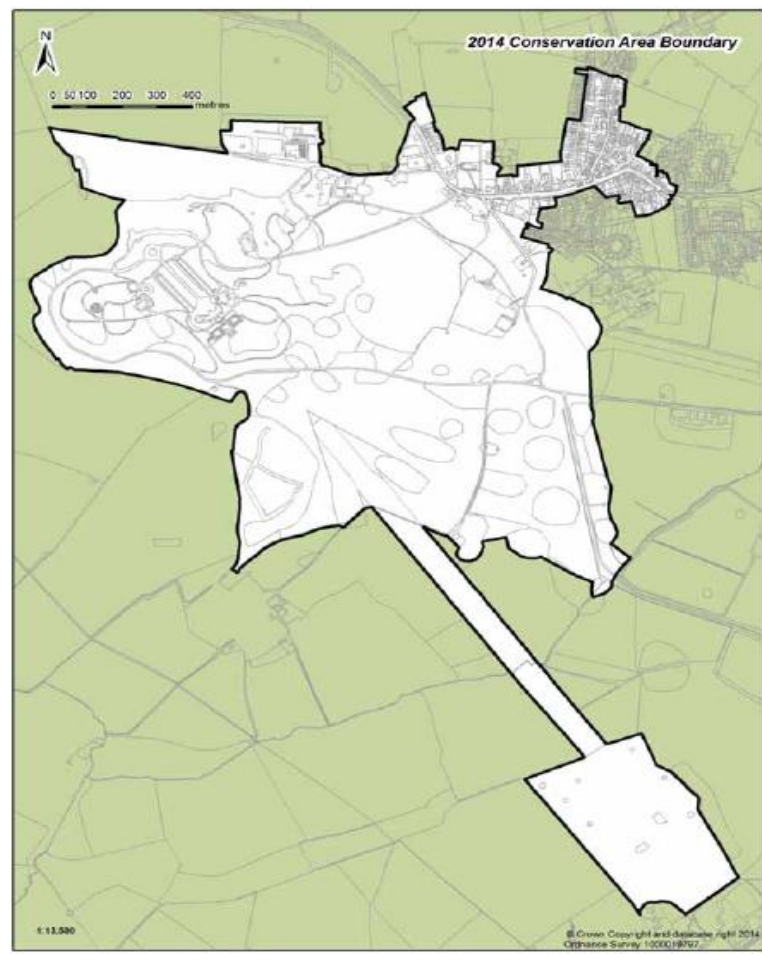


Figure 3 Waddesdon Conservation Area Boundary 2014

- 2.7. The Waddesdon Conservation Area (shown in Figure 3) was designated in 1990 and updated in 2014, covering approximately half of Waddesdon village as well as the whole of Waddesdon Historic Park and Garden. Waddesdon Manor is a Grade I listed building and although physically separated from the village, contributes towards the shape of the settlement, forming an integral part of Waddesdon. There are 27 other listed buildings within Waddesdon, with the Church of St. Michael and All Angels listed as Grade II*.

Village Amenities and Employment

- 2.8. Waddesdon village is well-served in terms of amenities, with a local shop containing a Post Office, two public houses, the Five Arrows Hotel, the Village Hall, a coffee shop, two churches, doctor's and dentist's surgeries, several takeaway outlets, a fire and police station, as well as several schools (two nurseries, and a primary and secondary school). Waddesdon Church of England Secondary School, which was opened in 1963, has grown from 240 pupils to around 1,000 today. Sporting facilities include tennis, cricket and football clubs, skate-board and BMX parks and a playground.
- 2.9. In terms of employment, Waddesdon has a small number of business sites, including Chambers Engineering Ltd. at Warmstone Close. There are a number of other small industrial sites which, together with Waddesdon Manor, the hotel, food / drink establishments, and shops, mean that there is a relatively high number of jobs available in the village, given its population. A wider range of employment opportunity is available in Aylesbury and in the Westcott Venture Park industrial estate which lies just beyond the western edge of the Parish.

Public Transport

- 2.10. The nearest railway station, only three miles from the centre of the village, is Aylesbury Vale Parkway. It is the start of the Chiltern Line service to London via Amersham. However, at present there are just two trains an hour which go to London during the commuter peak and one per hour the rest of the day with the fastest reaching London in about 1 hour. Haddenham and Thame Parkway Station is just under 10 miles away, which offers a faster and more frequent service to London, Birmingham and Oxford.
- 2.11. Bus services are primarily provided by Arriva, whose routes run between Aylesbury and Bicester. However, there is very limited service to the railway station at Aylesbury Vale Parkway.

Roads

- 2.12. The A41, a trunk road that links London and Birkenhead, runs through the centre of the village of Waddesdon, connecting the towns of Aylesbury and Bicester locally. As the only conurbation of material size directly on this road, the village faces challenges from congestion, air and noise pollution and vibration-related damage to buildings. This is exacerbated by the fact that residential properties are located adjacent to the road, and that some of the unique historic buildings are immediately impacted.
- 2.13. Within the village, the A41 is a single carriageway route which accommodates single lane traffic in both directions, with a 30mph speed limit. However, immediately west and east of the village itself, the national speed limit applies.
- 2.14. As illustrated in Figure 4, traffic through Waddesdon on the A41 has increased by almost 15% over the past ten years, driven by a 50% increase in Light Goods Vehicles. Traffic flows are broadly even in both the west- and east- bound directions. However, congestion is particularly heavy at rush hour with up to 1,000 vehicle movements in both directions between the hours of 8am and 9am. In addition to issues pertaining to traffic on the A41, local thoroughfares such as Quanton Road and Frederick Street experience significant congestion, largely resulting from the inadequacy of village car parking facilities.

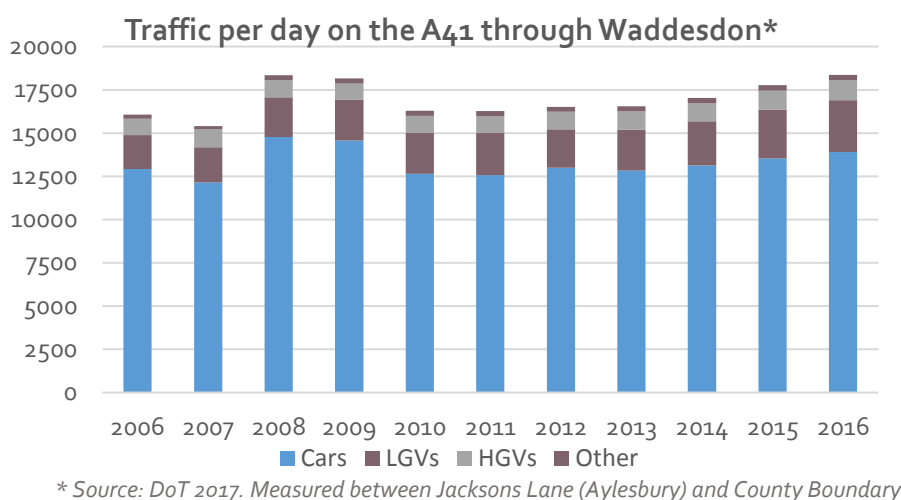


Figure 4 Traffic on the A41 through Waddesdon

- 2.15. The volume of traffic through the village is also impacted by access to Waddesdon Manor and to Waddesdon Church of England School. Waddesdon Manor attracts about 400,000 visitors a year, attracting 2,500 vehicles on a busy weekend. The secondary school has over 1,000 pupils, with a large percentage travelling into Waddesdon every day from out of the Parish.
- 2.16 Traffic congestion and parking are the main areas of concern for Waddesdon residents, as highlighted by the Neighbourhood Plan consultations held.

Summary

- 2.17. Today, Waddesdon remains a very popular village within the Vale of Aylesbury. It retains much of the unique and distinctive character established by the Rothschilds at the end of the 19th Century and, despite the housing growth since the Second World War, has kept a village 'feel'. In particular, the proximity of Waddesdon Manor and its grounds, the outstanding reputation of its secondary school and the broad array of local amenities and facilities make the village a desirable place to live.



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3. PLANNING POLICY CONTEXT

- 3.1 Waddesdon Parish lies within Aylesbury Vale District Council (AVDC) in the County of Buckinghamshire.
- 3.2 The National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF.
- 3.3. The following paragraphs of the NPPF are especially relevant to the Plan:
- Presumption in favour of sustainable development (§ 16)
 - Supporting a prosperous rural economy (§ 28)
 - Delivering a wide choice of high quality new homes (§50 etc)
 - Requiring good design (§ 58)
 - Promoting healthy communities (§ 70)
 - Protecting local green spaces (§ 76)
 - Conserving and enhancing the natural environment (§ 109 etc)
 - Conserving and enhancing the historic environment (§ 126 etc)
 - Neighbourhood planning (§ 183 etc)
- 3.4. The District Council has planning policies that are helping to shape strategy and policies of the Neighbourhood Plan. The Neighbourhood Plan must be in general conformity with the strategic policies of the District Council's development plan as required by the 2012 Neighbourhood Planning Regulations.

The Aylesbury Vale District Local Plan (AVDLP)

- 3.5. This version of the Local Plan was adopted by the District Council in 2004 and covered the period to 2011. Although its housing policies are now out of date, a number of other policies have been saved for use in determining planning applications in the District. Of these, the most relevant to Waddesdon Parish are:
- Policy GP2 – Affordable housing
 - Policy GP8 - Protection of the amenity of residents
 - GP17 - Retention in use of existing employment sites
 - Policy GP32 – Retention of shops, public houses and post offices
 - Policy GP35 – Design of new development
 - Policy GP53 – New development in and adjacent to Conservation Areas
 - GP60 – Development and Parks or Gardens of Special Historic Interest
 - GP92 – Safeguarding of allotment land

- Policy RA2 – Loss of open gaps and consolidation of settlements
- Policy RA3 – Curtilage extensions into countryside
- Policy RA8 – Development in the Areas of Attractive Landscape and Local Landscape Areas
- Policy RA13 – Development restrictions within certain settlements

The Vale of Aylesbury Local Plan (VALP)

3.6. The VALP will replace the AVDLP and a draft was published for consultation in July 2016. The District Council hopes to be able to submit the VALP for examination by the end of 2017 and then to adopt it in 2018. The VALP will set the spatial and growth strategy for the District over the plan period 2013 to 2033 and will contain development management policies to replace those saved from the AVDLP.

3.7. The most relevant strategic policies of the Draft VALP are:

- S3 Settlement hierarchy & cohesive development – identifying Waddesdon as a ‘larger village’ in the hierarchy
- S9 Securing development through neighbourhood plans – establishing the core relationship between the VALP and neighbourhood plans
- D5 Housing development at larger villages – proposing a 22% increase in the housing stock of the village over the plan period, resulting in a need for 90 homes to be planned in the period to 2033, once commitments and completions since April 2013 have been taken into account
- H1 Affordable housing – requiring all housing schemes of 11 or more homes to deliver at least 31% affordable homes on site
- H6 Housing mix – setting out the principles to meet housing needs to 2033 by type and tenure
- E2 – Other employment sites – the redevelopment of employment sites
- E7 Tourism development – promoting the growth of a sustainable tourism sector
- BE1 Heritage assets – restating national policy on sustaining and enhancing heritage assets
- T1 Vehicle parking – setting out car parking standards
- BE2 Design of new development – establishing some generic design principles for new development
- BE3 Protection of the amenity of residents
- NE2 Biodiversity – managing development schemes to avoid harm to biodiversity value
- NE3 Landscape character and locally important landscape – requiring proposals to have full regard to landscape character and especially designated landscapes, including the Brill to Winchendon Hills Area of Attractive Landscape
- NE6 Local green space – highlighting national policy on green space
- I3 Community facilities – protecting existing valued facilities from unnecessary loss

- 3.8. The Draft VALP published in summer 2016 sought 22% growth in larger villages such as Waddesdon resulting in a requirement of 197 new homes for the village during the plan period 2013 to 2033. Commitments and completions within the Parish since 2013 comprise 107 units leaving a residual requirement of 90 new homes to be accommodated within the Neighbourhood Plan.
- 3.9 Since publication of the Draft VALP and the Pre Submission Neighbourhood Plan, AVDC has indicated that the total housing numbers for the District may be revised down and that it may move away from the proposed percentage approach to apportioning development to settlements and instead look at a capacity-led approach. It has not yet explained how this will work in any detail, nor made clear the implications for neighbourhood planning in the District.
- 3.10 It still remains to be seen how the final VALP will apportion development to settlements. The final version of the AVDC HELAA (January 2017) identified net capacity for only 29 dwellings in Waddesdon when committed development had been taken into account. But, until the VALP is tested and adopted, there is no certainty on what this means in planning for housing growth in the village. Thus, the Neighbourhood Plan will continue to propose a site allocation with a greater net capacity than the HELAA in order to deliver a robust plan that is in general conformity with the development plan and has had full regard to national policy.
- 3.11 Although it is very likely that the Neighbourhood Plan will be examined before the adoption of the VALP, and therefore it must have regard to its general conformity with the saved policies of the AVDLP, the Parish Council has carefully considered the evidence and reasoning of the VALP.

Recent Planning Issues

- 3.12 The preparation of the Neighbourhood Plan follows a period during which significant planning issues have arisen in the Parish. The current alignment of the HS2 Rail Project passes through the northern part of the Parish, with proposals for temporary relief roads for the construction phase mooted and a realignment of the A41 east of the village approved.
- 3.13 AVDC has granted planning permission for 75 homes across two parcels of land south of the A41, which will be the largest single development scheme in the Parish since the Waddesdon Estate was formed over a century ago. Also, land north-west of the village is being promoted for development of a garden village comprising approximately 600 homes, and two planning applications to build up to 90 houses across two sites within the village are awaiting a decision from the District Council.
- 3.14 Together with the uncertainty over the future direction of strategic policy at the District level, these issues have presented challenging circumstances in which to bring forward the Waddesdon Neighbourhood Plan.

4. VISION, OBJECTIVES & POLICIES

Vision for Waddesdon

- 4.1 The Vision for Waddesdon (in the box below) was developed through the clear, consistent feedback received from villagers during the Neighbourhood Plan Initial and Informal Consultations:

VISION FOR WADDESDON

While Waddesdon will continue to grow in terms of its scale, its unique historic and architectural character must be retained, by carefully managing change within and adjacent to its Conservation Area. The surrounding open countryside and rural nature of the village must remain protected, as their enjoyment is vital to the residents of Waddesdon.

The challenges posed by factors external and internal to the Parish must be tackled with sensitivity, to ensure that issues such as traffic on the A41 and the core local road network do not present a greater risk to the quality of life in Waddesdon in the future. It is vital that Waddesdon remains a thriving village where residents can meet many of their needs locally, through the varied services available within the village.

Waddesdon will continue to be known and loved as the home of the iconic Waddesdon Manor, a landmark recognised around the world.

Objectives

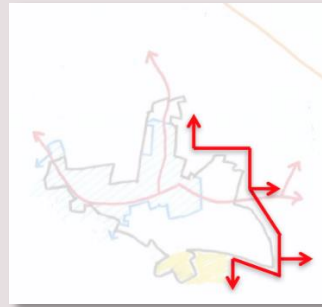
- 4.2 To achieve this vision, the key objectives of the Waddesdon Neighbourhood Plan have been identified as follows:
- Contribute to meeting local housing needs, ensuring that new developments integrate well with the community
 - Conserve the special heritage character of the village.
 - Protect and, where possible, enhance the landscape setting of the village and key views.
 - Work with Waddesdon Manor as it manages its success as a tourism destination, to ensure that it maximises benefits and limits disruption to residents.
 - Minimize the impact of any extra burden on existing road infrastructure by planning for the realities of car ownership and commuting, but encouraging walking to key facilities.
 - Develop and sustain a thriving High Street and a self-sufficient village for local services, and support community facilities.

- 4.3 These objectives can be translated into a series of simple spatial plans, illustrated in Figure 5, showing the consequences for the preferred direction of village growth if only that single objective is considered. The evidence to inform the analysis of each objective is drawn from the information collected for the Sustainability Appraisal report.
- 4.4 For example, one objective is to avoid harming the settings of the significant heritage features of the village; this would best be served by growing the village to the east, as the important settings of the Conservation Area lie to its south, north and west. The first plan below therefore illustrates this consequence.
- 4.5 When combined, as shown in Figure 6, evaluating the preferred direction of village growth to meet each of the five objectives leads to the conclusion that growing the village to its east is the only way in which all of the objectives can be realised. Hence, it was on the eastern side of the village that available land was sought for assessment and then proposed for allocation for development.

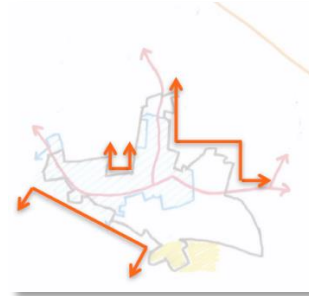


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Minimise local traffic congestion



Encourage walking to village centre



Encourage walking to school



Avoid harm to heritage assets



Avoid sensitive landscape and key views

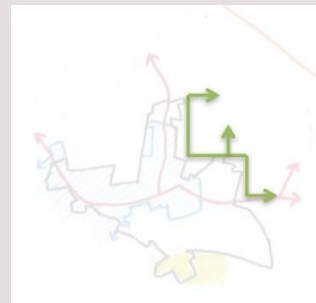


Figure 5 Spatial Depictions of Plan Objectives



Figure 6 Preferred Direction of Growth resulting from Spatial Depictions of Plan Objectives

Policies

- 4.6 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access, etc.
- 4.7 The purpose of these policies is either to encourage planning applications for proposals that the local community would like to support, or to discourage applications for developments that the community does not want. Policies must be clearly written so they can be easily applied when considering planning applications.
- 4.8 The Neighbourhood Plan deliberately avoids repeating existing national or local planning policies. The policies proposed in the Plan therefore focus on a relatively small number of key development issues in the Parish. For all other planning matters, the national and local policies of other planning documents - the National Planning Policy Framework and the saved policies of the 2004 Aylesbury Vale District Local Plan (AVDLP) - will continue to be used.
- 4.9 Set out below are the proposed policies of the Neighbourhood Plan. Each policy has a number and title, and the policy itself is written within a box for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Maps - where a policy refers to a specific site or area, this is illustrated on the Policies Maps.



POLICY WAD1: WADDESDON SETTLEMENT BOUNDARY

The Neighbourhood Plan designates a Waddesdon Settlement Boundary, as shown on the Policies Map, within which proposals for development will be supported. However, development within the Settlement Boundary will not be supported where the proposed development would not be in keeping with the historic character and development pattern of the village.

Development proposals on land outside the defined Settlement Boundary will not be supported unless it is a rural exception housing site, necessary for the purposes of agriculture or forestry, or for enterprise, diversification, recreation or tourism that benefits the rural economy without harming countryside interests. Such proposals will be assessed in terms of their potential impact upon the visual setting and landscape features of the site and its surroundings, the potential impact upon the biodiversity of the area, the potential impacts of traffic, noise and illumination, and other relevant planning considerations including the policies in this Plan. Proposals which fail to demonstrate that these impacts can be satisfactorily addressed and mitigated will not be supported. New isolated homes in the countryside will not be supported unless there are special circumstances such as the need for a rural worker's dwelling.

- 4.10 This policy establishes and defines the Waddesdon Settlement Boundary to distinguish the consideration of planning applications within the village from those outside the boundary covering the rest of the Parish. It therefore sets the essential spatial strategy for the Plan, by allowing for sustainable growth to meet local housing needs over the Plan period, whilst protecting the intrinsic character and beauty of the village. In doing so, it refines saved AVDLP policies RA3 and RA13 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area.
- 4.11 The boundary is principally derived from the definition of the 'built up area' in the AVDLP:
- "land within the settlement framework principally occupied by permanent buildings. This would not normally include recreation or amenity land, playing fields, allotments or similar open or wooded areas that contribute to the settlement form, or large grounds and gardens on the rural margins of settlements". (para 10.48)*
- 4.12 Its purpose is to clearly translate this definition to the Policies Maps in respect of the village, which was defined as an 'Appendix 4' settlement in relation to the application of saved policy RA13 of the AVDLP. The boundary has been defined to include land that is proposed for allocation for housing development in Policy WAD2, and allows for the continuing growth of

the village through suitable infill sites, which may deliver another 10 – 15 homes in that period.

- 4.13 Waddesdon is an historic 'estate' village set within the sensitive landscape surrounding Waddesdon Manor. It is identified as a 'larger village' in the District Settlement Hierarchy and therefore presents a sustainable location in principle for housing growth.
- 4.14 Outside the Settlement Boundary, the policy requires proposals to be suited to a countryside location, but recognises that proposals for employment and tourism may help the rural economy, provided they are well-designed.



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POLICY WAD2: HOUSING SITE ALLOCATION

The Neighbourhood Plan allocates land north east of Waddesdon village, as shown on the Policies Map, for residential use. Proposals for the development of the land will be supported, provided:

- i. The scheme delivers approximately 75 new houses;
- ii. The scheme has a mix of 2-, 3- and 4-bedroom types of homes and makes provision for 31% affordable homes;
- iii. The scheme provides for safe and convenient access routes for pedestrians and cyclists to schools, shops and other amenities, public transport enhancements in the vicinity of the site and an appropriate vehicular access onto the A41;
- iv. An ecological impact assessment is carried out to evidence and propose a biodiversity mitigation strategy with the aim of the scheme delivering a net biodiversity gain for the loss of any value identified on the site;
- v. The layout and landscape scheme:
 - a. provide for a significant landscape buffer of mature trees on the boundaries of the site;
 - b. retain as much of the hedgerow and woodland that run along the northern boundary of the site as possible as part of the agreed biodiversity improvement strategy;
 - c. have regard to the amenities of adjoining residential properties at Anstey Close and Briar Hill Farm.
- vi. The scheme provides for any necessary traffic management measures and environmental improvements in the Waddesdon area that are required by the Highways Authority in connection with the development of this site;
- vii. The scheme includes provision for the relocation of the existing allotments on the development site within Waddesdon Parish, and that the relocation of the allotments shall be implemented prior to the development of the site; and
- viii. An archaeological assessment of the site is undertaken and submitted to Buckinghamshire County Council for evaluation, prior to any development of the site.

- 4.15 This policy allocates land adjacent to the eastern edge of the village for a total of approximately 75 new homes. The land is in single ownership and has been made available for housing development in line with the provisions of the policy. As described above, the analysis of strategic objectives, recent historic development and the testing of local community opinion have all indicated that the village should grow to its east over the next few years.
- 4.16 This site, north of the A41, comprises a field including non-statutory allotments. The allotment land has some biodiversity interest and the policy therefore requires its loss to development to be more than compensated for by proposals on the site to deliver a net biodiversity gain. The retention of mature vegetation around the edges may form a key part of a mitigation strategy, which must be set out in an ecological impact assessment. Initial ecological survey work indicates this is achievable.
- 4.17 The site presents an opportunity to deliver a range of new homes across a number of open market and affordable tenures.
- 4.18 The policy also requires that the scheme layout and significant landscape buffers must be included to minimize landscape impact.
- 4.19 The development of this site also provides an opportunity to create a new 'gateway' to the village, thereby enhancing the area deemed least attractive to residents of Waddesdon, as voiced in consultations.



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POLICY WAD3: AFFORDABLE HOUSING

Proposals for housing development of 11 or more homes or of greater than 1,000 sq.m. gross floor space are required to deliver on site a minimum of 31% affordable homes, unless it can be demonstrated that there are abnormal costs associated with the development of the land that will render a scheme unviable.

Proposals for the development of appropriate rural exception sites outside the defined Waddesdon Settlement Boundary for affordable housing will be supported, provided that the scheme is supported by the necessary evidence demonstrating that there is a local need for the housing and that it will be retained in perpetuity for that purpose.

- 4.20 This policy establishes the requirement for the provision of affordable homes on development schemes in Waddesdon Parish. It is drawn from the evidence base of the VALP – notably the Housing & Economic Development Needs Assessment or HEDNA (December 2016) – which indicates that a policy of this type can be justified and will not normally lead to unviable development proposals. The policy will operate until the adoption of any new Local Plan policy.
- 4.21 As addressing the supply of affordable housing in rural areas like Waddesdon is especially important to the local community, the policy requires that only abnormal development costs (and not the land price negotiated beforehand) will justify an exception to the policy on the grounds of unviability. It is hoped that this will send a clear signal to landowners and developers that the land value should take into account this requirement.



POLICY WAD4: WADDES DON MANOR, WADDES DON ESTATE AND THE NATIONAL TRUST

Within the land owned by the Waddesdon Estate, the Rothschild Foundation or the National Trust, as shown on the Policies Map, proposals to develop land or to deliver new supporting infrastructure to improve the tourism offer of Waddesdon Manor, and to support and safeguard rural employment, will be supported, provided:

- i. they comply with the other design, etc. requirements of this Neighbourhood Plan; and
- ii. any necessary traffic management measures within the village of Waddesdon are agreed and implemented in accordance with the requirements of the Highways Authority.

Proposals for commercial development, by Waddesdon Estate, the Rothschild Foundation or the National Trust, to secure economic benefits for the village will be supported, provided that they comply with other requirements of this Neighbourhood Plan.

- 4.22 This policy seeks to encourage further investment in Waddesdon Manor and Waddesdon Estate and their supporting infrastructure, to maintain the status of Waddesdon Manor as a visitor attraction of national importance. The Manor and the Estate are integral to village life and to its distinct, unique character and history, as well as being very important to the local economy.
- 4.23 However, their national heritage significance constrains where and how investment can be made. In addition, the effects of the increasing popularity of Waddesdon Manor (with half a million annual visits anticipated within the next two decades) on traffic and parking in the village is and will be considerable.
- 4.24 The policy therefore seeks to achieve the right balance between these competing factors, and to ensure that future developments at Waddesdon Manor and Waddesdon Estate benefit both them and the village.

POLICY WAD5: COMMERCIAL BUILDINGS

Proposals to retain and improve local shops and services will be supported. Proposals for the redevelopment or change of use of existing premises used for retail or other local services will not be supported, unless there is clear evidence submitted that the existing premises and/or the use of those premises are no longer economically viable.

Proposals requiring planning permission to enhance, extend and protect existing local shops and services, as well as to develop new facilities, will be supported, provided that they do not harm residential amenity and that they conform to the other design requirements in this Neighbourhood Plan.

- 4.25 This policy seeks to protect local shops and services, which residents have indicated contribute significantly to their enjoyment of life in the village. Although modest in their size and range, they play an important part in meeting the needs of the local community.
- 4.26 However, the conditions for maintaining viable local shops and services are likely to remain challenging and not all may survive. The policy accepts this, but requires proposals to change the use of an existing shop or service to demonstrate that the location and premises are no longer competitive for commercial use.
- 4.27 More positively, the policy encourages proposals to improve, modify or extend existing premises to enable a business to remain competitive, subject to the detailed design being appropriate.



POLICY WAD6: EMPLOYMENT LAND

Proposals for the redevelopment or change of use of redundant land or buildings in employment or commercial use to non-employment uses will not be supported, unless there is clear evidence submitted that the existing site and/or premises are no longer economically viable for continued employment or commercial uses.

Proposals to enhance, extend and protect existing employment sites, as well as to develop new facilities, will be supported, provided that they do not damage the residential environment and that they conform to the other design requirements in this Neighbourhood Plan.

- 4.28 This policy seeks to retain a range of employment premises in the village to continue to provide job opportunities for the local community. The presence of these premises is another important feature appreciated by residents of the village.
- 4.29 The policy recognises that changes in the competitive environment will sometimes mean that some locations and premises may become outdated and no longer attractive for investment. Where this can be demonstrated, then proposals to make other use of the land will be supported. However, given the difficulty in allocating new land for employment purposes in the village in the future, and the long-established nature of many of the current sites, a very clear case must be made to secure this support.
- 4.30 On the other hand, the policy encourages proposals to maintain the competitiveness of existing sites through their improvement, subject to their detailed design being appropriate to the historic character of the village.



POLICY WAD7: COMMUNITY FACILITIES

The retention and enhancement of local community facilities will be supported. Proposals involving the loss of the established use will not be permitted unless it can be demonstrated that the use is no longer viable either for the established purpose or for a similar community use. The community facilities and amenities that are subject to this policy are the health, educational and other public service facilities, including the fire station and police station, and amenities presently within the village of Waddesdon.

Any development which results in the loss of a community facility will only be supported where proposals are submitted alongside the development application and provisions made by the developer for a replacement facility, where feasible.

Proposals to enhance, extend and protect existing local community facilities, as well as to develop new facilities, will be supported, provided that they do not harm the amenities of adjoining residential properties and that they conform to the other design, etc. requirements in this Neighbourhood Plan.

- 4.31 This policy supports development proposals intended to secure the long-term benefit of a range of facilities that are important to the local community. Together with the village's local shops and employers, its range of community facilities are deemed by residents to be crucial to village life.
- 4.32 The loss of a facility will be resisted unless it can be shown that the location and premises are no longer suited to current needs. In some cases, remaining viable may require investment in updating and/or increasing the size of the facility to support existing and possible new uses.



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POLICY WAD8: DESIGN IN THE CONSERVATION AREA

Proposals for development should sustain and, where possible, conserve and enhance the historic character and appearance of the Waddesdon Conservation Area, as shown in the Policies Map, and its wealth of listed buildings and other heritage assets.

All planning applications within the Conservation Area must explain how the design of proposals have sought to conserve or enhance positive features of the area identified in the Waddesdon Conservation Area Review published by AVDC in June 2014 (or as amended).

The design of development proposals should reflect the style of existing buildings and the character of the street landscape in respect of the use of construction materials and finishes for buildings or extensions. New buildings should be of a scale, size, colour and proportions to complement the character of traditional buildings in the Conservation Area. Where approved, modern replacement and/or new build materials should visually complement the immediate environment.

Any proposals for alterations or modernisation of retail or other commercial buildings, in particular in the High Street, should be designed to sustain or, where practicable, enhance their contribution to the architectural interest of the area. Where possible, they should retain any traditional shopfront or other architectural detailing or street furniture that contributes to the historic or architectural interest of the area, and ensure that the design and installation of new or replacement shopfronts, signage or other infrastructure is as unobtrusive as possible. Loss of historic architectural detailing and street furniture to support commercial use should be clearly justified.

Proposals to subdivide residential plots to enable development in rear gardens will generally be resisted unless it can be demonstrated that they will conserve or enhance the character or appearance of the Conservation Area.

Proposals for semi-permanent additions to properties such as signage, satellite dishes, and solar panels must have full regard to their effect on the appearance of the Conservation Area. Conditions pertaining to these imposed by Conservation Area designation should be strictly enforced.

- 4.33 This policy asserts the significant value placed on high quality design within the Conservation Area, which is one of the most distinctive in the District, given the dominant, unique 'estate' character of much of the village.

- 4.34 This is very well defined in the Conservation Area Review published by the District Council in 2014, which should be an important reference point for applicants in obtaining advice on design guidance to comply with this policy. All planning applications within the Conservation Area should explain how the design of proposals have sought to retain or enhance positive features of the area identified in the Appraisal.



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POLICY WAD9: DESIGN IN THE SETTING OF THE CONSERVATION AREA

Development proposals that would affect the setting of the Conservation Area will only be supported where they are accompanied by information assessing the contribution of the land to the setting of the Conservation Area, including its enjoyment, and can demonstrate that proposals have been designed to protect and enhance the character or appearance of the Conservation Area.

- 4.35 The purpose of Conservation Area designation is to acknowledge the special character of an area and this also applies to the area adjacent to it that forms its setting. The extent of the setting will differ depending on the location and on the nature of the proposals. The Conservation Area Review describes those parts of the Area that are particularly visible from outside the Area and that play a part in its appreciation and enjoyment, but this should not be regarded as definitive.
- 4.36 The policy requires that any planning application for development in the vicinity of the Conservation Area will be expected to show that any visual or functional relationship between the location and the Area has been understood and has been taken into account in the design of the proposals.
- 4.37 The values placed on high quality design within the village, as set out in Policy WAD8, also apply to some of the developed land on its edge, the redevelopment of which could provide an opportunity to enhance the Area positively or, at the very least, must not harm its character.



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POLICY WAD10: VIEWS INTO AND OUT OF THE CONSERVATION AREA

Proposals for the development of land that contributes to the appreciation and enjoyment of the Conservation Area including land in its setting, will only be supported if they do not obstruct views to the Conservation Area from beyond the village, and views of the surrounding countryside from within the village of Waddesdon that contribute to the special interest of the area the character or appearance of which it is desirable to preserve or enhance.

- 4.38 These policies acknowledge the role played by much of the land immediately beyond the Conservation Area boundary, in defining the special character of the area.
- 4.39 This is especially the case where open land allows the Conservation Area to be enjoyed in longer views from the surrounding open countryside, most notably from the north towards the church and rear of the High Street. The Conservation Area Review of June 2014 states that “views into Waddesdon village are ... significant from the north and north-west ... of particular note are the views gained of St. Michael’s Church when approaching the village along the A41 from the west and from the village of Quanton towards the Church and Lodge Hill”.
- 4.40 The Conservation Area Review also states that, “Views out across the surrounding countryside can be gained at points along the northern, north-western and north-eastern edges of the village.” These views have been highlighted by residents in consultations as being central to their enjoyment and appreciation of life within Waddesdon.



"St Michael and all Angels Church, Waddesdon, Buckinghamshire" https://www.flickr.com/photos/ed_webster/6704162145/
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POLICY WAD11: BUILDINGS OF LOCAL NOTE

The Neighbourhood Plan identifies in Appendix B buildings and structures as Buildings of Local Note by way of their local architectural and/or historic interest.

Proposals for a change of use or alteration of a Building of Local Note that will result in substantial harm to its architectural and/or historic interest or in its loss will be resisted. Proposals that will contribute to securing the long term future of a Building of Local Note will be supported.

- 4.41 This policy acknowledges the important role played either individually or collectively by non-listed buildings within and beyond the Conservation Area to its essential character. These buildings, most (105 out of 110) of which are identified in the Conservation Area Review of June 2014 as 'buildings of local note', are listed in Appendix B. The evidence in the Conservation Area Review is sufficiently recent to be effective for this purpose. These buildings are most often valued by their association with the Waddesdon Estate (in their design, detailing and colour) or occupy, often in groups, important positions in the street scene.
- 4.42 The policy is intended to inform decision makers of the presence of a Building of Local Note – or 'non-designated heritage asset' - when judging the effects of a development proposal in line with §135 of the NPPF.



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POLICY WAD12: TRANSPORT & CAR PARKING

Proposals for new development in the Plan area should, where possible, promote sustainable forms of transport, including measures to promote walking, cycling and the use of public transport in the Plan area.

Development proposals will not be supported on transport grounds where the residual cumulative impacts of development on the highway network are assessed as being severe. Mitigation measures may be required in order to address the negative impacts of traffic generation arising from development proposals. Such mitigation measures could include the requirement for improved facilities for pedestrians, cyclists and public transport in the area, and will be secured by legal agreements linked to planning permissions granted.

All development proposals where a transport assessment is required as part of a planning application must evaluate the effects of additional traffic movements generated by the development on the core local road network comprising the A41/High Street, Quinton Road and Baker Street. Such traffic analysis must also evaluate the impact of additional traffic flows on/off these major thoroughfares.

Proposals for new residential development must make adequate provision for off-street parking, and as a minimum must comply with the adopted standards.

Proposals to increase the number of bedrooms in a property must include a commensurate increase in the number of off-street car parking spaces. Proposals for new, or extensions to existing, commercial premises or community facilities, which require planning permission, must demonstrate the adequacy of off-street car parking spaces.

Proposals that require planning consent to create new parking spaces using residential frontages will be supported, provided the existing boundary treatment does not make a positive contribution to the character of the Conservation Area.

The Neighbourhood Plan will support proposals for new public car parking spaces on land adjacent to the football pitch on Frederick Street, and at Anstey Close, as shown on the Policies Map.

A landscape buffer to screen parked cars from view on the A41, ideally using existing mature planting augmented as needed, will be required at the site at Anstey Close.

The proposed cycleway from Aylesbury Vale Parkway station to Waddesdon Manor and village is supported, and any proposals for development which affect the proposed alignment of this cycleway will not be supported.

- 4.43 This policy addresses a series of closely related traffic and car parking issues in Waddesdon, in an attempt to avoid new development exacerbating existing congestion and parking problems.
- 4.44 The A41 is a major road, increasing in importance as the towns of Aylesbury and Bicester continue to expand. The proportion of traffic using the A41 from within the village is very small compared to that which passes through. However, it is still important that proposals for new homes (as infill or allocated by the Neighbourhood Plan) give serious consideration to their effects on the A41 and other core elements of the local road network.
- 4.45 The other main issue is car parking. A detailed, street-by-street analysis of the current supply and demand for on-street and off-street car parking space has shown that some parts of the village witness particular stress (see Figure 7 below).
- 4.46 The policy therefore includes a variety of measures to enable new spaces to be created, either within a residential frontage or within a new public car park at two locations around the village close to the points of stress. For clarity, garages provided as part of a housing scheme are not considered parking spaces and are therefore not included in the calculation of space requirements.



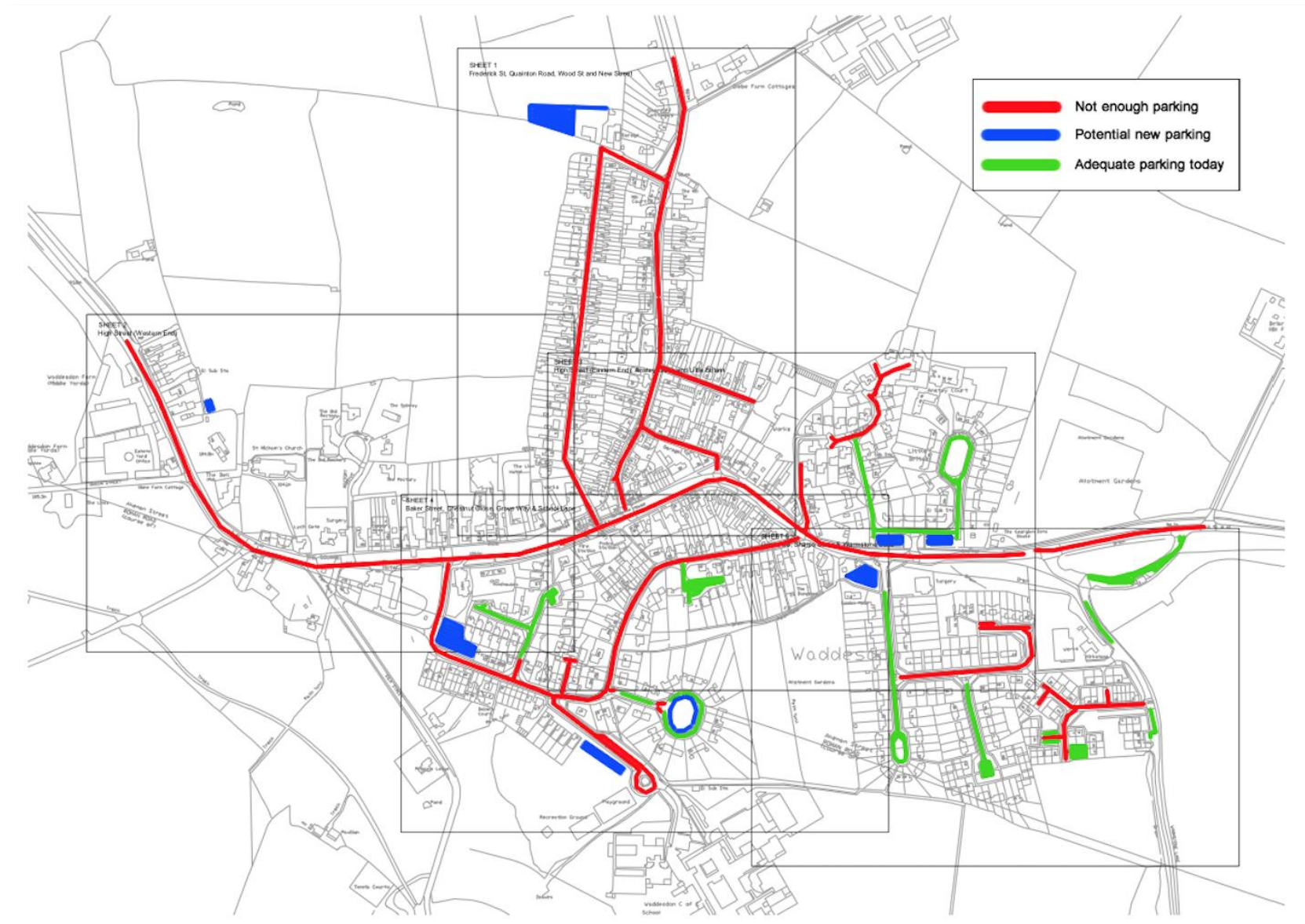


Figure 7 Availability of car parking spaces in Waddesdon village (Jan - Feb 2016)

Waddesdon Parish Neighbourhood Plan
 Referendum Plan – October 2017

POLICY WAD13: GREEN INFRASTRUCTURE & BIODIVERSITY

Proposals for new development that is of a scale to require the provision of on-site open space will be supported, provided that the design of open space is integral to the scheme and is effectively connected to any adjoining green infrastructure assets. Proposals for smaller infill schemes should also seek to realise any opportunities to connect their landscape schemes with adjoining green infrastructure assets.

Where appropriate, developers will be expected to enter into a planning obligation to secure satisfactory arrangements for the long term management of this open space. Developers may also be required to transfer land to an appropriate body, by agreement with the planning authority.

New development will be required to propose biodiversity mitigation strategies with the aim of delivering a net biodiversity gain for the loss of any value identified. New development will also be required to retain trees and hedgerows. Where they are unavoidably lost, replacement trees and hedgerows using indigenous species must be planted. New development will be required to respect local landscape character.

Proposals to extinguish or to divert significantly an existing footpath as a result of development schemes will be resisted.

Development proposals that enable the provision of new footpaths, bridleways and cycleways in and around the village will be supported, provided that they accord with other policies of this Neighbourhood Plan and have regard to the principles of the district-wide green infrastructure strategy.

All proposals for development in the Plan area must ensure that any potential impacts upon rare and threatened species are fully assessed, and that, where necessary, mitigation measures are incorporated to safeguard and protect those species.

- 4.47 This policy contains a range of measures to protect the essential human and ecological networks and their connectivity through the village and out into the surrounding countryside.
- 4.48 This green infrastructure network plays an integral part in defining the character of the village and how local people, as well as visitors, use it. It also provides essential habitat for local flora and fauna and species. New development should actively seek to incorporate, protect and enhance biodiversity and connectivity, having proper regard to the presence of these features when planning layout and landscape schemes.

POLICY WAD14: LOCAL GREEN SPACES

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map:

- i. Playing Fields, Frederick Street
- ii. Churchyard surrounding St Michael & All Angels Church
- iii. War Memorial and the green space forming its setting
- iv. Land to the rear of the Village Hall
- v. Recreation Ground
- vi. Central green within Warmstone Close housing development
- vii. Land to the north of St Michael & All Angels Churchyard and to the west of Frederick Street
- viii. Land to the north and east of New Street and Little Britain.

Proposals for development on the land will be resisted, unless very special circumstances can be demonstrated.

The Local Green Space located to the north and east of New Street and Little Britain (site viii) should be considered as a potential site for the relocation of allotments displaced by the proposed residential development on the housing allocation site (Policy WAD2), and also for biodiversity enhancements. A Management Plan should be prepared to address these matters as part of any proposal affecting the future use of the site.

- 4.49 This policy proposes that important green spaces in the Parish are protected from development by their designation as Local Green Spaces in accordance with §76 and §77 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt.
- 4.50 In each case, the green spaces play an important role in village life, contributing towards residents' enjoyment through recreation, exercise, tranquillity and social events. Their special value to the community has been highlighted throughout consultations, with residents voicing their desire that these sites be protected; hence, they have been designated as local green spaces. A fuller description of each site, and the justification for its designation, is provided in the 'Waddesdon Local Green Spaces Report' in the Evidence Base.

5. IMPLEMENTATION

Development Management

- 5.1 Great care has been taken during the creation of this Neighbourhood Plan to ensure, as far as possible, that the policies outlined in this document are achievable. Therefore, in practice, most of the policies contained will be delivered by landowners, developers and all other planning applicants. However, flexibility will be required as new challenges and opportunities arise over the Plan period.
- 5.2 The Waddesdon Parish Council, as an important stakeholder in any planning application within the Parish, will use the Neighbourhood Plan to facilitate appropriate local development which reflects the needs and aspirations of the community by undertaking the following actions over the course of the Plan's period:
- Guide comment and scrutiny on all planning applications.
 - Negotiate with planning applicants, particularly developers, to achieve the best possible outcomes from new infrastructure, residential or otherwise, within the Parish.
 - Direct financial resources to the village in a structured way and in line with the wishes of the local community.
 - Bring together groups or working parties to improve the village environment.
 - Lobby local authorities to support the parishioners' wishes and aspirations.
- 5.3 To achieve these aims, the Waddesdon Parish Council will establish a 'planning sub-committee' comprised of local residents, with some Parish Councillor representation, to assist with the evaluation of all planning applications and, in particular, to ensure that the policies in this Neighbourhood Plan are implemented correctly and comprehensively. It will also work with the District Council to monitor the progress of sites coming forward for development.

Monitoring & Review of both the Policies and the Plan

- 5.4 Once the Neighbourhood Plan has been formally adopted by the District Council (AVDC), regular monitoring is required to ensure that progress is made towards meeting the objectives and policies of the Plan. The Plan will be subject to routine monitoring by both the District Council and the Waddesdon Parish Council, through data collected in planning monitoring reports. The Plan's Objectives will form the core of the monitoring activity but other data collected and reported at village level relevant to the Plan should also be included.
- 5.5 A formal evaluation of the Neighbourhood Plan will be conducted by the Waddesdon Parish Council on a five year cycle. This will consider and review the following:
- If progress is being made to achieve the Vision and the Objectives of the Plan.
 - If the policies in the Plan are being implemented properly.

- If financial contributions available to the community arising from development are being targeted towards the identified plans and projects, and in line with the community's wishes.
 - If the most up to date information, including the Local Plan housing allocation, is reflected in the Plan.
 - If the District Council is adhering to the Plan when determining planning applications.
- 5.6 The Parish Council will then conclude whether a review is required, which potentially entails revisions to the Plan's policies. If so, it will secure opinions of residents and stakeholders, through community engagement and consultation, to update the Plan.
- 5.7 Whilst responsibility for monitoring the implementation of the Plan rests with the Parish Council, the proposed sub-committee will author the five year report highlighted above. This report will be made available to the community and the District Council as a public document.

Infrastructure Projects

- 5.8 The Parish Council proposes some or all of the following projects for investment of future community infrastructure levy funding allocated by the local planning authority and to the Parish Council:
- I. **Traffic amelioration:** traffic has been highlighted by Waddesdon residents as their greatest concern, and future housing development will add to the volume of traffic on the village's roads. Thus, funds made available should be spent on measures, to be determined by the Parish Council at the time, designed to reduce the negative impact of traffic on the village. It is vital that a comprehensive traffic strategy is developed, in order to ensure that all efforts to address traffic concerns (by the Parish Council and other parties) are implemented in a coordinated fashion.
 - II. **Parking:** available monies should be directed to completing the two new public car parking areas set out in Policy WAD 12.
 - III. **Community Facility Infrastructure:** surplus funds should be spent on capital projects designed to enhance or further develop the infrastructure of community facilities.
- 5.9 These categories of local infrastructure projects will be prioritized for investment from Section 106 agreements and, if implemented in the future, the Aylesbury Vale District Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish; this represents the amount for which a Parish Council is entitled to apply, in line with the CIL (Amendment) Regulations 2013, subject to the successful adoption of a Neighbourhood Plan.
- 5.10 In addition, other policies of the Neighbourhood Plan require that, in order to obtain planning consent, planning obligations to finance and deliver specific infrastructure projects relating to certain development schemes are fulfilled in order to make such schemes satisfactory in line with paragraphs 173 and 204 of the National Planning Policy Framework (NPPF).

Water Supply and Sewerage Infrastructure

- 5.11 It is essential that developers demonstrate that adequate water supply and sewerage capacity exists both on and off the site to serve new developments in the Plan area, and that it would not lead to problems for existing users. In some circumstances, this may make it necessary for developers to carry out appropriate studies to establish whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by Thames Water, then the developer will need to contact Thames Water to agree what improvements to water and sewer infrastructure are required and how they will be funded prior to the occupation of any part of the development.



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- AVDC
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- Quainton Parish Council
- Waddesdon Newsletter
- Rothschild Foundation and Waddesdon Manor
- Waddesdon Estate
- Waddesdon Village Hall
- Waddesdon Methodist Hall
- 94 Coffee Shop
- Waddesdon & Whitchurch Children’s Centre
- Waddesdon Cricket Club
- Waddesdon Surgery
- Waddesdon Church of England Secondary School
- The Lion Public House
- The Long Dog Public House
- Homeware Shop, Waddesdon
- All People Photography

Special thanks go to Norman Carr, Waddesdon’s resident historian, for all of his valuable information and insight.



APPENDICES

Appendix A - Evidence base

- Waddesdon Neighbourhood Plan Sustainability Appraisal/ Strategic Environmental Assessment - *October 2017*
- Waddesdon Neighbourhood Plan Local Green Spaces Report – *October 2017*
- Waddesdon Neighbourhood Plan Site Assessment Report – *October 2017*
- Waddesdon Neighbourhood Plan Basic Conditions Statement – *October 2017*
- Waddesdon Neighbourhood Plan Consultation Statement – *October 2017*
- Vale of Aylesbury Plan Waddesdon Fact Pack – *June 2011*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/WADDESODN01-05-2013.pdf
- Waddesdon Parish Plan 2005 – 2006
- Waddesdon Conservation Area Review – *July 2014*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Waddesdon-Conservation-Area-small.pdf
- AVDC Register of Electors – BET Waddesdon – *March 2015*
- Vale of Aylesbury Local Draft Plan – *July 2016*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Draft%20VALP%20July%202016.pdf
- Aylesbury Vale Housing and Economic Land Availability Assessment (HELAA), Report v4 – *January 2017*
<https://www.aylesburyvaledc.gov.uk/sites/default/files/VALP/Aylesbury%20Vale%20HELAA%20Jan%202017%20Pt%206%20T-W%20BAPP%20R.pdf>
- Defining the Special Qualities of Local Landscape Designations in Aylesbury Vale District – *October 2015*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Aylesbury%20Vale%20Local%20Landscape%20Designations_Final%20Draft%20%20Report.pdf
- Draft Settlement Hierarchy Assessment for the Vale of Aylesbury Plan Strategy - *July 2016*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Draft%20Settlement%20Hierarchy%20Assessment%20Report%20June%202016.pdf
- Aylesbury Vale Green Infrastructure Strategy *2011-2026*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Aylesbury-Vale-Green-Infrastructure-Strategy-2011.pdf
- Aylesbury Vale District Local Plan – *January 2004*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/AVDLP-Full-Version.pdf
- Aylesbury Vale District Local Plan Proposals Map – *January 2004*
<https://www.aylesburyvaledc.gov.uk/proposals-map>
- Aylesbury Vale District Local Plan, Appendix 5: Saved Policies
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Appendix-5-AVDLP-Saved-Policies-Submission-Version.pdf
- AVDC Conservation Areas Supplementary Planning Document - *March 2011*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Conservation-Areas-SPD.pdf
- AVDC Planning and Building Control Search Portal
<https://www.aylesburyvaledc.gov.uk/section/planning-and-building-control>

- National Planning Policy Framework – *March 2012*
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning Practice Guidance, Department for Communities and Local Government – *March 2014*
<https://www.gov.uk/guidance/neighbourhood-planning--2>
- Department for Traffic Annual Traffic Survey (A41 Jackson Lane to County Boundary) - *2017*
<http://www.dft.gov.uk/traffic-counts/cp.php?la=Buckinghamshire#78100>
- Natural England – Nature Nearby, Accessible Natural Greenspace Guidance - *March 2010*
http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx;
http://www.ukmaburbanforum.co.uk/documents/other/nature_nearby.pdf
- Open Spaces Society
<https://www.oss.org.uk/>
- Buckinghamshire and Milton Keynes Environmental Records Centre
<http://www.bucksmkerc.org.uk/>
- Government Records Centre, MAGIC Maps website (Multi-Agency Geographic Information for the Countryside)
<http://www.natureonthemap.naturalengland.org.uk/>; <http://www.magic.gov.uk/>
- Butterfly Conservation, Upper Thames Branch – Butterfly Sightings Archive *2013*
http://upperthames-butterflies.org.uk/butterfly_sightings.html
- RSPB Red Kite Conservation *2011*
<https://www.rspb.org.uk/birds-and-wildlife/bird-and-wildlife-guides/bird-a-z/r/redkite/conservation.aspx>
- Buckinghamshire Family History Society, Waddesdon Parish
<http://www.bucksfhs.org.uk/index.php/bucksparishes?view=record&task=record.show&code=WAD>
- Heritage Gateway
<http://www.heritagegateway.org.uk/gateway/>
- Historic England, List re: Waddesdon Manor
<https://historicengland.org.uk/listing/the-list/list-entry/1000446>
- Quainton Neighbourhood Development Plan 2015 – 2033 – *made 31 October 2016*
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Quainton%20NDP%20MADE%20VERSION.pdf
- Wing Neighbourhood Plan 2014 – 31 – *made 16 March 2015*
<https://www.aylesburyvaledc.gov.uk/wing-neighbourhood-plan>
- Google My Maps
<https://www.google.com/maps/d/u/0/>
- Gurney, Ivor and Carr, Norman. *Waddesdon through the Ages*. Waddesdon: The Alice Trust, 2004. Print.
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Appendix B - List of local heritage assets (Policy WAD011)

House Number or Building Name	Road	Page in Conservation		In Conservation Area?
		Area Review	Status	
13,15	High Street	32	Heritage Asset, Local Note Building	Yes
17	High Street	32	Heritage Asset, Local Note Building	Yes
20	High Street	32	Heritage Asset, Local Note Building	Yes
21	High Street	33	Heritage Asset, Local Note Building	Yes
24	High Street	33	Heritage Asset, Local Note Building	Yes
25,27,29,31,33,35	High Street	33	Heritage Asset, Local Note Building	Yes
26	High Street	34	Heritage Asset, Local Note Building	Yes
30	High Street	34	Heritage Asset, Local Note Building	Yes
46	High Street	34	Heritage Asset, Local Note Building	Yes
53	High Street	35	Heritage Asset, Local Note Building	Yes
55	High Street	35	Heritage Asset, Local Note Building	Yes
68	High Street	35	Heritage Asset, Local Note Building	Yes
Lion	High Street	36	Heritage Asset, Local Note Building	Yes
74	High Street	36	Heritage Asset, Local Note Building	Yes
74c	High Street	36	Heritage Asset, Local Note Building	Yes
79,81,83,85	High Street	37	Heritage Asset, Local Note Building	Yes
82	High Street	37	Heritage Asset, Local Note Building	Yes
Methodist Church	High Street	37	Heritage Asset, Local Note Building	Yes
84-90	High Street	38	Heritage Asset, Local Note Building	Yes
Village Hall	High Street	38	Grade 2	Yes
Five Arrows	High Street	39	Grade 2	Yes
91 and 93	High Street	39	Grade 2	Yes
War Memorial	High Street	40	Heritage Asset, Local Note Building	Yes
92	High Street	40	Heritage Asset, Local Note Building	Yes
94	High Street	41	Heritage Asset, Local Note Building	Yes
95,97	High Street	41	Heritage Asset, Local Note Building	Yes
97a, 97b	High Street	42	Heritage Asset, Local Note Building	Yes
98	High Street	43	Heritage Asset, Local Note Building	Yes
99	High Street	43	Heritage Asset, Local Note Building	Yes
100a	High Street	44	Heritage Asset, Local Note Building	Yes
Coach House	High Street	44	Heritage Asset, Local Note Building	Yes
101a-101b	High Street	44	Grade 2	Yes
102	High Street	45	Heritage Asset, Local Note Building	Yes
Old Rectory	Rectory Drive	45	Heritage Asset, Local Note Building	Yes
St. Michael's Church	High Street	46	Grade 2*	Yes
Tomb in Graveyard	High Street	46	Grade 2	Yes
103	High Street	47	Heritage Asset, Local Note Building	Yes
104	High Street	47	Heritage Asset, Local Note Building	Yes
105	High Street	48	Heritage Asset, Local Note Building	Yes
106	High Street	48	Heritage Asset, Local Note Building	Yes
108	High Street	49	Heritage Asset, Local Note Building	Yes
110	High Street	49	Heritage Asset, Local Note Building	Yes
112	High Street	50	Heritage Asset, Local Note Building	Yes
114	High Street	50	Heritage Asset, Local Note Building	Yes
Long Dog	High Street	50	Grade 2	Yes
Cedars	High Street	51	Heritage Asset, Local Note Building	Yes
118	High Street	51	Heritage Asset, Local Note Building	Yes
120	High Street	51	Heritage Asset, Local Note Building	Yes
120,122,124	High Street	52	Heritage Asset, Local Note Building	Yes
128,30	High Street	52	Heritage Asset, Local Note Building	Yes

House Number or Building Name	Road	Page in		In Conservation Area?
		Conservation Area Review	Status	
Road Marker	High Street	53	Heritage Asset, Local Note Building	Yes
15	Frederick Street	54	Heritage Asset, Local Note Building	Yes
17	Frederick Street	54	Heritage Asset, Local Note Building	Yes
22	Frederick Street	54	Heritage Asset, Local Note Building	Yes
23	Frederick Street	55	Heritage Asset, Local Note Building	Yes
25	Frederick Street	55	Heritage Asset, Local Note Building	Yes
36	Frederick Street	56	Heritage Asset, Local Note Building	Yes
48	Frederick Street	56	Heritage Asset, Local Note Building	Yes
72	Frederick Street	57	Heritage Asset, Local Note Building	Yes
74,76	Frederick Street	57	Heritage Asset, Local Note Building	Yes
80	Frederick Street	57	Heritage Asset, Local Note Building	Yes
86,88	Frederick Street	58	Heritage Asset, Local Note Building	Yes
96	Frederick Street	58	Heritage Asset, Local Note Building	Yes
98	Frederick Street	58	Heritage Asset, Local Note Building	Yes
18	Quainton Road	59	Heritage Asset, Local Note Building	Yes
22,24,26,28	Quainton Road	59	Heritage Asset, Local Note Building	Yes
42	Quainton Road	59	Heritage Asset, Local Note Building	Yes
58,60,62	Quainton Road	60	Heritage Asset, Local Note Building	Yes
74	Quainton Road	60	Heritage Asset, Local Note Building	Yes
76	Quainton Road	61	Heritage Asset, Local Note Building	Yes
Mill	Quainton Road	61	Heritage Asset, Local Note Building	Yes
97	Quainton Road	62	Heritage Asset, Local Note Building	Yes
99,101	Quainton Road	62	Heritage Asset, Local Note Building	Yes
6&8	Wood Street	63	Heritage Asset, Local Note Building	Yes
27	Baker Street	64	Heritage Asset, Local Note Building	Yes
5	The Grove		None	No
Warmstone Farmhouse	Warmstone Lane		None	No
Warmstone House	Warmstone Lane		Grade 2	No
Baptist Chapel	Waddesdon Hill		Grade 2	No
Stable to Baptist Chapel	Waddesdon Hill		Grade 2	No



"Waddesdon Hill Chapel" (<https://www.flickr.com/photos/rpmarks/2964847548/>) by R~P~M (<https://www.flickr.com/photos/rpmarks/>) is licensed under CC BY-NC-ND 2.0

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Appendix C - Committed developments



This illustrates the sites (of 10 dwellings or more) for which planning permission has been granted, since the commencement of the Plan period in 2013:

- A - Land to rear of 23 Anstey Close: 13/01866/app (11 dwellings)
- B - Land east of 14 & 27 New Street: 14/02351/app (13 dwellings); application 16/02748/app to increase this to 16 dwellings is awaiting decision.
- C – Allotments, Baker Street, Land Rear of 1 High Street and Land to west of Warmstone Lane: 15/01165/app (75 dwellings)

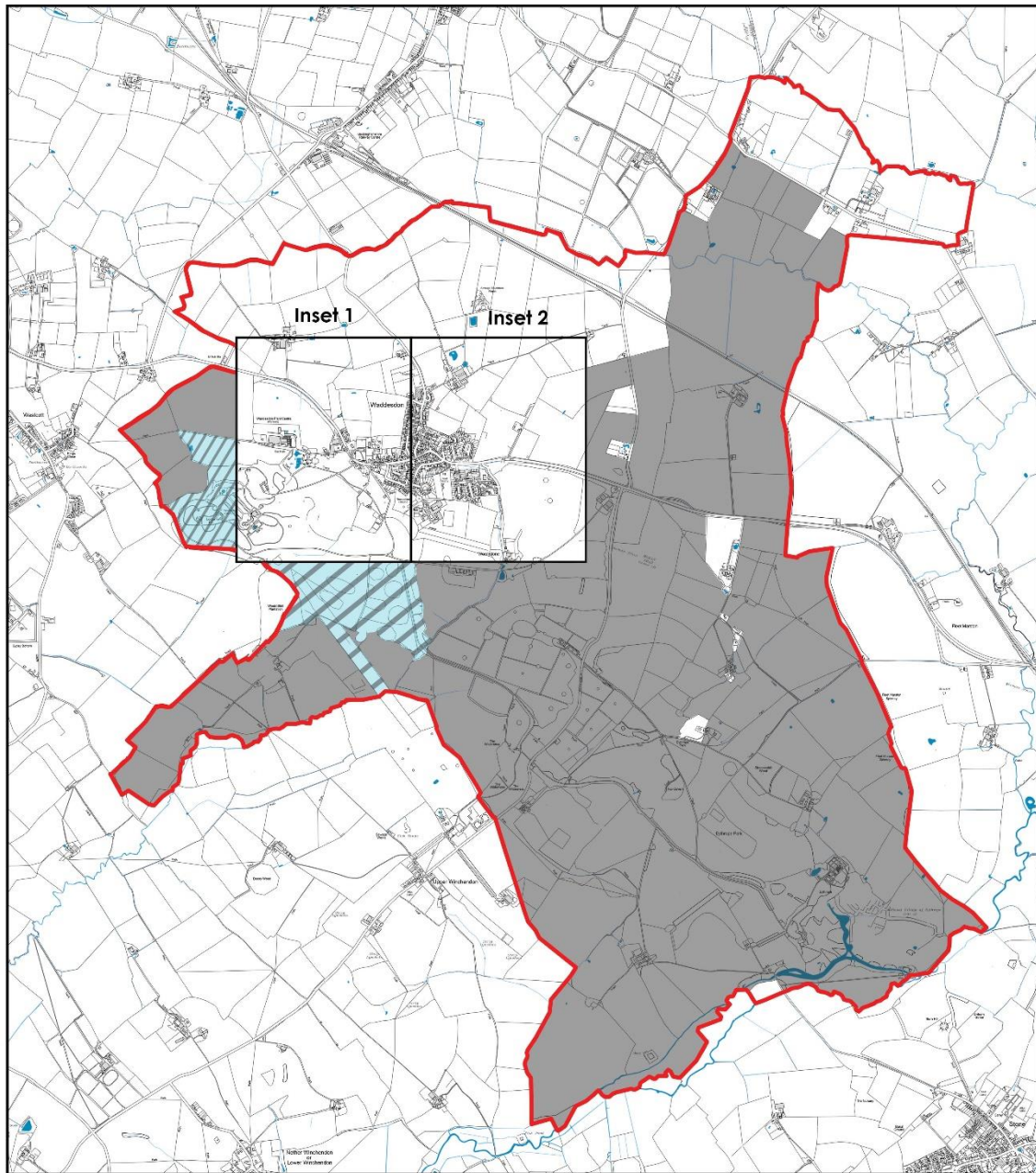
Appendix D - Table showing relationships between objectives and policies

Objective	Policy
Contribute to meeting local housing needs, ensuring that new developments integrate well within the community	WAD1, WAD2, WAD3, WAD13
Conserve the special heritage character of the village	WAD1, WAD4, WAD8, WAD9, WAD10, WAD11, WAD14
Protect and, where possible, enhance the landscape setting of the village and key views	WAD1, WAD4, WAD9, WAD10, WAD13, WAD14
Work with Waddesdon Manor as it manages its success as a tourism destination, to ensure that it maximises benefits and limits disruption to residents	WAD1, WAD4, WAD5, WAD6, WAD7, WAD12
Minimize the impact of any extra burden on existing road infrastructure by planning for the realities of car ownership and commuting, but encouraging walking to key facilities	WAD4, WAD5, WAD6, WAD7, WAD12
Develop and sustain a thriving High Street and a self-sufficient village for local services, and support community facilities	WAD4, WAD5, WAD6, WAD7







Appendix E – Policies Maps

POLICIES MAP: REFERENDUM PLAN OCTOBER 2017

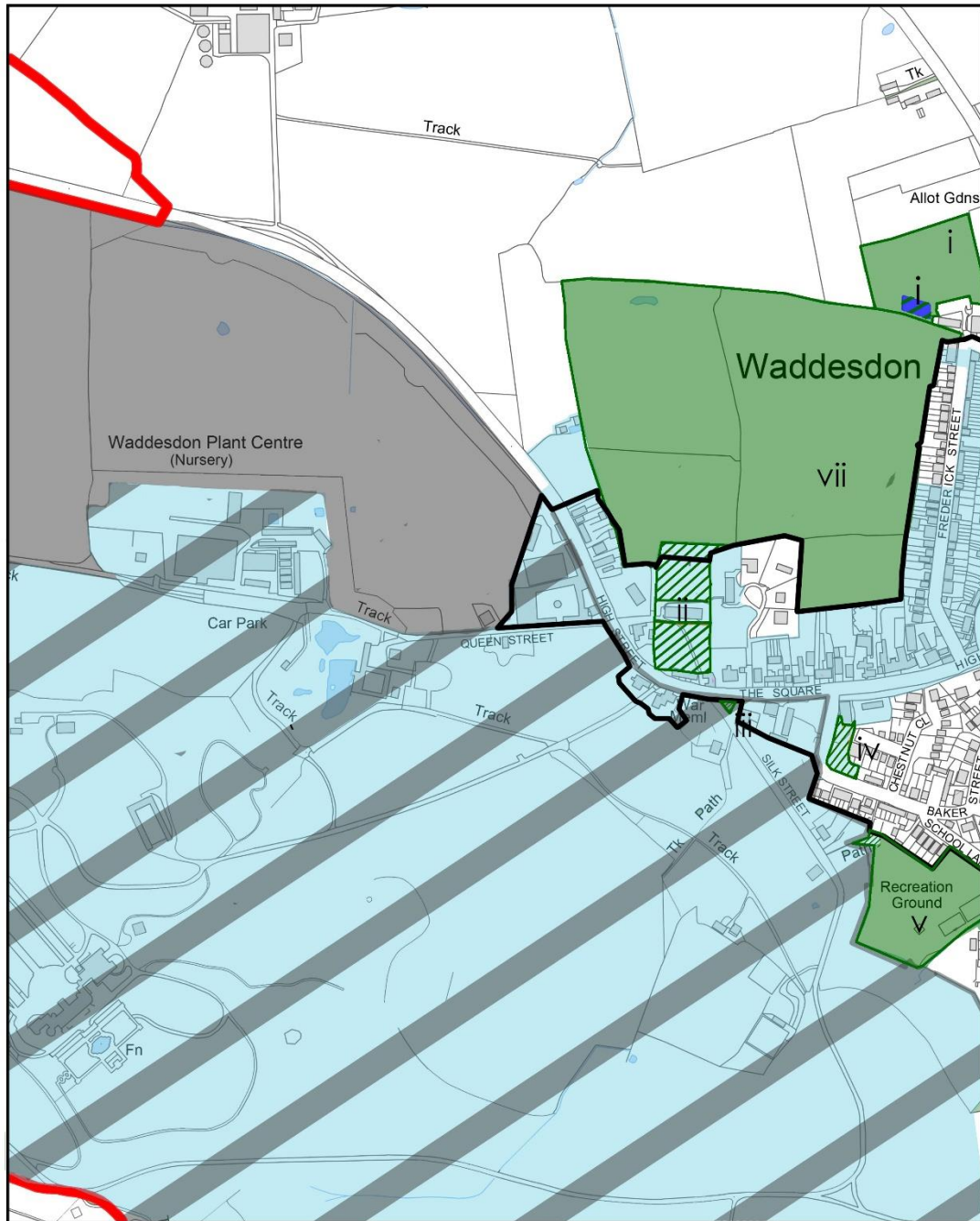


Waddesdon Neighbourhood Plan
Policies Map: Referendum Plan October 2017

Key

- | | |
|---|---|
|  Neighbourhood Plan Boundary |  WAD4 - Waddesdon Estate, The Rothschild Foundation and the National Trust |
|  Insets 1 & 2 |  WAD8 - Design in the Conservation Area |







POLICIES MAP INSET 1: REFERENDUM PLAN OCTOBER 2017



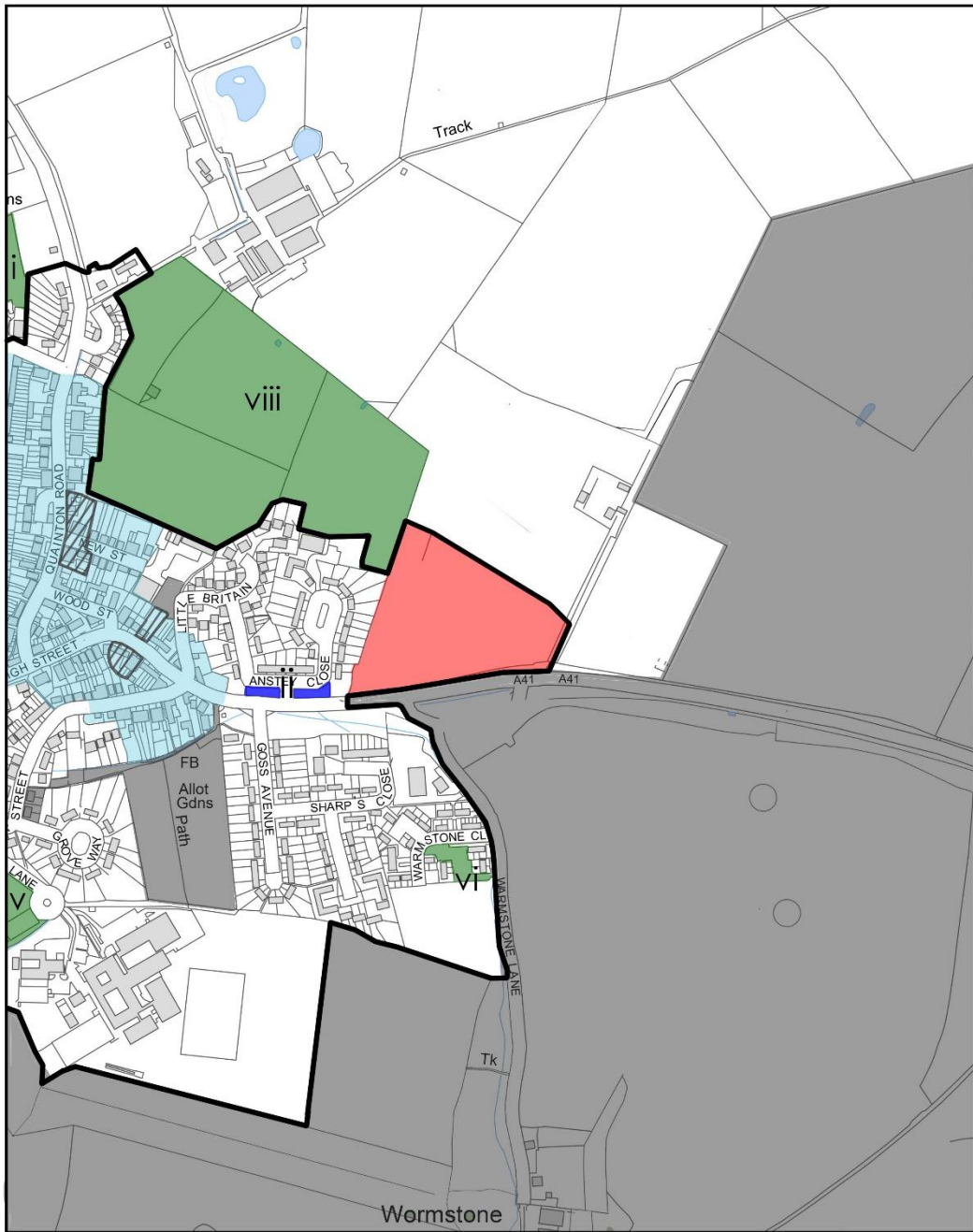
Waddesdon Neighbourhood Plan

Inset 1: Referendum Plan October 2017

Key

	Neighbourhood Plan Boundary		WAD4 - Waddesdon Estate, The Rothschild Foundation and the National Trust		WAD12 - Traffic and Car Parking
	WAD1 - Settlement Boundary		WAD8 - Design in the Conservation Area		WAD14 - Local Green Spaces








POLICIES MAP INSET 2: REFERENDUM PLAN OCTOBER 2017



Waddesdon Neighbourhood Plan

Inset 2: Referendum Plan October 2017

Key

 Neighbourhood Plan Boundary	 WAD4 - Waddesdon Estate, The Rothschild Foundation and the National Trust	 WAD14 - Local Green Spaces
 WAD1 - Settlement Boundary	 WAD8 - Design in the Conservation Area	
 WAD2 - Housing Site Allocation	 WAD12 - Traffic and Car Parking	