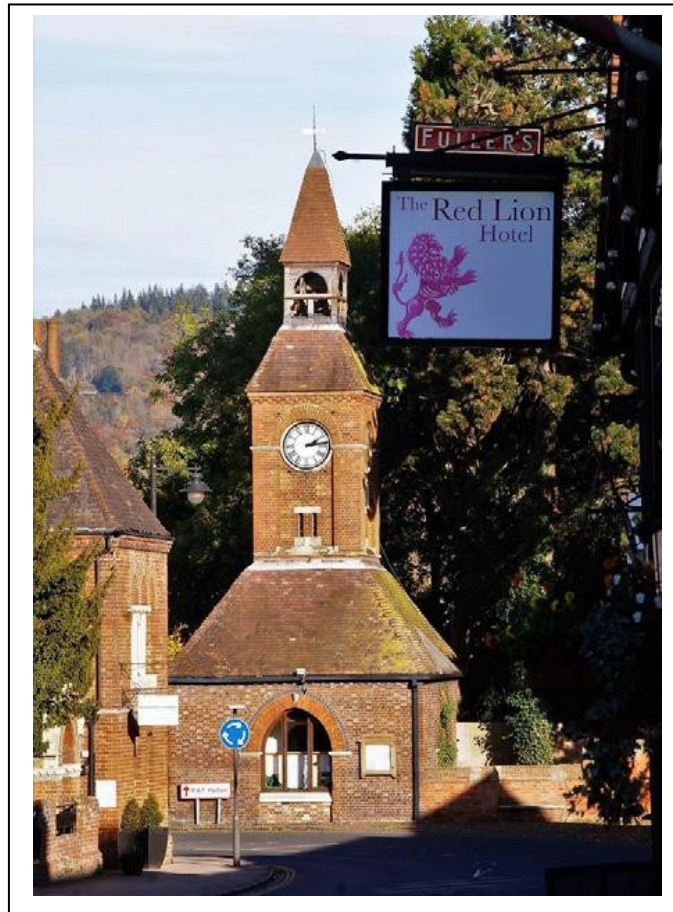




WENDOVER

NEIGHBOURHOOD PLAN



Wendover Parish Council

Made Version

Neighbourhood Plan

February 2020

2019-2033

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FOREWORD

This Neighbourhood Plan is the culmination of many consultations with residents and businesses in the Parish of Wendover. It will be valid until 2033.

A Neighbourhood Plan is only concerned with land use and development, not community facilities directly, although it can be used to propose detailed actions and use of S106 agreements by directing funding as suggested during the evidence gathering.

This Plan is not intended to simply restrict or prevent development occurring in the Parish, but will focus the local Planning Authority's attention on the wishes of us, the residents, in the development of Wendover. It will serve as an aide to help developers focus on the requisites for successful and appropriate development, sympathetic to our Parish, the history and setting within the Green Belt and Area of Outstanding Natural Beauty.

It can direct where money can be spent on improving transport, accessibility, parking, and facilities.

It can help to ensure that housing is of a size and design that meets the needs of the young, old and disabled, to allow families to live and remain in the area amongst friends and relatives, as their needs change.

It can ensure the countryside, views and local green spaces, so valued by residents and visitors, are protected.

It can support the historic centre and important buildings and their setting against inappropriate development.

It can ensure that the Parish of Wendover as a whole, including within the Settlement Boundary, remains a discrete entity, with its individual character and does not become integrated with surrounding villages.

Our thanks go to the community for their time, effort and support in contributing to this process and in particular to the members of the Steering Group who have given much time to produce this Plan.

Tom Walsh

Chairman Wendover Parish Council

Sheila Bulpett

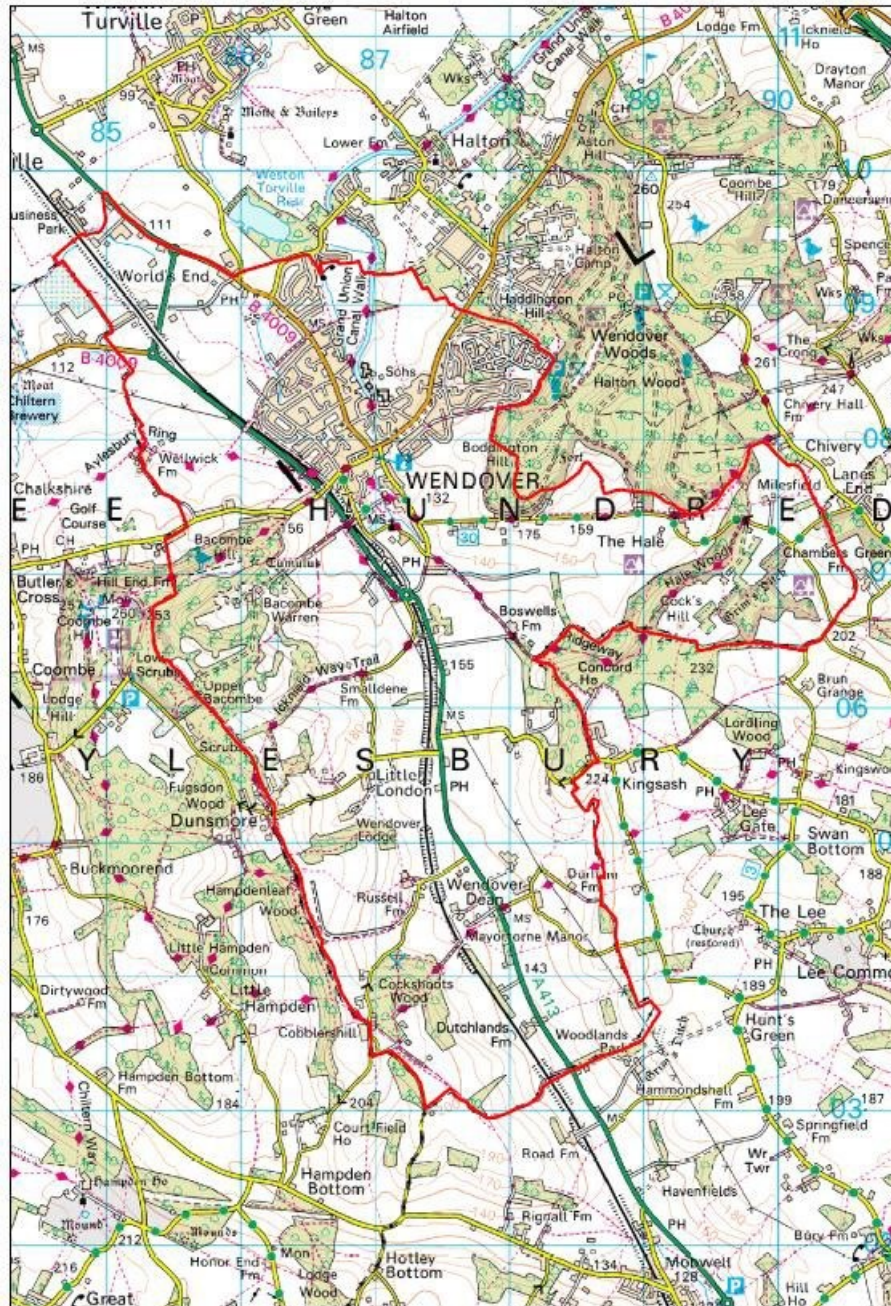
Chairman, Wendover Neighbourhood
Plan Steering Group

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1. INTRODUCTION

- 11 The Localism Act 2012 provides for the production of Neighbourhood Plans enabling local people to influence development in their area.
- 12 Aylesbury Vale District Council (AVDC), the Local Planning Authority (LPA), designated the Wendover Neighbourhood Plan (WNP) on 24th September 2015. The notification was presented as item 6, correspondence, at the 5th October 2015 Wendover Parish Council Meeting.



- 13 Map No.1 shows the boundary of the Neighbourhood Plan Area, which is also the Parish Boundary outlined in red. (<https://magic.defra.gov.uk/MagicMap.aspx>)

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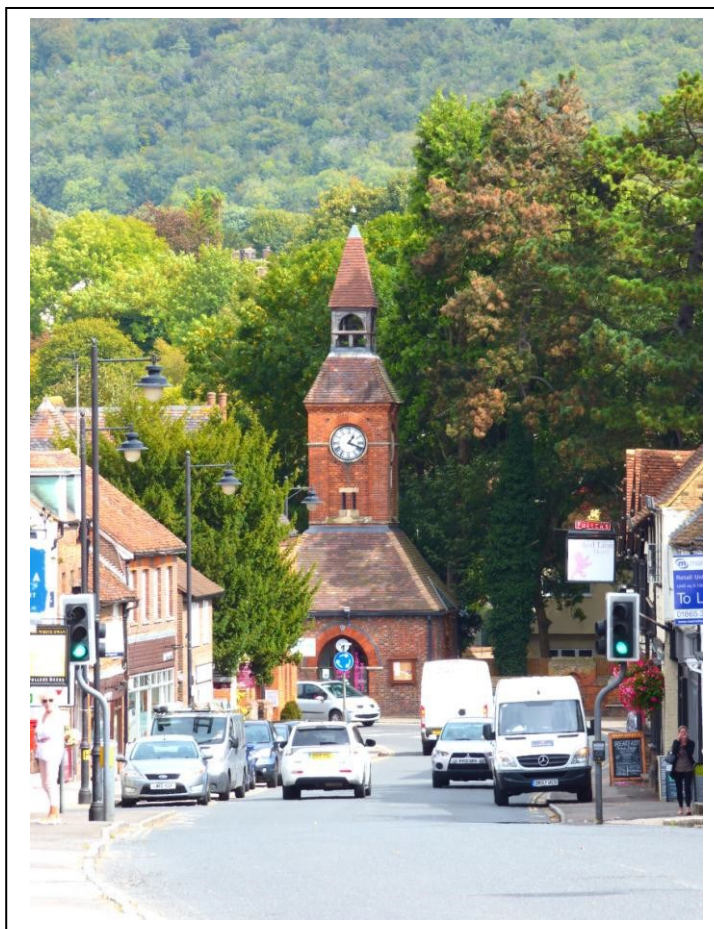
- 14 Wendover Parish Council (WPC) is the relevant body responsible for the production of the Plan. However WPC has delegated that responsibility to an independent Steering Group, which has been drawn from various local interest groups and individuals.
- 15 Those who have contributed as members of the Group are:
- Susanna Allford – Resident
 - Sheila Bulpett – Parish Councillor
 - Jonathan Clover – Resident
 - John Currell – Ashbrook Allotment Association
 - Hannah Hook – Resident
 - Jane Larkham – Wendover News / Chamber of Trade (now dissolved)
 - Peter Lockett – Wendover U3A
 - Alan Myers – Wendover Action Group
- 16 The actions of the Steering Group have been guided throughout the process by specialist consultants, particularly in regard to the public consultation stages, the production and analysis of the Questionnaire Survey and the composition of the Final Plan.
- 17 Wendover Parish lies within the District of Aylesbury Vale in the County of Buckinghamshire. Both Aylesbury Vale District Council (AVDC) and Buckinghamshire County Council (BCC) are strategic planning authorities, although in 2020 they will be combined into a new unitary authority. The Plan sets out a vision for Wendover with clear objectives and planning policies which have been developed following extensive consultation with local people. Our policies, together with those of Aylesbury Vale, will enable local people to influence future development within the Plan area for the period 2019 – 2033.
- 18 The objectives and policies relate to the key topics which emerged from the consultation process, namely: Housing, Business, Tourism, Community Facilities, Conservation & Heritage, Green Spaces & Environment, Infrastructure & Connectivity and Transport.
- 19 The policies are intended to shape and encourage development which will be sustainable, work for the benefit of the local community and which will protect and enhance the character and environment of the local area. They are in conformity with the strategic policies set out in the AVDC Local Plan(s) and cover non-strategic issues which will seek to achieve the right kind of future development for Wendover.
- 110 Ultimately, prior to being “made” or adopted by AVDC, the Plan will have been approved by a majority of voters in a referendum in Wendover Parish.

2. PLANNING POLICY CONTEXT

- 2.1 Wendover Parish lies within Aylesbury Vale District Council (AVDC) area in the County of Buckinghamshire (BCC). Both of these authorities are strategic planning bodies, the policies of which all neighbourhood plans must respect.
- 2.2 Wendover Neighbourhood Plan (WNP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, The Localism Act 2011, the Neighbourhood Planning Regulations 2012, Directive 2001/42/Econ Strategic Environmental Assessment and the National Planning Policy Framework 2019.
- 2.3 The National Planning Policy Framework states that:
- Neighbourhood planning gives communities the power to develop a shared vision for their area.
 - Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.
 - Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
 - Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.
- 2.4 The Wendover Neighbourhood Plan must be in conformity with the policies of the Local Plan produced by AVDC.
- 2.5 WNP has been produced respecting both the “saved policies” of the adopted Aylesbury Vale District Local Plan 2004 and the emerging policies set out in the draft Vale of Aylesbury Local Plan (VALP).
- 2.6 The Policies of the Aylesbury Vale District Local Plan 2004 and the Policies of the draft Vale of Aylesbury Local Plan (VALP) which are relevant to WNP are given in the report by JfL Planning and can be found at:
http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/1240_revised_nppf_2018_for_policy_review_doc_march_2017_for_wendover_np.pdf
- 2.7 WNP has been written with a background awareness of the Policies of Bucks County Council, particularly in regard to highways and transport and can be found in the Transport Evidence Paper.
<https://www.buckscc.gov.uk/services/transport-and-roads>
http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_transport_evidence_paper_-_final_-_13.11.18_-_jlc.pdf

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- 28 The draft VALP requires Wendover to take 128 new houses during the plan period. These are either already built or have been committed. There are no new major designated development sites. All local planned redevelopment will take place at the RAF Halton site. This site is due to finally close in 2025. VALP suggests that at least 1,000 homes will come forward during the Plan period at RAF Halton Camp after its closure. Given the very close proximity of this site to Wendover, the town is not required to generate any more development land. However, it is anticipated that this development will have a significant effect on the infrastructure and service capacity of Wendover.
- 29 The WNP includes housing and development policies aimed at sustainability to be applied to minor developments, infilling and redevelopment proposals.



Wendover High Street and Clock Tower with
Wendover Woods in the background.

3. ABOUT WENDOVER PARISH

Location

- 3.1 Wendover is a small market town at the foot of the Chiltern Hills in Buckinghamshire. It is also a civil parish within Aylesbury Vale District. It lies approximately 35 miles to the North West of Central London and 5 miles South East of Aylesbury. The mainly arable parish is 5,832 acres (2,360 ha) in size and contains many hamlets that nestle amongst the lush woods on the surrounding hills which are visible from most of the settlement.
- 3.2 Wendover is an historically important settlement which occupies a prime position at a natural crossing point between two large chalk hills on the Chiltern Ridge, Wendover Gap. The hills to the south and east of Wendover are easily visible from within the town, making a significant contribution to the Conservation Area, and forming a crucial element of the character of the settlement. There are many trees and green spaces which enhance the rural feel of Wendover and make it a pleasant place to live.
- 3.3 The Parish occupies a valley bottom position close to fresh water sources. The watercourses running through the town form part of a network of feeder streams for the Wendover Arm of the Grand Union Canal. These watercourses are both visually and historically important to Wendover, and add to the rural character and appearance of the town.
- 3.4 The historic road layout in Wendover has survived more or less intact. The linear form of the old core of the town is still clearly identifiable today. The commercial centre of the town follows South Street, High Street and Aylesbury Road, three streets which collectively form a loose z-shaped layout and one of the principal routes from London to Aylesbury. There is some evidence that this road layout was part of the deliberate mediaeval planning of the town, and probably dates from the 13th century when the Borough was established. Within the central core of the settlement a large number of historic buildings survive, especially along Aylesbury Road, Pound Street, South Street, Tring Road and around the market square - known as the Manor Waste.

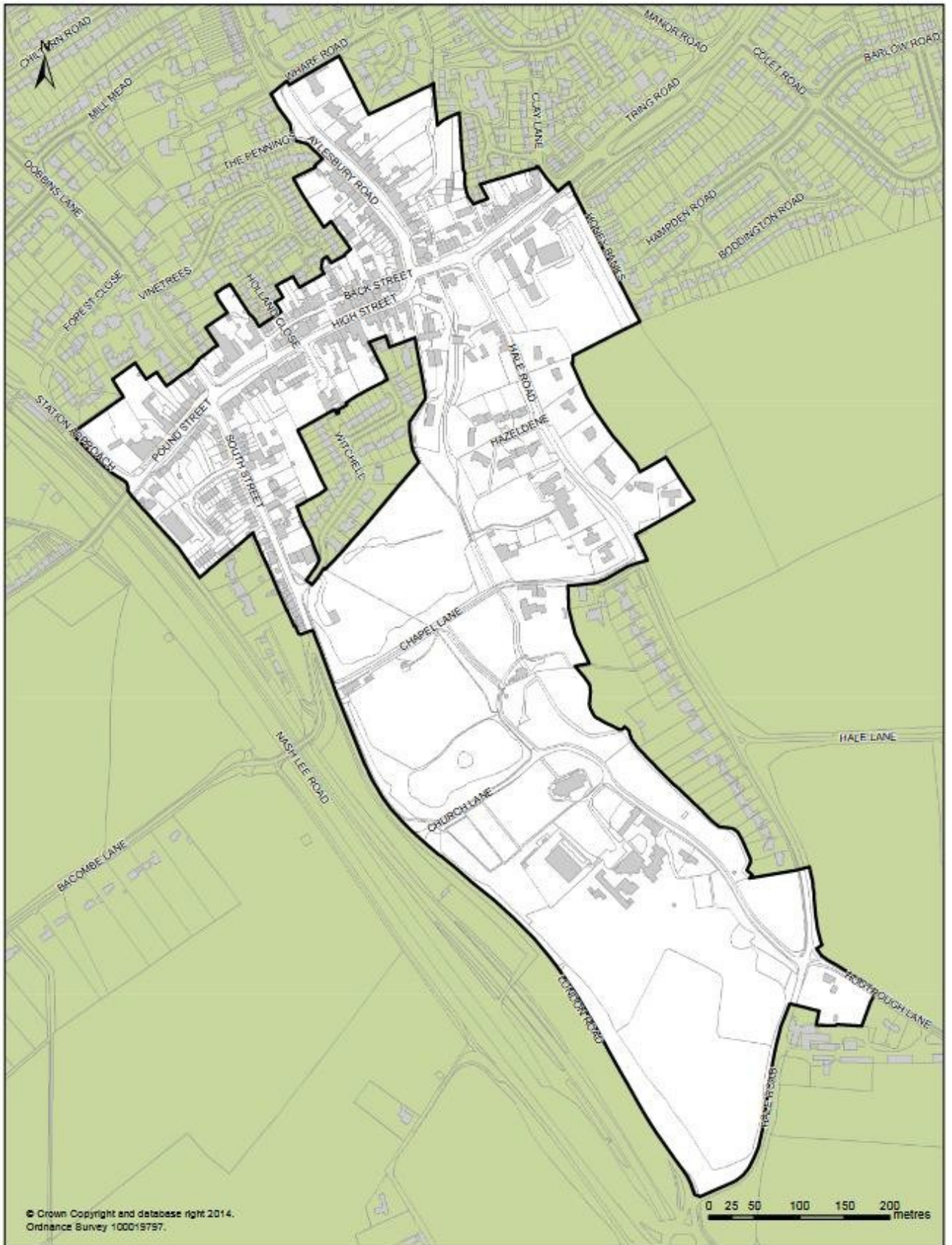
Historic Development

- 3.5 Wendover was first referred to in a Will dating from 965, around the St Mary's Church area. Prior to 1066 the area was owned by Edward the Confessor but was noted in the Domesday Book as being held by King William in 1086. The royal ownership ended in 1154 and has passed between royal and private ownership many times. Wendover was granted a market charter in 1214. Much of the present High Street was built in the 1600s around the time of the Civil War. By 1801 the population was 1397 and remained around 1500-2000 until 1921.

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- 3.6 The Wendover Arm of the Grand Union Canal arrived in 1797 and Wendover Railway Station, in 1892. The Wendover Arm is seen as part of the flagship Green Infrastructure Route known as the Grand Union Triangle, which is being promoted by AVDC as an opportunity to improve the towpath in order to cope with additional usage as a sustainable route for both a walking and cycling. It is a valuable asset enhancing the health, wellbeing and happiness of residents and visitors. It also provides opportunities for education. It is maintained and being improved by the Wendover Arm Trust, who have restored much of the canal and regularly upkeep the towpath.
- 3.7 The A413 Wendover Bypass was first proposed in 1937 but only completed in 1998. It has 5 new bridges 3.8kms of roads and occupies 22.1 acres of agricultural land. Currently HS2 is planned to pass very close to the centre, partly in a tunnel and on viaducts, with work expecting to commence in 2019.
- 3.8 The Wendover Conservation Area was designated by Aylesbury Vale District Council on the 1st January 1969 and has been reviewed since when a new document was produced in 2011. There are a total of 113 Grade II listed buildings within the Parish, mainly clustered in the Conservation Area around the High Street. (Full details can be found at:
[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp -
consevation and heritage evidence paper nov 2018 pl seb.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp-_consevation_and_heritage_evidence_paper_nov_2018_pl_seb.pdf)
- 3.9 The many hamlets in Wendover Parish include: Dunsmore, Hazeldean, Little London, Lower Bacombe, Scrubwood, Smalldean, The Hale, Upper Bacombe, Wendover Dean, Wendover Marsh, Worlds End. Of these, Dunsmore is split between the Wendover and Ellesborough Parishes, Little London is between Dunsmore and the A413 and Wendover Dean is a ribbon development along the A413 towards Amersham, with a petrol station and some business units.
<https://www.aylesburyvaledc.gov.uk/section/protected-trees-and-hedgerows>

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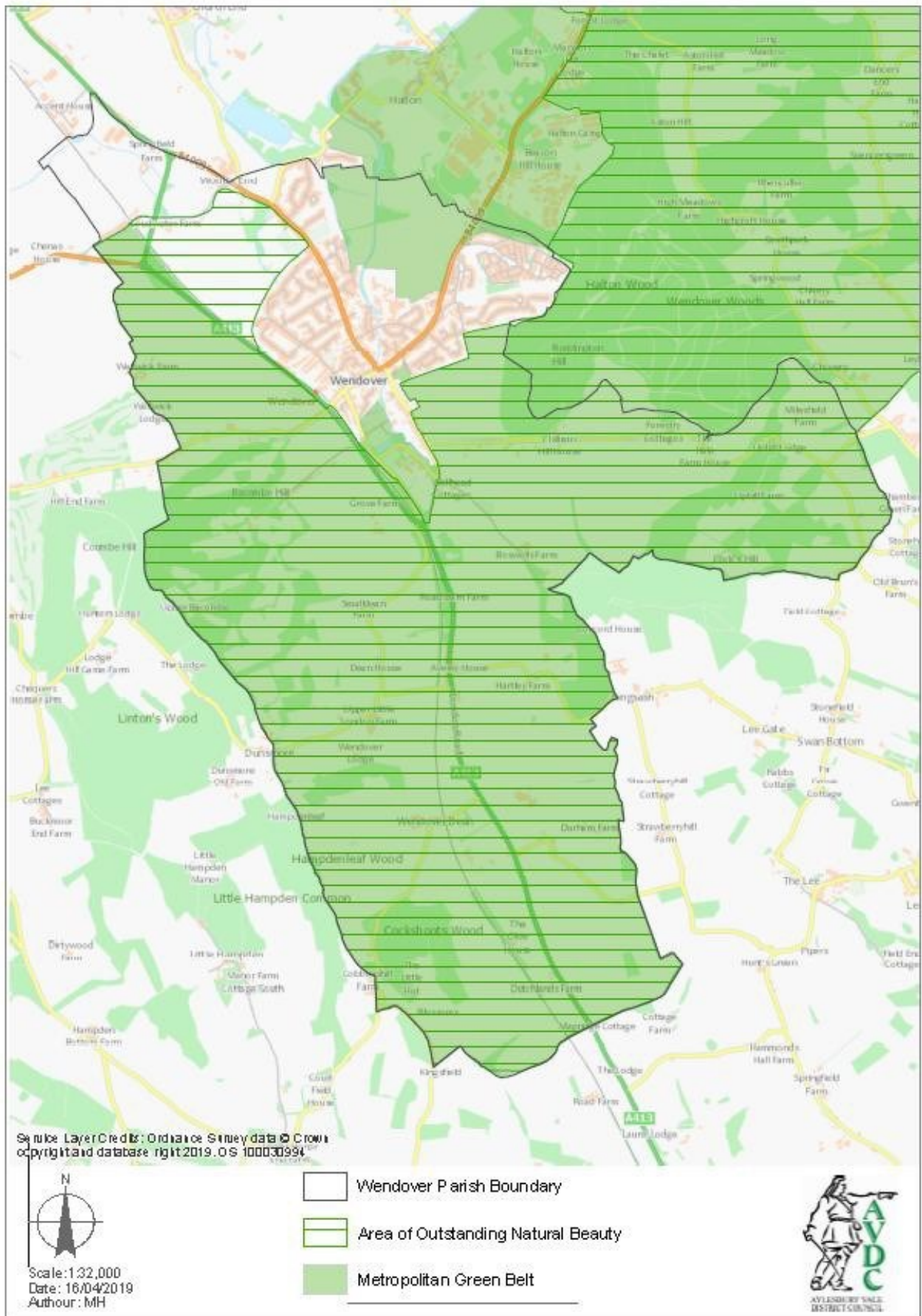
Map 2 : Wendover Conservation Area

<https://www.aylesburyvaledc.gov.uk/wendover-conservation-area>

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- 3.11 RAF Halton camp is situated to the east of Wendover. The most recent large housing development in Wendover was Princess Mary Gate on the site of the former RAF hospital but actually within the parish boundary of Wendover. In the current VALP, Wendover and Halton are considered together and politically they are a District Council Ward and a County Council Division. As a result, the future development of the RAF Halton site will greatly impact on Wendover, its transport network and community facilities.
- 3.12 In 2018, the Parish of Wendover currently consists of 3520 properties of which 201 are Ministry of Defence housing, and 352 are in the Vale of Aylesbury Housing Trust. There are 1013 three bedroom properties, 1372 larger and 920 smaller ones. (2018 Parish precept data) 68.6% of residents own or are buying their home. Last year, most property sales in Wendover involved semi-detached properties which sold for on average £444,222. Terraced properties were selling for an average price of £373,816, while detached properties fetched £672,452.
- 3.13 Wendover, with an overall average price of £459,135, was similar in terms of house prices to nearby Aston Clinton (£478,247), but was more expensive than Stoke Mandeville (£324,261) and cheaper than Weston Turville (£517,965). During the last year, sold prices in Wendover were similar to the previous year and 16% up on 2007 when the average house price was £397,489.
<https://www.rightmove.co.uk/house-prices/Wendover.html>
- 3.14 In the 2011 Census, the population of Wendover was 7,399 residents, with the majority aged 30-60 years old (3045) and 1792 children up to 17 years old.
<https://www.nomisweb.co.uk/reports/localarea?compare=1170212160>
- 3.15 The proportion of working age residents is 58.8%, the lowest in the area, with 19.4% of the total population over 65, of which 48% are males. The majority of residents are white, British (92%), 64.6% are Christian, and 25.9% have no religion. 69.9% of residents aged 16-74 are in employment, 14.5% are retired and 2.3% are unemployed. The population is skewed towards the higher skilled, better paid occupations making the Wendover Ward one of England's least deprived areas.
<http://bbf-cdn-legacy.s3.amazonaws.com/Wendover%20Economic%20Profile.pdf>
- 3.16 Wendover is well served as a Strategic Settlement in Aylesbury Vale. A regular rail connection to Marylebone and Aylesbury is operated by Chiltern Railways. Various buses operate to Amersham and Aylesbury. The A413 connects to Amersham and Aylesbury, and the B4009 to Tring and Princes Risborough. The Wendover Arm of the Grand Union Canal begins at Wharf Road and is a frequently used path for walkers. The Ridgeway Path also passes through Wendover High Street, down the Heron Path and near to St Mary's Church. There are many other footpaths taking people to Coombe Hill, the Chilterns Area of Outstanding Natural Beauty and Wendover Woods. The Canal and playgrounds at Ashbrook and Hampden Field offer recreation for children and there is a skate park adjacent to the London Rd.
- 3.17 Wendover is surrounded by Green Belt and the Chilterns Area of Outstanding Natural Beauty (AONB) as shown in Map 3 below.

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Map 3: Wendover Parish, Green Belt and AONB

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- 3.18 There are three schools on the main Wharf Road Campus, John Hampden First School, Wendover CE Junior School and John Colet Secondary School. These are all well respected in the area and are oversubscribed as a result. The Chiltern Way Academy is off Church Lane and supports pupils with learning difficulties. Nursery provision is provided by 3 pre-schools and 1 nursery. There is a community swimming pool on the School Campus, run by a local swimming association. St Mary's Church and St Anne's Church serve the area and are also used as meeting venues for some of the many groups. Wendover has a GP surgery, Community Library, Post Office, Building Society, various shops and businesses, care homes, dentists, optician, pharmacy, chiropodist, podiatrist, garages, petrol stations, restaurants and public houses. There is a weekly market and a monthly local produce market.
- 3.19 Many of the residents work in London and commute via train or car as there are relatively few employment opportunities within the town. Wendover provides 2,700 jobs in 400 businesses. Of these businesses, 58 (15.3 %) are Buckinghamshire Business First members. (<https://bbf.uk.com/>)
- 3.20 RAF Halton is the largest local employer, situated adjacent to the northern boundary of the Parish, but is set to close in 2025. The largest companies in Wendover include: Mowlem Building Maintenance; Caswell Maintenance Services Ltd; Avatu; Chilterns MS Centre; Rumsey's Handmade Chocolates Ltd; many salons, pubs and restaurants. <http://bbf-cdn-legacy.s3.amazonaws.com/Wendover%20Economic%20Profile.pdf>
- 3.21 4035 residents in the 2011 Census were employed, with 30% in professional and administrative services, 13% in retail, 13% in construction, transport and manufacturing, 11% in health, 10% in education, 10% in finance and communication. Of the 107 respondents in the Questionnaire who own their own businesses, 66% operate from their home.



Shoulder of Mutton, Pound St



Hampden Pond

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- 3.22 Wendover has a thriving community with many well supported groups catering for all ages: Brownies, Guides and Scouts, Sporting clubs, Arts and Writing clubs, U3A, WI, Dance School and Allotment Association etc. These activities help to make Wendover a pleasant and social place, increasing cohesion and enhancing the sense of community. Local news, events and activities are detailed and advertised in the free Wendover News monthly publication, which is delivered by volunteers to most households and is available in shops and businesses in the town. (Community Evidence Paper: http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_wendover_community_facilities_evidence_paper_nov_2018_sa_hh.pdf)



Allotments at Hogtrough Lane



The Oxy, Tring Rd/Warneford Rd



Fields in Wendover Dean and units on A413 Little London



Harvesting in Cobblers Hill and view from Ellesborough Rd

WENDOVER NEIGHBOURHOOD PLAN

4. COMMUNITY ENGAGEMENT

- 4.1 A “**Consultation & Engagement Strategy Report**”, which defined the process to be followed, was produced during January 2017, and can be found at: http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wendover_consultation_strategy_31.1.17_.pdf
- 4.2 Consultation was initiated at two public “**Launch Events**” held on 2nd & 4th February 2017. http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_consultation_feedback_report_1_22.05.17- final - 09.04.19.pdf



- 4.3 During the period February to September 2017, further targeted consultation was undertaken with representative groups including business & employers, organisations representing older people, carers of infants, local schools (primary & secondary), youth groups, statutory undertakers and others. These are detailed in the second feedback report: http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_feedback_report_8- jlc -14.11.18.pdf

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- 44 The distillation of all the consultation feedback was channelled into the **“Questionnaire Survey”**, which was published and sent to every house in the Parish in February 2018. The **“Survey Results Report”** was published in June 2018, and displayed at the Feedback event at the Wendover MS Centre and St Anne’s Hall on 14th and 16th June respectively.



[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/questionnaire_final - pdf - 14.03.18.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/questionnaire_final_-_pdf_-_14.03.18.pdf)

[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wendover_questionnaire survey - final report june 2018 .pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wendover_questionnaire_survey_-_final_report_june_2018_.pdf)

- 45 Comments received at these events can be found at:

[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/feedback_event_1 - 14.06.18 - comments.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/feedback_event_1_-_14.06.18_-_comments.pdf)

[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/feedback_event_2 - 16.06.18 - comments.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/feedback_event_2_-_16.06.18_-_comments.pdf)

Regulation 14 Pre-Submission Consultation

- 4.6 Regulation 14 Pre-Submission Consultation had the first formal consultation on the 'Draft Plan.' Consultation which took place over 6 weeks starting on **7th February 2019**, closing at 5pm **21st March 2019**
- 4.7 Copies can be viewed online at <http://wendoverneighbourhoodplan.co.uk/index.html>
- 4.8 Hard copies were available to be viewed at the following locations:
- Ivan Cammack Opticians
 - MS Centre, Princess Mary Gate
 - Perry House Dental Surgery
 - St Mary's Centre
 - Wendover Clock Tower
 - Wendover Christian Centre
 - Wendover Community Library
 - Wendover Health Centre
- 4.9 A Consultation Event took place on **Saturday 9th February 2019** at Wendover Library Meeting Room between 10.30am and 2.30pm.
- 4.10 All comments were submitted to **The Steering Group, Wendover Neighbourhood Plan, The Clock Tower, High Street, Wendover, Bucks HP22 6DU** or by email: Info@WendoverNeighbourhoodPlan.co.uk by the 5pm deadline on the date of closing.

Consultation Event Feedback

- 4.11 The Steering Group has collated and analysed all the comments and representations made as part of the Regulation 14 Pre-Submission Consultation. These have been structured into a document setting out the comments made both at the Consultation Event and in subsequent correspondence together with the Steering Groups response. Explanations have been given when the Plan has been changed as a result of a representation, or conversely, why no action was considered appropriate. They will also be part of the Consultation Statement to be submitted as part of the Regulation 15 Submission Documents.
- These can be found on the website:
<http://wendoverneighbourhoodplan.co.uk/consultation.html>

5. KEY ISSUES

The consultation process highlighted the following key issues for the planning period:

Housing

- 5.1 At the time of the launch of the consultation exercise, the draft VALP included a proposal for housing development of 800 dwellings off Tring Road. The potential closure of RAF Halton emerged later.
- 5.2 The principal feedback was that new development should be limited to brownfield sites or within the existing village footprint. Even at that stage, many saw the potential for the MOD site to be a suitable location for new housing development. Although not in Wendover Parish, the RAF site has a profound impact on the town and should be the obvious location for new brownfield development.
- 5.3 The overwhelming view was that new housing should be affordable and suitable for local older and younger people. The comments reflected the lack of housing stock to rent or buy for those on lower incomes and the need to prevent, particularly younger people, having to move away from their local area. These are main housing needs thrown up by the Questionnaire and at present are likely to be addressed by developments at RAF Halton, although some smaller housing and flats have been completed recently, at the London Rd service station and old police station sites. Winterton House development is a retirement complex which was completed in 2018.
- 5.4 The protection of the Green Belt and the need to prevent coalescence were common themes. More details can be found in the Housing Evidence paper on the website: http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_housing_evidence_-_nov_2018_seb.pdf

Business & Employment

- 5.5 Concern was expressed about the cost burdens, including rates and rent, on small businesses. Respondents expressed the need for more support for local businesses and services through the encouragement of start-ups, the provision of small workshops and the promotion of green technology.
- 5.6 Given the number of self-employed people working from home, there were pleas for a business hub/shared office space including IT facilities for entrepreneurs and those just starting out. Also, better high speed broadband and mobile coverage would be beneficial in some areas.
- 5.7 The need to improve the retail mix in the High Street was a popular comment. The variety of restaurants and cafes was valued but a greater variety of retail providers,

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especially specialists, was sought to encourage small outlets and to ensure a vibrant shopping centre.

http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_business_employment_and_tourism_evidence_paper_november_2018_-_final_-_09.04.19.pdf

Tourism

- 5.8 As a gateway to the Chilterns AONB and an access point to the national Ridgeway Path, tourism is an important part of the community business. Many visitors arrive on the main line train from Marylebone to walk in the area. Others cycle the hills and many arrive by car. Parking is an issue for the latter and a concern for residents although the majority would encourage more visitors in principle, as a way of supporting the local shops etc. The impact of HS2 and its works are also issues as the area is likely to be blighted for several years once building starts, both during construction and in the longer term once the railway is in operation. Preservation and enhancement of the built environment is essential, as is respecting the Green Belt and Area of Outstanding Natural Beauty.

Community Facilities & Leisure

- 5.9 There was a clear underlying thread of comment relating to the need to maintain the strong existing community spirit with the Parish. It was felt that the existing Health Facilities were inadequate, particularly if more development was planned. Bigger or additional premises with better parking provision were requested.
- 5.10 Concerns were expressed at the current level of school provision and the limitations of the current campus. New provision at RAF Halton was seen as a potential solution.
- 5.11 The lack of suitable and available community rooms was a common theme, particularly given the number of organisations competing for the existing facilities. Similarly, the inadequacy of the sporting and leisure facilities in the Parish and the critical dependence of local clubs on the amenities at RAF Halton was a significant anxiety. Preservation of the excellent RAF Halton facilities is paramount. (evidence paper link below)
http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_wendover_community_facilities_evidence_paper_nov_2018_sa_hh.pdf

Conservation & Heritage

- 5.12 Wendover is situated on the ancient Icknield Way and Ridgeway Path and has seen action from Neolithic and Roman times before settling into a village in the 6th century. Christianity brought by missionaries from Oxford, saw Aylesbury churches serving Wendover. By 1086, Wendover is clearly represented as demonstrated by its entry in the Domesday Book. Ownership has changed variously over the years with the area being returned to the King on several occasions. St Mary's Church, built in 13th century

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on the site of Saxon origins, is a fine example of a Norman church. Other notable buildings are the Clock Tower, The Red Lion and the High St. in general. (more details see the Conservation and Heritage evidence paper)

- 5.13 There are 113 Grade II listed buildings in Wendover of which three are Grade II*, full details can be found at:
<https://britishlistedbuildings.co.uk/england/wendover-aylesbury-vale-buckinghamshire#.XKlbdUh7m70>
- 5.14 Archaeological notification areas in Wendover cover the historic core along the High Street south to St Mary's Church, where the original medieval settlement was probably located. The nearest Ancient Monument is the Iron Age Fort on Boddington Hill, and there are scheduled burial grounds on Bacombe Hill. These can be found in the Wendover Historic Town assessment:
http://www.buckinghamshirepartnership.co.uk/media/130432/A_HT_Wendover_draft_part3.pdf
- 5.15 More details can be found in:
http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_consevation_and_heritage_evidence_paper_nov_2018_pl_seb.pdf



St Mary's Church



Pound St Cottages



Bank Farm, Tring Rd



War Memorial on Manor Waste

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Anne Boleyn Cottages and the Pack Horse, Tring Rd

- 5.16 Questionnaire comments on this subject advocated the importance of preserving the best of what currently exists in the local built environment. It is important to maintain the characteristics of the Town Centre and the Conservation Area as a continuing attraction for visitors and tourists.
- 5.17 It was felt desirable that local history and archaeology should be better publicised and that care should be taken to ensure that new buildings in the Town Centre should be in keeping with existing styles. To that end, WPC have commissioned 3 information boards which have been erected at the Manor Waste, Hampden Pond, and Witchell car park. The Manor Waste board is shown below:



1 Witchell Meadow

Witchell Meadow is a lovely open space, widely used by dog-walkers, families and Wendover Cricket Club. To the left of the meadow there is a small pond, you will also find picnic tables here. Additional seating can be found in the far-left corner; where in the spring you will find daffodils and bluebells.

There is a pathway at the rear of the meadow, called Heron Path. If you take the pathway to the left it will lead you to the High Street, where you will find historic buildings, boutique shops and plenty of places to eat and drink. A little further afield, just off what I find you will find the start of the Wendover Arm Canal.

If you turn right along the Heron Path you will find St Mary's Church, which is believed to be the oldest building in Wendover. On the way to St Mary's, there are access points to the Community Orchard, Hampden Meadow Playground and Fitness Trail and Hampden Pond.

3 Skate Park

The Skate Park is just along South Street opposite Hampden Meadow and offers two quarter pipes, a half pipe, a rail and other obstacles.

2 Hampden Meadow Fitness Trail & Playground

The quickest way to reach this area is by using the gate to the right of Witchell Meadow and crossing Chapel Lane. The Fitness Trail includes parallel bars, push up bars, a timber ladder and sit up benches.

The playground area is secure and includes a wide range of play equipment for children up to 12 years old. A second playground known as Ashbrook or Castle Park can be found along the Aylesbury Road. The walk to Ashbrook will take around 20 minutes. Here you will find a range of play equipment for toddlers to young teenagers.

4 Community Orchard

The Community Orchard is sited in Rope Walk Meadow and has 59 trees that were planted in 2014.

The trees were planted as a memorial to the men from the Parish of Wendover who died in WW1 and the Orchard is maintained in memory of their lives and their bravery.

5 Hampden Pond

A beautiful quiet spot with a pathway around the periphery that includes three seating areas. The water and surrounding vegetation support a variety of wildlife and is home to heron, cormorant and moorhen to name a few.

6 St Mary's Church

Although it is certain that a church has existed on this site since the 12th Century, the present building dates mainly from the early and later parts of the 14th Century. It consists of a tower, nave, chancel, north and south aisles, north and south porches and chancel aisle.

St Mary's is steeped in history. In medieval times the rood cross was venerated as a place of pilgrimage. During the Civil War, Cromwell's troops camped in the church (you can still see the graffiti) and in 1799 the last penny savings bank in the country was started in the church vestry.

Further Afield - Walking and Cycling

The Ridgeway National Path passes through Wendover High Street and along Heron Path. Here is a section of walks that are accessible from Wendover.

- Wendover to Chiltern Hills (Circular) – 10 miles Moderate
- Wendover to Wendover Woods – 7 miles Easy/Moderate
- Wendover to The Ridgeway South of Wendover – 7.3 miles Easy/Moderate
- Wendover to Chaguers and Coombe Hill – 7.5 miles Easy/Moderate
- Wendover to Coombe Hill Monument – 4 miles Easy

Descriptions, directions and maps can be found at: www.walkingbritain.co.uk

In addition, Wendover is an ideal centre and starting point for cyclists who can cycle the Chiltern Hills and Vale of Aylesbury. The Chilterns Cycle Way touches the outskirts of Wendover; it is a fully signed 170-mile circular route. In 170 miles, there's a bit out of each, there is a 14-mile circular route from Wendover that follows some streets like the Chiltern Cycle Way. More information can be found at: www.chilterns.co.uk

Green Spaces & Environment

5.18 There was strong support for the retention of the existing Green Belt boundaries and the other green spaces and play areas within the Parish. Areas of note and particular importance to residents for walking, recreation etc are: Witchell, Hampden Meadow, Rope Walk Meadow, Walnut Tree Meadow, Allotments at Hogtrough Lane and Aylesbury Road (Ashbrook Allotment Association). These all have either Green Belt or AONB protection. There is one Site of Special Interest at Bacombe Hill Local Nature Reserve, 0.25 miles from Wendover High St. Bacombe Hill is a precious fragment of chalk grassland, scrub and woodland. More than 100 years ago it was identified by Sir Charles Rothschild as a site to be protected. Subsequently, it became one of the original Rothschild Reserves, currently under management by the Berks, Bucks and Oxon Wildlife Trust (BBOWT).

<https://www.bbowl.org.uk/nature-reserves/bacombe-hill>

5.19 An important local environmental asset was seen to be the Canal. It provides a valued location for wildlife and a peaceful walking area. Some advocated the restoration of the Canal as a navigable route. It is maintained by the Canal and Rivers Trust.

5.20 The trees, verges and views of and from Wendover are also highly valued. These are prime examples of the Chilterns Open Landscape Character and the perimeters of the settlement need to blend in. Much of the surrounding landscape is designated as Green Belt and Chilterns AONB. Development has been rejected on the grounds of spoiling the views within the area, which are typical of the Chalk Hills Landscape Character Assessments. As a result, other areas not protected by Green Belt or Area of Outstanding Natural Beauty designations are proposed for designation as Green Spaces and are listed in the Policies Section. For more information see the Green Spaces evidence paper:

http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_green_spaces_evidence_paper_nov_2018_am.pdf



Views of and from the Wendover Arm of the Grand Union Canal.

Infrastructure & Connectivity

- 5.21 Whilst Wendover is generally well served, there are some issues. Those who commented on infrastructure spoke of lack of off-street parking; the inadequacy of local bus service provision (see Transport) and the loss of the local fire and police stations and banks.
- 5.22 Broadband speeds and IT connections seem to be a local issue in some more remote areas of the Parish, Dunsmore in particular. These are detailed in the evidence paper: http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_wendover_connectivityand_infrastructure_evidence_paper_nov_2018_hh_.pdf

Transport & Road Safety

- 5.23 Parking, both off-street and on street was the major issue under this heading. The need to increase public off-street car parking capacity achieved significant support. Disquiet was expressed by residents about “difficulties” arising from on-street parking on several roads near the town centre; allegedly caused by commuters or local workers.
- 5.24 The impact of traffic related to the school campus in Wharf Road and Manor Road was a common issue of concern related to congestion, road safety and the impact on local residents.
- 5.25 There was common support for improved routes and facilities for cyclists and pedestrians. Contiguous routes for cyclists from residential areas to the strategic hubs, including the school campus, were requested.
- 5.26 General concern was expressed about the impact of traffic on the town centre and specific roads, in relation to volume, safety, speed and HGV traffic. Fears were expressed about the worsening of these impacts given plans for local development, particularly through the redevelopment of RAF Halton.
- 5.27 Concern was expressed about the paucity of local bus services either in terms of frequency of service or routes to adjacent towns. However, those who responded to the Questionnaire Survey were apparently not users of public transport or advocates of more routes!
- 5.28 There was support for extra consideration for those with mobility issues both in highway layouts and public transport provision as detailed in the evidence paper: http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_transport_evidence_paper_-_final_-_13.11.18_-_jlc.pdf

6. REDEVELOPMENT OF RAF HALTON SITE

- 6.1 Although not within Wendover Parish, RAF Halton is intrinsically linked to Wendover Parish and Town while Wendover and Halton are part of the same Electoral Ward. The planned closure of the RAF base in 2022, was announced during the early days of the Plan consultation. Consequently, the future redevelopment of the area and the fundamental potential impact on the infrastructure, services and community facilities of Wendover were consistently referred to in the consultation feedback.
- 6.2 Most respondents saw the site redevelopment as the key to meeting future housing needs for Wendover. The public also saw the redevelopment and consequential population increase as an opportunity to improve all aspects of local infrastructure and community facilities.
- 6.3 The main points made were:
- **Housing** – A strong required emphasis on affordable provision.
 - **Transport** –Address all current issues, most notably to improve junctions on B4009 and enhance public parking provision in Wendover centre. Develop the local cycling and pedestrian route network.
 - **Education** – Provide new Secondary and Primary provision at Halton.
 - **Sport & Leisure** – It is imperative that the excellent sports & leisure facilities should be retained and expanded for the benefit of the Parish, District & Region.
 - **Community Facilities** – Provide a new Health Centre and more public meeting rooms.
 - **Retail** – Adopt a sympathetic approach to protect and enhance the integrity of Wendover centre, High Street etc.
 - **Business & Employment** – Encourage new business development opportunities and, hence, the provision of local jobs.
 - **Green Spaces** – It is vital to protect all Halton’s current green infrastructure.
 - **Heritage** – Retain facilities such as the Trenchard Museum, James McCudden Flight Centre trenches and historic windows in St George’s Church.
 - **Overall** – As Halton expands, retain Wendover’s sense of community and provide a sustainable future for all local people.
- 6.4 Clearly any development at Halton will impact on Wendover and it is hoped that the Wendover Parish Council will have the opportunity to comment on plans that are developed.
- 6.5 The date for final closure is currently 2025.

7. VISION & OBJECTIVES

7.1 The Vision for the Neighbourhood Plan for the Parish of Wendover in 2033 is:

A distinctive, well-connected community and a pleasant, vibrant place in which to live, work and visit.

Where future development will be managed to sustain our special historical centre and community spirit.

The rural identity, landscape and green spaces will be conserved and enhanced for future generations to enjoy.

Objectives

7.2 During the consultation process a number of key topic areas were identified and these are:

- Housing
- Business
- Tourism
- Community Facilities
- Conservation and Heritage
- Green Spaces and Environment
- Infrastructure and Connectivity
- Transport

7.3 The residents were invited to various open events and consulted widely and a Questionnaire was produced as a result of comments received. The Questionnaire was delivered to every household in the Parish and was available online. It was publicised via:

- Wendover Neighbourhood Plan website and Facebook page
- Wendover Parish Council website
- Wendover News local monthly publication (delivered to almost every household)
- Wendover News Facebook feeds into Twitter
- Wendover News website
- Posters around Wendover
- Everything Wendover Facebook page
- Princess Mary Gate Facebook page
- Announcements at local meetings and events (e.g. U3A etc)
- Email distribution within local groups (e.g. Allotment Association)

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- 7.4 Issues raised in the feedback from the Questionnaire and other events have been the basis for the objectives produced in each section. Further information on the process, including the Questionnaire etc. can be found in the **Consultation Statement**. The objectives have been formulated to ensure that the **Vision for Wendover** can be achieved.
- 7.5 A Neighbourhood Plan is a land use policy document. It should only contain policies that will be used in the determination of planning applications. These policies must set out development criteria for decision makers.
- 7.6 Hence, the objectives and policies in the Wendover Neighbourhood Plan have been formulated on the basis of this principle.
- 7.7 However, a significant proportion of the feedback comment received in the consultation processes, including the Questionnaire, relates to issues which are not matters of planning policy or development standards. All of these issues will be addressed in a **“Wendover Community Action Plan”**, which will be produced in parallel with the Neighbourhood Plan.
- 7.8 The **Wendover Community Action Plan** will enable the Parish Council to promote a rolling programme of planned works and expenditure, in co-operation with other agencies, to address the wishes and concerns of local residents, that have been raised during the Local Plan development and which are consistent with the “Objectives” listed in the WNP.

8. ISSUES, OBJECTIVES AND POLICIES for each Section

Housing
Main issues raised during consultation with residents <ul style="list-style-type: none">▪ Controlled development with sufficient off street car parking▪ Improved infrastructure required for all new developments▪ Small infill developments preferred▪ More smaller, affordable housing▪ Avoid coalescence with neighbouring parishes▪ Any developments to be sympathetic to the local area▪ Use of RAF Halton site to accommodate housing
Objectives <ul style="list-style-type: none">➤ To maintain the size, feel and historical character of Wendover➤ Promote reuse of Brownfield sites before Greenfield ones➤ To meet local housing need with small developments, without generating significant adverse impacts on local infrastructure➤ To ensure developments have sufficient off road parking➤ To promote affordable low cost market housing in any development
Policies <ul style="list-style-type: none">▪ H1: Wendover Settlement Boundary▪ H2: Development in the Conservation Area▪ H3: Affordable Housing▪ H4: Retirement Housing

Sustainable development in the Plan Area
Main issues raised during consultation with residents <ul style="list-style-type: none">▪ Any development, commercial, business or housing to be sympathetic to the local area, setting and landscape
Objectives <ul style="list-style-type: none">➤ To maintain the historic and rural character of Wendover and the Parish➤ To encourage high quality developments which do not adversely affect neighbouring properties➤ To retain natural boundaries➤ To provide sufficient off street parking
Policies <ul style="list-style-type: none">▪ SD1 Design for Sustainable Developments within the Neighbourhood Plan Area▪ SD2 Design for Sustainable Developments - Parking

Business

Main issues raised during consultation with residents

- Lack of variety of shops
- Too many charity shops/ hairdressers/etc
- A business hub would be a useful addition to the business community
- Business rents & rates are very high; possible support for new businesses

Objectives

- To support current and attract new businesses to the Parish to ensure a thriving local economy
- To improve the diversity of businesses where possible

Policies

Policies to support the development of more diverse services and a vibrant shopping centre.

- B1: Change of Use from Business to Residential

Tourism

Main issues raised during consultation with residents

- Encourage more tourists, although issues with parking
- Reinstate a Tourist Office with details of local walks etc
- Promote Wendover as a tourist destination in a more proactive manner
- Encourage more hotel and B&B provision

Objectives

- To develop tourism through support for local businesses – links to B1 and H1 and does not need a new policy
- Support for development of new Community Library extension - policy CF2

Community Action Plan objectives:

- Promote Wendover as a tourist destination in a more proactive manner, by improving the marketing of Wendover as a destination via social media and advertising

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Community Facilities

Main issues raised during consultation with residents

- Lack of rooms for meetings
- Expand the Community Library to provide study rooms and tourist information services
- New community centre/hub
- More facilities for older children, MUGA, study areas etc.
- Problems of access on pavements due to parking, lack of dropped curbs etc.

Objectives

- To protect and enhance the community facilities in Wendover
- To support the provision of additional community facilities to serve the needs of the residents within the Parish
- To improve pavements access for wheelchairs etc (see Transport)
- Promote the community feel of Wendover by engaging with as many residents as possible

Policies

- CF1: Community Facilities

Conservation and Heritage

Main issues raised during consultation with residents

- Preserve and maintain the historic built environment which is a key part of Wendover
- Any new development in the area should be in keeping with the local character
- Manage mature trees, Heron Path, St Mary's Church and the Canal

Objectives

- To preserve and enhance the historic and rural assets of Wendover
- To preserve and enhance the natural features of the area for the benefit of wildlife, residents and visitors

Policies

- CH1: Conservation of Ecology, Biodiversity and Natural Assets

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Green Spaces and Environment

Main issues raised during consultation with residents

- Maintain and enhance current green spaces to promote physical and mental wellbeing
- Encourage the conservation of flora, fauna and biodiversity
- Provision of sports facilities for residents of all ages
- Maintain and promote the extensive network of footpaths and views of the hills

Objectives

- To protect and improve the Green Spaces in the Parish, and protect Flora, Fauna, biodiversity and the landscape
- To retain “Designated Green Spaces” and to encourage their use
- To maintain and enhance the rural atmosphere of Wendover, including the protection, maintenance and replacement of trees and hedgerows

Policies

- G1: Local Green Spaces
- G2: Key Views and Vistas
- G3: Biodiversity

Infrastructure and Connectivity

Main issues raised during consultation with residents

- Local services are under pressure from increased population e.g. GP surgeries, schools etc
- Internet and Broadband are important and faster speeds would be appreciated
- Electric charging points in Community Library and station car parks
- Mobile phone signal variable in some parts (Princes Mary Gate/Dunsmore)

Objectives

- To maintain the infrastructure at an appropriate level for the population of Wendover (GP, schools, Community Library etc)
- To encourage improved connectivity including public transport, internet etc

Policies

- IC1: Internet and Mobile Signal

Transport

Main issues raised during consultation with residents

- Parking both in the town centre and on street
- Traffic, congestion and road safety
- Improve public transport especially buses, both hours and routes
- Improve cycle routes and pathways throughout the Parish to reduce use of cars
- Impact of HS2 on the community and traffic flow; particularly during the construction phase

Objectives

- To provide more off-street car parking capacity in the town
- To improve on-street parking management in/near the town centre
- To reduce the impact of school traffic in/near Wharf Road and Manor Road
- To develop more and improved routes for pedestrians and cyclists
- To improve traffic flows and road safety generally
- To seek improvements for those with mobility issues
- To encourage better provision of public transport services

Policies

- T1: Parking
- T2: Road Safety and Traffic Management
- T3: Cycle and Pedestrian Routes
- T4: Public Transport

A number of the objectives will be supported by the **Wendover Parish Council** **Community Action Plan** as they are neither Planning or Development issues and therefore do not have policies in this document.

<http://www.wendover-pc.gov.uk/wp-content/uploads/WPC-Community-Action-Plan-April-2018-to-April-2021.pdf>

9. SUSTAINABLE DEVELOPMENT

- 9.1 The Wendover Neighbourhood Plan has been informed following a review of the extant and emerging policies of the Aylesbury Vale District Council and avoids repeating both national and local planning policies, which are supported. The proposed policies of this Plan will focus on a small number of development issues. These are written so that the Plan will contribute positively towards sustainable development of the area.
- 9.2 The Wendover Neighbourhood Plan meets the requirement for sustainable development by:
- Encouraging the provision of homes for young people
 - Encouraging the provision of affordable homes
 - Encouraging the provision of homes for those wishing to downsize
 - Requiring high quality, well designed developments which complement the existing character of the immediate area
 - Requiring all new housing will comply with current environmental legislation

10. SCREENING REPORT

- 10.1 AVDC completed the Strategic Environmental Assessment Screening Report on 8th January 2019 and the outcome states:
- 10.2 *“Having reviewed the criteria Aylesbury Vale District Council concludes that the Wendover Neighbourhood Plan is not allocating any sites for development and is also likely to contain a number of policies to control environmental effects including restricting development to within the existing settlements on brownfield sites contiguous with existing housing. When taken together (as is required by law) with relevant policies from the Local Plan policy and national planning policy, it is not considered that the plan would be likely to give rise to significant environmental effects. On this basis a Sustainability Appraisal to meet the requirements for Strategic Environmental Assessment is not considered to be needed.”*
- 10.3 The full report can be found on the WNP website:
http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wendover_np_screening_opinion_final_end_7_jan_2019.pdf

11. PROPOSALS AND POLICIES

Please note the links to evidence papers are already added in the key issues section and can be found on the Wendover Neighbourhood Plan website.

Housing

11.1 There is no requirement for a Neighbourhood Plan to allocate housing land for development and as Wendover has not been allocated new housing in the VALP, Wendover Neighbourhood Plan does not allocate any new sites that would be outside the remit and proposals of the emerging new VALP. The Neighbourhood Plan does include housing policies that provide for sustainable housing growth. These policies will be applied to any proposals for replacement or infill development within the Parish. For more information see the Housing Evidence paper on the website.

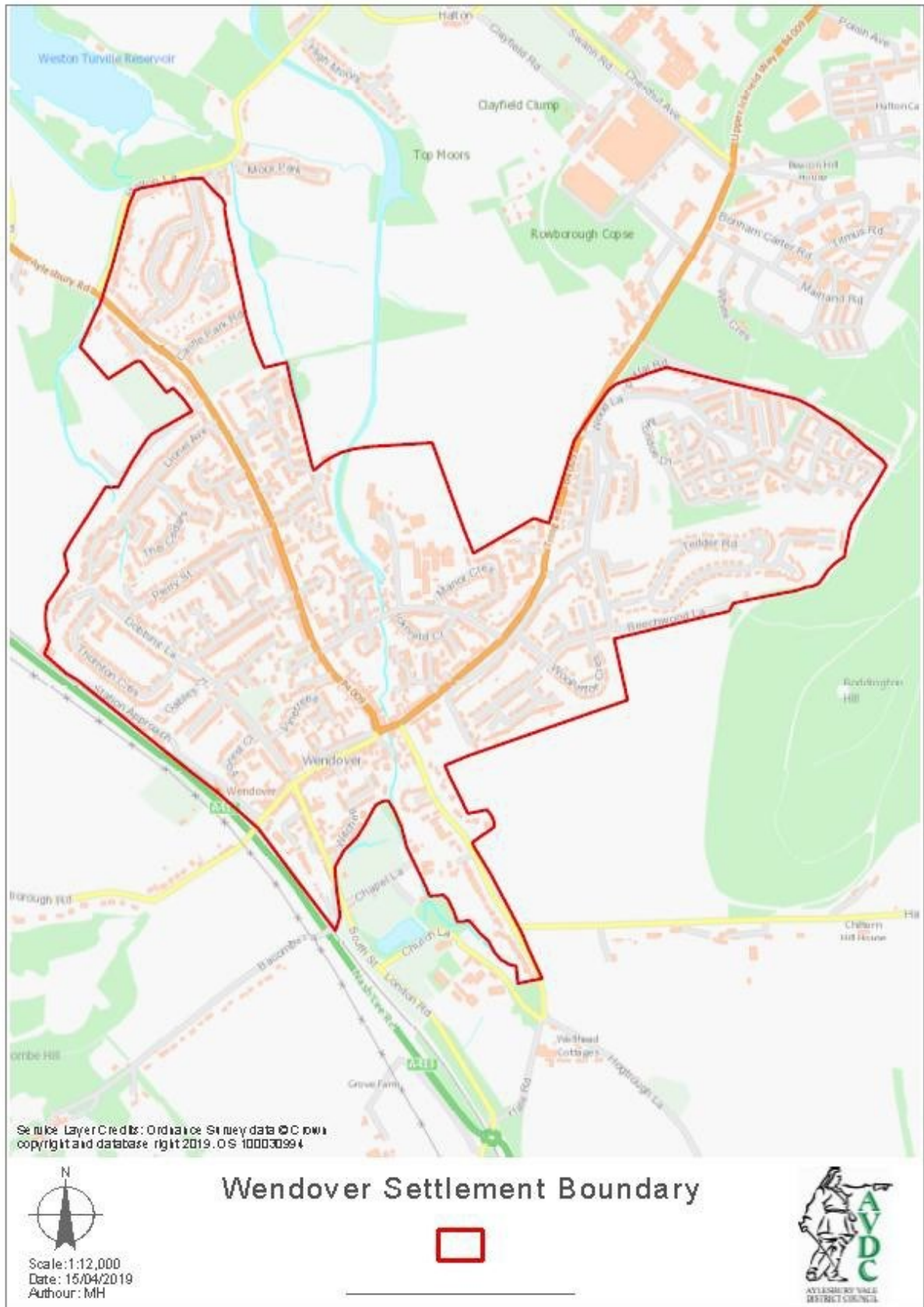
Settlement Boundary

11.2 This policy establishes the separate Wendover Settlement Boundary within the Parish to distinguish the consideration of planning applications within the existing built form, from those outside the boundary. The local residents wish Wendover to remain a discrete community.

11.3 Throughout the consultation there has been strong support for protecting the rural character of Wendover. Following discussions with AVDC Planning Officers, it was felt that the best protection for the Parish was to have a discrete boundary around the built area of Wendover, including some areas of Green Space which lie within the built area and which, in most cases, adjoin the areas of Green Belt and Chilterns AONB. Following the Regulation 14 Consultation on the Plan and the Local Green Spaces Report, the Settlement Boundary has been amended. A large part of the Conservation Area, mainly subject to Green Belt restrictions, has been excluded from the settlement boundary.

11.4 In recognition of the likely future need for some development, there is a consensus that it should take place within the Settlement Boundary. This will mainly be infilling as the vast majority of the Parish, outside the Settlement Boundary, is either Green Belt or Chilterns Area of Outstanding Natural Beauty (AONB). The Settlement Boundary (Map no.4 below) was agreed by Wendover Parish Council at the meeting on 7th May 2019 and appears in the Minutes at minute number PC19/034: <http://www.wendover-pc.gov.uk/minutes>

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Map 4: Wendover Settlement Boundary

11.6 Policy S2 of the Local Plan provides for the delivery of housing outside the settlement boundary and the matter is not considered here.

H1: Wendover Settlement Boundary

The Neighbourhood Plan designates the Settlement Boundary Area in Map 4 for the purpose of enabling development within the boundary. Small scale development proposals, up to 10 dwellings, will be supported within the boundary area.

- Developments of 5 dwellings or more would be expected to contribute to requirements for support for infrastructure and community facilities to be agreed via Section 106 obligations.

Green Belt infilling and other development will only be permitted in accordance with NPPF (2019) paragraphs 143 to 147 inclusive.

Outside the settlement boundary (Area of Outstanding Natural Beauty), development proposals will only be permitted where they accord with paragraph 172 of the NPPF and where:

- they promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker (NPPF Paragraph 79a); or
- it is through the re-use of redundant or disused buildings or the replacement of an existing building with a well-designed new building.

Development within the Conservation Area

11.7 Wendover centre has a designated Conservation Area which was last reviewed in 2011 and is shown in Map 2. The importance of this area has widespread support from local residents in all consultations and must be safeguarded for the future. This evidence supports the policies in the Neighbourhood Plan.

11.8 This policy seeks to preserve or enhance the Conservation Area. Development within it, or affecting its setting, must preserve or enhance the historic and architectural interest and must not harm the Wendover Conservation Area. There must be respect for the street scene and appropriate spacing between and around buildings.

11.9 Development proposals in the Conservation Area will be considered in accordance with the Policies in the VALP and Paragraphs 195-197 of NPPF (2019).

11.10 Policy H2, by reflecting the views of residents and the focus of the Parish Council, addresses heritage assets within the Conservation Area. However, there is a rich presence elsewhere within the designated area, particularly in terms of archaeology.

Both the Local Plan and the NPPF contain policies of relevance.

H2: Development within the Conservation Area

Development Proposals in the Conservation Area will be supported where:

- It preserves or enhances the character and appearance of the Area including its setting and the significance of any heritage assets.
- New development will not be permitted if it obstructs important views or vistas of any heritage asset.
- Any development in the Conservation Area should be sympathetic to or complement the surrounding buildings and environment giving due consideration to existing roofs, walls, windows, chimneys, boundaries and the materials that have been used.
- Any planning application within the Conservation Area must demonstrate how the design of the proposal retains or enhances positive features of the existing area.

Affordable Housing

11.11 One of the main issues raised during the consultation process related to the lack of smaller low cost housing to enable young people to buy property in the area where they have grown up and remain near to other family members. Similarly, there are few properties in Wendover for older residents who wish to downsize. There were also comments relating to a lack of housing suitable for those with mobility issues.

H3: Affordable housing

The provision of affordable housing for rent, for shared ownership and for discounted sale will be supported. The provision of affordable housing within the settlement boundary will be strongly supported.

At least one of the affordable units, in each proposal shall be designed to be accessible for those with limited mobility, in compliance with Buildings Regulations Part M.

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11.12 Retirement housing will be supported under Policy H4. Sites adjacent to Local Green Spaces, or within the Green Belt or Conservation Area, are unlikely to be suitable for this form of development.

H4: Retirement Housing

- Proposals for the development of retirement homes and extra care living will be supported provided they are located on suitable sites within the Settlement Boundary and their scale and design meets the provisions of the other policies of this Plan.

Sustainable Developments within the Neighbourhood Plan Area

11.13 This policy requires all development proposals for any buildings, commercial, housing etc to deliver high quality schemes that reflect the local character of the existing settlement or nearby houses of architectural merit.

11.14 Materials used in any development should complement those used in adjacent buildings. Wendover is a historic Parish, and as part of the Chilterns AONB, developments should consider the setting and landscape of the street and rural scene.

SD1: Design for Sustainable Developments within the Neighbourhood Plan Area

Proposals that accord with other Plan policies will be supported provided that:

- Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, reflect the character and scale of the surrounding buildings and of distinctive local landscape features.
- It sustains and enhances the significance of any heritage asset and/or the special interest, character and appearance of the assets including their settings.
- It retains and enhances natural boundaries, including hedgerow and water courses, which contribute to visual amenity or are important for their ecological value.
- It retains and considers the distinctive qualities of the Local Green Spaces within the settlement.
- It does not unacceptably affect neighbouring properties by way of loss of privacy, daylight, generation of noise or fumes, visual intrusion or loss of amenity.

11.15 Parking is a particular issue in many parts of Wendover, as seen in the responses to the Questionnaire, and every effort should be made to reduce the impact of developments on street parking in the area. Alternatives to off-street parking provision could include lay-bys or off-site parking areas.

SD2: Design for Sustainable Developments - Parking

Parking required for development in the neighbourhood area will be supported provided that:

- Provision for off-street car parking spaces is made in accordance with the standards set out in the Local Plan, and having regard to guidance published by both the District and County Councils, unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required.
- Where a clear case can be demonstrated that off street car parking provision cannot be made, every effort is to be made to use reasonable alternatives.
- Any car parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene.
- Provision of cycle racks and electric vehicle charging points shall also be taken into account, where appropriate

Business

- 11.16 Many comments were received concerning the retail businesses on Wendover High Street and the lack of variety. The general feeling was that efforts to retain and encourage all businesses and especially new ones should be supported. Other businesses include financial services, salons, motor repairs, fitness studios, building services, architects, solicitors, taxis and many more. A significant number work from home negating the need for business premises. Any new commercial business buildings will be required to comply with Policy SD1.

B1: Change of Use from Business to Residential.

Proposals that will result in the loss of an existing business use will be supported where it can be demonstrated that its continued use is no longer viable, and the site / use has been marketed at an open market value for a period of at least 12 months at a price commensurate with its use together with proof there has been no viable interest.

Tourism

- 11.17 The majority of residents felt that tourism was to be encouraged. It helps support local shops and restaurants and has a positive effect on the vibrancy of the centre. The main attractions are the historic setting of Wendover and the walking along the many footpaths including the Wendover Arm Canal and the Ridgeway Path. The majority of the comments related to actions to support the tourists and will be addressed in the Parish Council's Community Action Plan and can be found on the website.

Community Facilities

- 11.18 As a strategic settlement (as identified in the AVDC Settlement Hierarchy), Wendover has a good number of facilities. Infants, Junior and Secondary schools and their playing fields occupy the site on Wharf Road and Chiltern Way Academy is near St Mary's Church. St Marys Church of England, St Anne's Roman Catholic and Wendover Free Churches offer support for the residents in services and provide meeting space for various groups. There are 3 pre-schools, a community library, community swimming pool and a post office and various retail outlets. Health care is provided by Wendover Health Centre of the Westongrove Partnership. There are 2 dental practices, podiatrists and an optician. In Princess Mary Gate, the MS Centre is held in high regard, offering help, support and treatments for those suffering from MS. It also hires out its facilities to other groups.
- 11.19 There are numerous restaurants and public houses throughout the centre. Wendover

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Memorial Hall, Wendover Youth Centre, St Anne's Hall, St Mary's Church and Centre and the Community Library have meeting rooms which are well used public spaces for classes, activities and entertainment. Both the Community Library and the Youth Centre are run by volunteers and are valuable assets offering support for families. The Youth Centre provides a range of after school and holiday activities for 11-18 year olds with the support of a Youth worker and some sports for the 7-11 year olds.

- 11.20 Sport is provided for by: Wendover Squash and Tennis Club, Wendover Bowls Club, fitness studio and exercise classes on the Ashbrook Recreation Ground and Hampden Meadow outdoor gym, Cricket, Football and Netball clubs. Local sports clubs also make significant use of the high quality facilities available at RAF Halton.
- 11.21 During the consultation process, many comments were received relating to the lack of meeting rooms and facilities for activities. Wendover has a large number of groups including the U3A, Women's Institute, Guides and Scouts, Football, Netball, to name but a few. The over subscription of the halls and other available spaces, causes difficulty for the various local groups to organise meetings and events and prevents the setting up of new activities.
- 11.22 Any proposals that result in the loss of an existing facility will be resisted unless it can be demonstrated that it is no longer viable.

CF1: Community Facilities

Proposals for the development and expansion of community facilities and assets will be supported.

- Any proposals that result in the loss of an existing facility will be resisted unless it can be demonstrated that its continued use is no longer viable, and the site / use has been marketed at an open market value for a period of at least 12 months at a price commensurate with its use together with proof there has been no viable interest.
- Where proposals involve converting the use of a community building, conditions will be imposed to ensure the later resumption of a community use is not excluded

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- 11.23 The residents appreciate the community events such as Wendover Celebrates and the Christmas Fayre, and these items will be considered in the Wendover Community Action Plan.



Wendover Memorial Hall



Wendover Community Library

Conservation and Heritage

- 11.24 The historic centre of Wendover is one of its most attractive features and a reason why people want to live, work and visit locally. The conservation of the area is of particular importance with 99% of respondents in the Questionnaire agreeing/strongly agreeing that the “Unique local historic features of Wendover, footpaths and countryside should be protected”.

Building aspects are found in policy SD1.

Natural Heritage

- 11.25 There are many areas of Green Infrastructure and Countryside which are well used by residents and visitors, enhancing mental and physical wellbeing. Again, these are of great importance with overwhelming support for their conservation by residents. Many areas are either designated in the Green Belt, Conservation Area or Chilterns Area of Outstanding Natural Beauty. More details are in the Green Spaces Evidence Paper.
- 11.26 This policy seeks to preserve and enhance all the natural assets of Wendover including the Heron Path, Hampden Pond, Canal, the Heritage Orchard at Rope Walk Meadow, Walnut Tree Meadow and the Pursell Path, shown in the map below.
- 11.27 The policy covers noteworthy natural assets within Wendover. However, there are many other statutory and non-statutory sites within the Parish on or adjacent to which development must be avoided. Reference should be made to Local Plan policies and to records from the Buckinghamshire and Milton Keynes Environmental Records Centre. In addition, and in accordance with paragraph 172 of the NPPF, great weight should be given to conserving and enhancing landscape and scenic beauty in the Chilterns Area of Outstanding Natural Beauty (see Map 3).



Map 5: Natural Assets of note in Wendover.

<https://magic.defra.gov.uk/MagicMap.aspx>

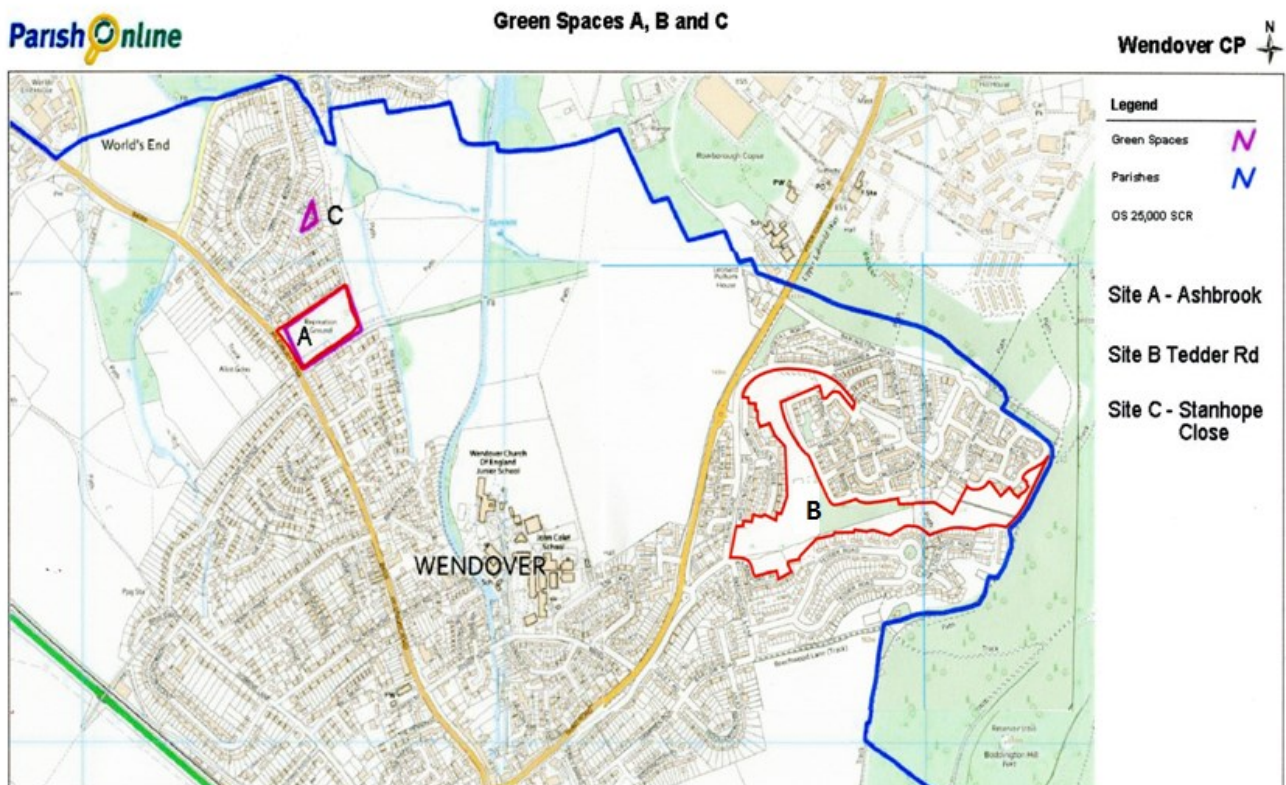
CH1: Conservation of Ecology, Biodiversity and Natural Assets

Where feasible and appropriate, proposals for any development directly or indirectly affecting any of the natural assets shown on Map 5 shall:

- preserve or enhance the important ecological and biodiversity features.
- support the movement of wildlife, including through the creation of wildlife corridors.

Green Spaces Policies

11.28 The Local Green Spaces which the Wendover Neighbourhood Plan is seeking to designate are shown on Map 6 below:



Date Created: 10-4-2019 | Map Centre (Easting/Northing): 487114 / 208425 | Scale: 1:10970 | © Crown copyright and database right. All rights reserved (100051759) 2019 © Contains Ordnance Survey Data : Crown copyright and database right 2019

Map 6: Local Green Spaces for designation

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11.29 The following spaces are considered to be important areas which are not already designated as either Green Belt or Chilterns Area of Outstanding Natural Beauty:

- Site A - Ashbrook Recreation Ground (1.64 hectares)
- Site B - Wooded Area between Tedder Rd, Haddington Close and Princess Mary Gate (8.143 hectares)
- Site C - Green area in Stanhope Close (0.22 hectares)

11.30 More information can be found in the Wendover Neighbourhood Plan Local Green Spaces Report.

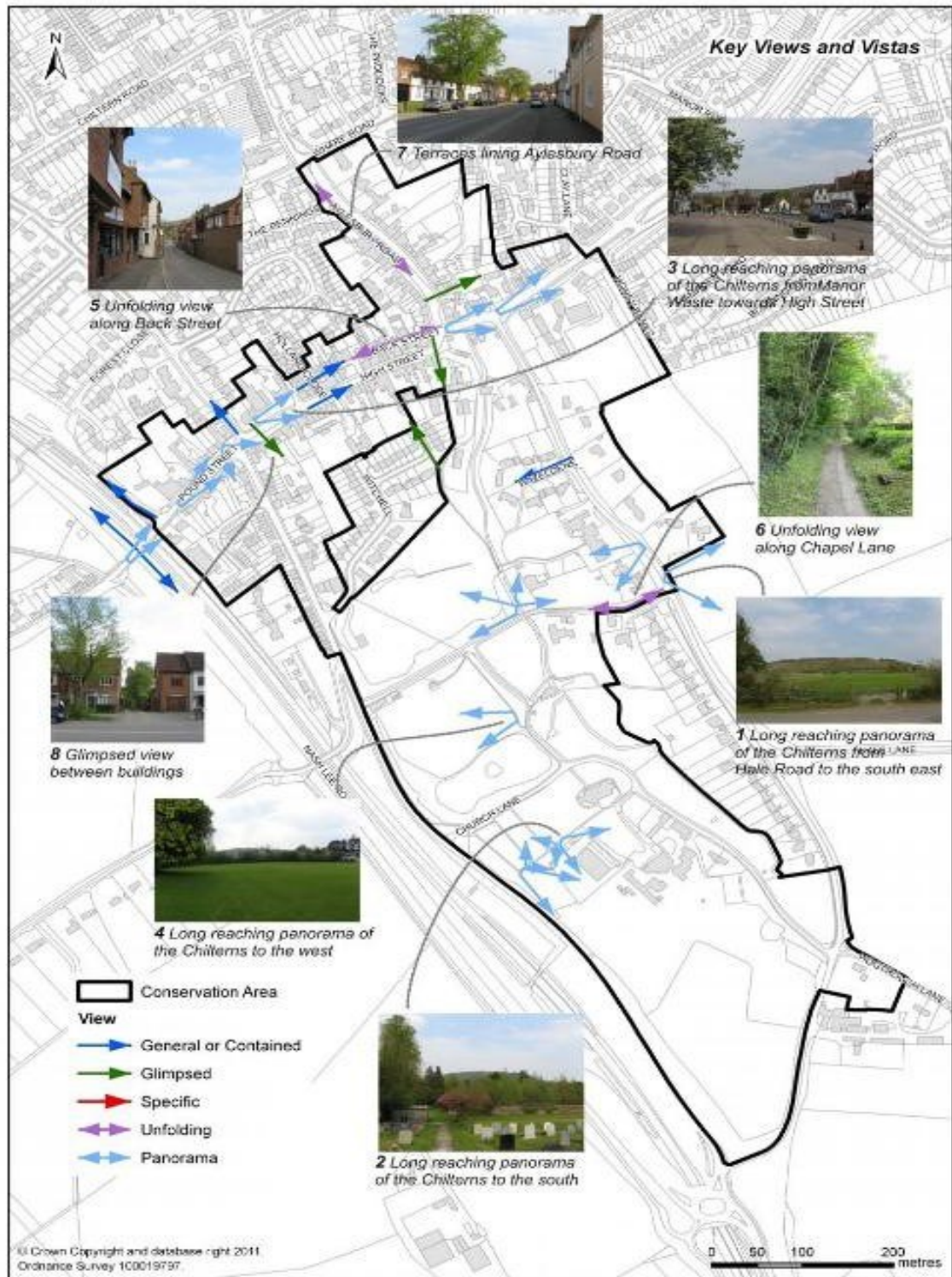
G1: Local Green Spaces

Proposals for development on the designated Local Green Spaces, as set out below, and shown in Map 6, which is not ancillary to the use of the land for public recreational purposes and appropriate in scale will not be permitted, other than in accordance with Green Belt policy . The three sites proposed for designation are:

1. Site A - Ashbrook Recreation Ground
2. Site B - Wooded Area between Tedder Rd, Haddington Close and Princess Mary Gate
3. Site C - Green area in Stanhope Close

Key Views and Vistas

11.31 The key vistas and keys within the conservation area are important as seen below:



Map 7: Key views and vistas within the Wendover Conservation Area

https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/Wendover-2011-Adopted-Chap-1-12-App-1-3.pdf

- 1132 Other views outside the Conservation Area, towards to Chiltern Hills, frame the rural setting of Wendover beautifully, enhancing the whole area. In particular, it is important to protect the views of the Chilterns particularly from the approaches to Wendover from the North along the A413 Aylesbury Road and the East along the B4009 Tring Road and these should not be obstructed.

G2: Key Views and Vistas

Important views will be protected from the adverse effects of development and, where practical, enhanced. Attention shall be paid to the location, layout and height of development and to landscaping. This policy applies to the key views and vistas shown on Map 7. It also applies to open views from within the designated area towards the Chiltern Hills.

Biodiversity

- 1133 The natural environment is a very important part of Wendover Parish. It is highly prized by the vast majority of residents. In the Questionnaire, over 90% of respondents felt that assets like the canal, open fields, allotments, footpaths and woods, needed to be protected and maintained for people, wildlife and flora alike. The health and wellbeing of the residents and many visitors is enhanced by the close proximity to our green spaces, indeed many people move to Wendover for that reason.
- 1134 Government policy with regard to biodiversity is mainly set out in the NPPF (see Paragraphs 174 and 175). However, Policy G3 focusses on matters of particular local interest.

G3: Biodiversity

New development shall protect and/or enhance biodiversity and wildlife in the area including through contributing to green infrastructure, connecting with other green spaces and open countryside.:

- All development shall result in a biodiversity net gain to biodiversity in line with National policy expectations.
- Designated sites (including protected and priority species, habitats, hedgerows, grasslands and woodlands) will be safeguarded and biodiversity enhanced.
- Where appropriate, development will contribute to the green infrastructure connecting the green spaces within the Parish and to the wider landscape.
- Trees that make an important contribution to the character and amenities of the area are to be protected and more planted, with provision for their ongoing care and maintenance to be considered.
- All suitable new buildings bordering open spaces will be required to incorporate integrated swift and bat boxes*.
- Lighting throughout any development that requires planning permission, is expected to respect wildlife and their movement corridors.
- Landscaping must maximise opportunities for wildlife and pollinators and comprise plant species that are native and of local provenance.

*Those that meet Planning and Design and Access conditions

Infrastructure and Connectivity

- 11.35 One area of great concern to local people is the pressure on local services at the present time. The three local schools are all being extended to accommodate the bulging population from recent developments in Princess Mary Gate and in the Aylesbury Vale area. GP services are stretched, with the average wait for a routine appointment being about 2 weeks. Expansion of the current Health Centre and Community Library would be supported provided that the scale and design of the proposal conforms to the policies in the WNP. Expansion of the schools is already planned but extra capacity would need to provide better road access and drop off facilities.
- 11.36 Some areas of Wendover Parish suffer from intermittent or poor mobile and internet coverage. Any improvements in these areas would be supported provided the hardware is not too intrusive in these areas.

IC1: Internet and Mobile Signal

- Proposals to support the provision of high speed broadband and improved mobile signal will be supported provided the number of radio and communication masts or telecommunications structures, are kept to a minimum consistent with efficient operation.
- Opportunities to erect structures on existing buildings are preferred.
- Infrastructure should be sited and designed to minimise the impact on character and appearance of the town, and surrounding countryside.
- Any redundant or obsolete apparatus should be removed immediately and the site restored.

Transport

- 1137 Wendover is located at the interchange point between two important link roads. The main NW/SE highway route, the A413, bypasses the town on the western side and the B4009 which passes through the centre of the town and carries traffic NE/SW between the A41 and A4010. On the northern side of the town, Chestnut Avenue (in Halton) and Halton Lane provide an unofficial alternative route to B4009 traffic to avoid the town centre. There were many comments about the amount of traffic going down the High Street and up Tring Rd, which will increase when RAF Halton is converted to housing.
- 1138 In the whole of the consultation exercise, the need for more off-street parking was probably the subject most mentioned. Lack of parking was seen as a barrier to business development and increasing visitor or tourist activities. The redevelopment of the RAF Halton site and expansion to the south of Aylesbury was also predicted to exacerbate the parking problem and generally stress the local highway network.
- 1139 There are a number of cycle paths but these are not all connected in a logical manner. In the Questionnaire, 70% of respondents supported the provision of additional cycle paths or routes. The view being taken that additional cycle paths would encourage safe cycling and exercise and alleviate traffic congestion and pollution.
- 1140 There are three bus routes, through Wendover - 8, 50 and 55 - which operate a limited timetable especially at weekends. The 8 Bus route operates between RAF Halton Main Point and Aylesbury, via Wendover and Weston Turville every 30 mins between 07.00 and 18.30. The 50 runs from Aylesbury to Weston Turville and Wendover on week days and on to Tring and Ivinghoe on Sundays, three times a day. The 55 runs from Aylesbury to Wendover then Gt Missenden, Amersham and Chesham once every 2 hours during 06.30-19.00. In response to specific questions, respondents indicated little interest in local bus services, this may be a result of the majority of residents in Wendover being car owners. However, within the individual responses there was support for improved local bus services.
- 1141 The mainline railway from Aylesbury Parkway to Marylebone stops at Wendover and is operated by Chiltern Railways, running 4 times an hour at peak times and twice an hour otherwise.
- 1142 Many respondents to the consultation were concerned with school traffic and safety, poor state of the roads, poor traffic flow up the High St, parking (see Housing) and mobility issues. All of these issues will be addressed in the Wendover Community Action Plan.

T1: Parking

- Proposals to extend the parking area at The Witchell car park and improved signposting will be supported provided that the layout, design and finishes of the parking area and design of signs is suitable for the location and character of the area.

1143 In Wendover, road safety and traffic management should comprise traffic calming measures, road size for 2 lines of traffic and the provision of safe crossing points and additional off-street parking spaces. (NPPF paragraphs 108c and 109). These measures are to be considered for the Wendover Community Action Plan. In addition, attention is drawn to a Highways Development Management Guide as published by Buckinghamshire County Council:

<https://www.bucksc.gov.uk/services/transport-and-roads/transport-plans-and-policies/highways-development>

T2: Road Safety and Traffic Management

- Development proposals should demonstrate that they can deliver appropriate site access and traffic mitigation through agreement with the Highways and Planning Authorities to minimise significant adverse effects on the local traffic network. Development contributions through a Section 106 (Town and Country Planning Act 1990) obligation will be sought to pay for highway mitigation in line with current planning policies and in accordance with the Local Highway Authority requirements.

T3: Cycle and Pedestrian Routes

- Development proposals that enable the protection, enhancement or provision of new footpaths, bridleways and cycleways in and around the village will be supported, provided they accord with other policies of the Development Plan and have regard to the principles of the District-wide Green Infrastructure Strategy. Support is also offered to supporting infrastructure such as cycle parking and improvements that will create an environment conducive to cycling.

- 1144 To encourage more sustainable travel, public transport services need to be enhanced and extended to allow journeys over a longer period of the working day, and to more destinations. Details of the Bucks County Council transport plans can be found at: <https://www.buckscc.gov.uk/services/transport-and-roads/transport-plans-and-policies>

T4: Public Transport

- Where the development proposal for new housing or employment will have a significant impact on the local highway network, a sustainable transport strategy will be required for the approval of the Local Planning Authority in conjunction with the Local Highway Authority.
- Development proposals must secure improvements, where necessary, to ensure sustainable transport connections are incorporated into the scheme in line with the Local Transport Plan 4.
- New developments should be within reasonable walking distance (400m) of a bus stop and linked to that stop by a suitable public footpath.

12. IMPLEMENTATION and MANAGEMENT

- 12.1 The Neighbourhood Plan will be implemented by a combination of the Local Planning Authority's (AVDC) consideration and determination of planning applications for development within the Parish, and by steering both public and private investment, including Section 106 contributions, into the proposals in the Plan.
- 12.2 In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.
- 12.3 Whilst development is the responsibility of the Local Planning Authority (AVDC), Wendover Parish Council will also use the WNP to inform its representations on submitted planning applications. It will also work with AVDC to monitor the progress of sites coming forward for development.

13. PROJECTS

- 13.1 Wendover Parish Council has a **Community Action Plan** (2018-2021) which covers the projects to be considered for development in that period. They include the Completion of this Plan, the general maintenance of the Parish assets and to:
- Extend the Witchell Car Park
 - Replace the remaining damaged sections of the Heron Path to improve disabled access
 - To work with AVDC and Bucks County Council to improve parking
 - Improve the Skate Park and play/recreational areas
- 13.2 In addition, Wendover Parish Council supports the extension of the Community Library to offer more services. The Community Action Plan can be found on the Wendover Parish Council website:

<http://www.wendover-pc.gov.uk/wp-content/uploads/WPC-Community-Action-Plan-April-2018-to-April-2021.pdf>

14. ACKNOWLEDGEMENTS

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The Steering Group

Wendover Parish Council

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15. GLOSSARY

AONB	Area of Outstanding Natural Beauty
AVDC	Aylesbury Vale District Council
BCC	Buckinghamshire County Council
HGV	Heavy Good Vehicle
HS2	High Speed Rail 2
LGSR	Local Green Spaces Report
LPA	Local Planning Authority Currently AVDC. From 2020 the new Bucks Council.
MoD	Ministry of Defence
NPPF	The National Planning Policy Framework 2019
SSSI	Site of Special Scientific Interest
S106	Section 106 – Town & Country Planning Act 1990
WCAP	Wendover Community Action Plan – Produced by the Parish Council
WNP	Wendover Neighbourhood Plan
WNPSG	Wendover Neighbourhood Plan Steering Group
WPC	Wendover Parish Council
VALP	Vale of Aylesbury Local Plan (AVDC)