

Wing Neighbourhood Plan

2014 - 31



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Foreword

In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.

Wing Parish Council recognised that up to 2031, the parish has to provide its share of additional housing, given that growth is necessary across the whole of Aylesbury Vale District. To give local people their say over where and what type of houses should be built, the Parish Council decided to embark on producing a Wing Neighbourhood Plan and was successful in gaining a grant from the Government to enable a Plan to be produced. However, the Plan is about much more than directing housing development. It seeks to protect and enhance local services and facilities, retain the rural character of the village and recognise the quality of the landscape and buildings.

It has been compiled by a Neighbourhood Plan Steering group including Parish Council Members, community volunteers and local specialists. Additional help has been given by Aylesbury Vale District Council Officers. Input from residents, organisations and businesses in the parish has been critical to the process.

The Wing Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, combining them with census data, strategic and statistical information into a plan which seeks to make Wing an even better place to live and work, both now and for future generations.



Acknowledgements: *Thank you to the Parish Council, Neighbourhood Plan Steering Group and Heritage Group for all their voluntary contributions, both in time and expertise. Officers of Aylesbury Vale District Council and our local Ward Councillor have been very supportive. Illustrations are from pupils at Overstone School. Finally, without the interest and input from residents of Wing, this plan would have not been possible.*

1. Introduction

The Domesday Book of 1086 records the settlement as Witehunge. The name occurs in Old English circa 966–975 as Weowungum. It could mean "Wiwa's sons or people" or, "the dwellers at, or devotees of, a heathen temple." Wing has the oldest continuously used religious site in the country, with evidence showing the site has had religious use going back well over 1300 years. The Anglo-Saxon origin of All Saints' parish church makes it one of the oldest churches in England. (Wikipedia)

- 1.1 Wing is a rural parish in the north east of Buckinghamshire with one main settlement, Wing village which is closely linked to the hamlet of Burcott. The village sits on a hilltop and is surrounded by attractive, undulating countryside and several outlying farms. It is a rural village with a mix of building ages and styles. The original core of the village is located close to the stunning stone-built Anglo-Saxon church and comprises estate houses, alms-houses and the High Street, with a variety of shops and businesses. The village is located on the A418, with the main settlement on the north side of the road and a variety of leisure uses to the south.
- 1.2 The village has a population of 2,745 people, probably around 200 of these living outside the village itself. The majority of households are families and most residents are reasonably well-off. Amenities include a Combined (lower) and Secondary (upper) school, doctors' surgeries, a village hall and several eating establishments. Ascott House, one of the Rothschild family residences, run by the National Trust, is close to the village.
- 1.3 The Parish Council is active in the village, as are a number of clubs and organisations, making it an attractive and vibrant place to live with a good sense of community.

What is a Neighbourhood Plan?

- 1.4 In 2011, national government established a new tier of planning at a very local level, the Localism Act 2011, which enables organisations such as Wing Parish Council to prepare a Neighbourhood Development Plan. Such a plan can cover land use issues, including new development, for a period of around 15 years. When adopted, such plans have legal weight and have to be used to help determine planning applications for the area.
- 1.5 Wing Parish became a Designated Neighbourhood Area in September 2012, allowing the Parish Council to produce a Neighbourhood Plan. The Neighbourhood Area is the parish boundary and is shown on the map at the end of this document.

Why should Wing have a Neighbourhood Plan?

- 1.6 The four purposes for which Wing Parish Council took on the challenge of producing a Neighbourhood Plan are to ensure that in the short and medium term:
 - a) there is a clear plan for the evolution of the Parish;
 - b) new development is sympathetic to the village;
 - c) that any benefits arising from new development built in the village are guided to be of maximum advantage to existing and new residents;
 - d) the special character, landscape and historical qualities of the village are highlighted and protected for the future.

2. Planning Context

National Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) sets out policies on land use matters and is the overarching planning document for the whole country. It aims to achieve sustainable development through three dimensions of the planning system: economic, social and environmental. It requires that Local Plans produced by local authorities, such as Aylesbury Vale District Council (AVDC) conform to the guidance set out in the NPPF and that Neighbourhood Plans are in general conformity with the strategic policies of the Local Plan for the area. Accordingly, Neighbourhood Plans are a planning tool for Parish Councils to guide new building and interpret planning policy locally.

National Planning Practice Guidance published in March 2014 provides advice on the neighbourhood planning system introduced by the Localism Act including key stages, the process and decisions. There is some clarity provided including confirmation that Neighbourhood Plans can pass examination stage prior to adoption of the local authority's Local Plan.

Aylesbury Vale District Council Planning Policy

- 2.2 The saved policies of the Aylesbury Vale District Local Plan (AVDLP) (2004) comprise the 'Local Plan' in force for Aylesbury Vale. AVDLP does not however have up to date employment and housing numbers required across the district (i.e. does not identify or meet objectively assessed housing needs in line with the National Planning Policy Framework). As such there is no up to date housing target for Neighbourhood Plans to provide for.
- 2.3 The policies in Wing's Neighbourhood Plan are consistent with more detailed policies in the AVDLP. They also take account of the fact that the draft Vale of Aylesbury Plan had failed at examination in December 2013 for a number of reasons including provision for an insufficient number of new homes. That Plan was subsequently withdrawn by AVDC in February 2014. It is anticipated that there is a likelihood of somewhat greater pressure on the villages to provide additional housing over the period up to 2031, either through preparation of a new Local Plan by Aylesbury Vale or from developers putting in planning applications for new housing. The Wing Neighbourhood Plan therefore plans for an increased number of new homes than originally envisaged whilst the overall vision for the rural nature of the Parish will be maintained.



3. Vision and Objectives

- 3.1 When work began on the Neighbourhood Plan, several forums and events were held. The aims of these were to share some of the initial information gathered to support policies in the Neighbourhood Plan, such as archaeology, landscape and wildlife studies and to ask residents for their opinions as to what was important to them for the future of the village. An initial questionnaire and feedback from these early forums enabled the following Vision and objectives to be formed. Subsequent events allowed these to be consulted upon and refined.

WING NEIGHBOURHOOD PLAN VISION

Wing Parish will maintain its rural identity, whilst offering its residents suitable and affordable housing and encouraging businesses to thrive within its area. It will value its heritage and green environment. Parishioners of all ages will feel safe, be proud to live in Wing and will actively seek out and support local organisations and clubs.

OBJECTIVES

- *To engage with parishioners of all ages to ensure the vision is shared with the whole community*
- *To ensure all future developments are in keeping with the vision*
- *To include all stakeholders in the Neighbourhood Plan*
- *To have a comprehensive plan for increased residential development, business and appropriate supporting infrastructure*
- *To improve the range of housing to address population changes*
- *To ensure that all development is well designed and reflects local character*
- *To improve links between all business users to create an integrated commercial identity*
- *To provide improved facilities for children and young people*
- *To protect and improve green spaces and leisure facilities for all ages*
- *To link all leisure provisions so they are complementary and can be improved*
- *To ensure suitable facilities are in place for sporting and leisure for all ages*
- *To develop Wing's rich historic environment*
- *To maintain and celebrate Wing's extensive ecological environment*
- *To ensure there is a central information point for local people and visitors*
- *To improve the quality and connectivity of the Rights of Way Network*

4. Community Involvement

- 4.1 A Steering Group of residents and Parish Councillors was set up in October 2011 to lead on the production of the Neighbourhood Plan, reporting to the Parish Council.
- 4.2 In November 2011, the first two forums were held at Wing Village Hall. Displays of maps and information regarding the environment, wildlife, heritage, economy and housing were exhibited. Information was available about neighbourhood planning. There was an initial Pre-vision questionnaire for people to fill in at the event. There were initially around 94 replies received, which were used to compile the Vision and objectives of the Neighbourhood Plan.
- 4.3 There were several Business forums held in 2012 and all businesses within the Parish invited. A specific questionnaire was developed and 10 responses were received.
- 4.4 Manned displays at Overstone School fete on June 23rd, an open evening on June 28th and at the Village Carnival in July 2012 were used to raise awareness of the Neighbourhood Plan.
- 4.5 Four further forums were held in July 2012. These were held at the Scout Hut, All Saint's Church, Wing Village Hall and one of the pubs in the village. Displays of information were made available covering topic areas such as environment, wildlife, archaeology and some general information on neighbourhood planning. The original questionnaire was slightly changed to update some of the questions and 96 replies to the questionnaire (version 2) were received.
- 4.6 Potential development sites were considered by the Steering Group during early 2013, including an appraisal and comparison of the suitability of every site. This exercise culminated in a well-publicised forum held at the Village Hall on October 12th and 13th 2013. Displays of potential and preferred sites were shown. Comments were invited on the sites as well as 'tick sheet' questions following up some of the questionnaire (version 2) findings. Suggestions were also invited on facilities that the residents would like to see supported through the Neighbourhood Plan.
- 4.7 372 people from all over the parish attended this event and further completed questionnaires were received, both at the event and electronically. 50 from the forums and 98 on the internet (They had been made available online from July 2012.) In total 244 returns were received for the questionnaire (version 2).
- 4.8 A further joint forum was held in December 2013 by the two developers, Taylor Wimpey and Martin Grant Homes to promote their sites. Each then held a further event in early 2014 to refine their proposals in January and February 2014. Whilst the Parish Council were present at these events to answer general questions relating to the Neighbourhood Plan and to take a poll of attendees, the focus of these events were the two allocations for housing development.
- 4.9 A stakeholder group was held in early 2014 to identify all leisure groups active in the Parish and to identify a set of common goals and improvements to current facilities. This has resulted in a Recreation and Leisure Group being set up in the Parish to coordinate improvements to facilities for the benefit of all users.



4.10 From the 7th April to 19th May 2014, the Draft Wing Neighbourhood Plan was published together with all the background documents. Emailed and hard copies were sent out to interested parties prior to the start of the consultation. Advertisements were placed around the village, a flyer was delivered to every house and business in the village, and large



banners were also used to advertise the consultation. The consultation was launched with a 'Tea Party' in the village hall on the 11th April when residents were invited to come for tea and cakes to read through all the documents and to post their comments. The dedicated website allowed residents to view the Plan and all the background documents and submit comments, either via an on-line form or download a comment form and submit via email. The consultation was also advertised through Facebook. For the whole period, the full set of

documents and comments sheets were available in Wing Community Library. In total 137 comments were received from 46 individuals and organisations including AVDC, Natural England and English Heritage.

4.11 The comments received were considered by the Parish Council on the 30th May 2014 and the resulting proposed changes to the Draft Neighbourhood Plan suggested by the Neighbourhood Plan Steering Group were endorsed for submitting to AVDC.

4.12 Full details of all community and stakeholder involvement are set out in the Consultation Report.



5. Countryside and Green Space

- 5.1 Wing is a hilltop village surrounded by high quality landscape. Many people come to live in the village because they value the rural character and one of the aims of the Neighbourhood Plan is to preserve and enhance this character.
- 5.2 Wing parish is relatively well served by a network of open spaces and footpaths. There are some notable features such as individual trees, hedgerows, streams and small areas of woodland which provide valuable resources both visually and for wildlife. Significant green space and trees exist within, and in near proximity to, the built environment. However, there is no statutory protection for green space which is much used by the community and some lack of linkages for access around the village. The maintenance and improvement of green infrastructure is necessary for sustainable development benefiting both wildlife and human health and recreation, both within the village and generally across the parish.

Landscape and trees

- 5.3 The landscape to the north and east of Wing village is a clay plateau around 130-140m above sea level which is gently undulating and has been eroded by local streams. There are large arable fields separated by sparse hedgerows with paddocks and smaller parcels of grazing land around the settlement. An extensive World War Two airfield is now used as a poultry farm and for other commercial uses and there is a golf course between Wing and Stewkley. Sparse woodland cover and long straight roads connecting settlements are also characteristics of the north of the parish.



- 5.4 The village of Wing is located on the hilltop ridge which extends south into the open valley landscape towards Mentmore. This ridge and shallow valley beyond are known as Wing Park which looks across to the Chilterns Area of Outstanding Natural Beauty including Dunstable Downs, Mentmore and Whipsnade. The village, particularly the church, is prominent in the landscape when viewed from the south and west. These important landscapes, including the low-lying wetland west of Burcott, and views into and out of the village from the Cublington Road, all help to maintain the rural character of the village
- 5.5 The landscape setting of the village has been designated for many years as an Area of Attractive Landscape and specific views into and out of the village were identified as important in both the 1967 Wing Village Plan and the 2000 Wing Conservation Area statement. The latter particularly recorded the essential nature of the village screened from the surrounding countryside, with the trees and landscape helping to bind together the historic elements of the village and integrating it with its rural surroundings. These elements need to be retained, improved and also included as key characteristics of any new development.

- 5.6 Ascott House and its estate lie on the eastern side of Wing and provide parkland style woodland along the route of the A418 and down the slope to the south and east of the village. Wooded features, such as the tree belt west of the Dormer Avenue allotments area, are key in screening more recent development and maintaining the rural boundary of the village within the surrounding landscape. Other tree areas are also important such as the area of Ancient Woodland and 'Fox Covert', protected by a Tree Preservation Order, on the road to Stewkley as well as a number of individually recorded trees under Preservation Orders within the parish.

Footpaths

- 5.7 Wing has lots of footpaths within and around the village and radiating to the neighbouring settlements. This enables a range of circular walks of varying lengths, those near-in being very well used particularly by local dog-walkers. Much of the Ascott Estate to the east and south of the village is criss-crossed by heavily used footpaths, enabling links to neighbouring settlements such as Ledburn.
- 5.8 The Parish Council website advertises 6 local walks ranging from 2 to 8 miles around the village and linking to the neighbouring settlements of Linslade, Ledburn, Mentmore, Wingrave, Aston Abbots, Cublington and Stewkley. However, some parts of these have become less well marked and maintained in recent years. The Buckinghamshire County Council Parish Paths Partnership Initiative defined a 4-mile circular walk around Wing which needs to be restored. Additionally the Leighton Buzzard Ramblers 'Millennium Walks' booklet has a 'Leighton Linslade Loop' walk that takes in Wing. The formal footpaths (Rights of Way) are supplemented by permissive paths, many of which have become overgrown. Linkages between routes are limited in some areas and could be improved.

Community Comments

When asked how they felt about living in Wing, 92% scored 'the nice environment' as being good to very good. 48% of people said that they often used the footpaths in summer, only 13% saying they never used the footpaths.

At the Forum in October 2013, around a third of those who filled in the 'ticksheets' said that green space was important, both in new developments (to include play space) and existing green spaces. 100% agreed that trees and hedgerows should not be removed unless there was a clear reason for doing so.

Access to strategic green spaces and long distance footpaths and bridleways

- 5.9 Within a short drive, Leighton Buzzard has significant accessible green space including Linslade Wood, Tiddenfoot Waterside Park and the meadows bordering the River Ouzel and Grand Union Canal. Many residents regularly visit the 400 acre Rushmere /Stockgrove Park with its network of footpaths, cycleways and bridleways as well as its picnic areas, cafés and sculpture trail.

- 5.10 Nearby long distance walking paths include the Greensand Ridge Walk, the Two Ridges Link and the Cross Bucks Way as well as the canal towpath. The parish is crossed by Sections 4 and 5 of the route of the 'Outer Aylesbury Ring', a route created by the Aylesbury branch of the Ramblers Association to form a new 53 mile outer circular long-distance path. These sections follow a route from Ledburn via Wing Church and South Tinkers Hole towards Cublington, with options to link to Aston Abbots and Mentmore.
- 5.11 The Ouzel Valley Park Project includes proposals for the integration of green spaces into a Leighton-Linslade Green Wheel project which forms a part of Leighton-Linslade Town Council's 'Big Plan II'. To the west of Leighton-Linslade, the Green Wheel can only be completed with the designation and improvement of routes in the east side of Wing Parish. The at-grade crossing across the Linslade by-pass puts people off from using the wider path network into Leighton-Linslade.
- 5.12 There is a network of bridleways locally. The Green Wheel project seeks to improve the bridleway provision, not least for the equestrian enterprises on the Soulbury Road, creating off-road links to Well Lane and also across the Liscombe estate to permissive riding routes in Linslade Wood and Rushmere and linking with bridleways, so creating a circular network.

Green Spaces

- 5.13 Important green spaces in the village provide routes through and between parts of the village and allow access to the countryside. Jubilee Green and the Recreation Ground include play and sports facilities. In addition, spread throughout the houses there are a number of small green spaces which keep the open feel of the village and are used informally for children's play. The protection, enhancement and extension of these open spaces is very important to maintain the rural character of the village. The NPPF allows Neighbourhood Plans to protect areas of importance to communities as Local Green Space which rules out development except in very special circumstances. The Local Green Space Report sets out the assessment that has been carried out to determine which green spaces should be protected. The designated Local Green Spaces are shown on the Neighbourhood Plan Map. Any new development must provide similar high quality green space into the heart of the community and access corridors to the surrounding areas of open space and the open countryside.
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- 5.14 Traditionally, people have been able to walk freely over areas of permanent grassland to the north-east, south and south-west of the village giving a good area of open space for informal recreation, in addition to the footpath network. The Neighbourhood Plan gives an opportunity for designating such spaces formally. Two privately owned fields adjacent to the Recreation Ground and A418 Allotments known as Heley's fields have been particularly valued by the village as open space over a period of decades and the footpath has been used for enjoyment of the landscape and abundant wildlife. The majority of this space is also a

Scheduled Ancient Monument. Similarly, the fields beyond the churchyard provide access onto the network of footpaths beyond and are important to the rural setting of the village.

- 5.15 Whilst Wing village has a broadly adequate total of green space to support its existing population, as detailed in the 'Local Greenspace Report' the areas of, or approaching, not less than the 2ha recommended by Natural England's 2003 'Accessible Natural Green Space Standard' are concentrated to the south of the village. Additional provision to the north and east, including woodland to accord with the Woodland Trust 2005 standard for 'Spaces for People' will be provided by Long Spinney. In addition to this, the proposed housing developments will provide an opportunity for play space and green space in this sector of the village. Longer term maintenance can be an issue for new green space, so developers will be expected to address this issue through a suitable method.

Long Spinney

- 5.16 The restoration of the amenity and wildlife site at Long Spinney and adjacent wetland provides a valuable resource for the community such as enjoying wildlife, walking and giving opportunities for children to enjoy the streams and woodland. Easier access to this valuable resource is being sought and a large group of volunteers from the parish are bringing the site back into use.



Allotments

- 5.17 Wing has good allotment provision with 3 main sites totalling 4.5 hectares divided into 155 'half-plots' with demand for allotments being strong with less than 10 untenanted units. The site off Dormer Avenue (6 Ha) was cleared of users some years ago by the Allotment Society with the intent of marketing the land for development. This site is not needed for allotments given the alternative provision.

Wildlife

- 5.18 Whilst the Biological Notification Sites designation is now obsolete, there were locations of important species recorded by the Milton Keynes and Buckinghamshire Biological Records Centre for Wing, at Ascott House grounds, Lower Ascott, and Long Spinney. A review does not consider them of adequate quality to be designated Local Wildlife Sites (LWS), not least due to their limited size, nevertheless they remain of significant interest to the community and also contain a number of Biodiversity Action Plan (BAP) habitats which deserve enhancement. For this reason, improvements will be planned to the connectivity, quality and surroundings of these sites will increase their value both to wildlife and people, both as a by-product of any development and generally.

- 5.19 Areas of land which are considered to be of local significance for wildlife features and habitats, are located at Monument Field (Wing Park), the wet meadow on the north west side of the Stewkley Road/Dormer Avenue Allotments, a meadow west of Burcott and a wetland area at Burcott Lodge Farm. New areas that merit local protection which are planned and/or planned to be enhanced include Long Spinney, the stream and wildlife corridor running from Long Spinney to Littleworth and the tree belt around the former allotments at Dormer Avenue. The two latter proposals will be brought forward as part of the housing allocations in the Neighbourhood Plan. Development should contribute to the beneficial management, enhancement, expansion and connectivity of these sites.
- 5.20 The contribution of any development to these issues of biodiversity, either on-site or in surrounding sites or corridors, will be assessed in accordance with the DEFRA Biodiversity Offsetting habitat valuation metric to demonstrate an equal or improved ecological unit score than previously.

Policy CGS1: Respecting the Environment

New development in the Parish will be required to:

- Protect and where possible, enhance wildlife value, on the site, surrounding sites and wildlife corridors. The use of the DEFRA and Natural England endorsed Biodiversity Impact Assessment Calculator (as updated) will be required to quantify ecological impact and outcome. Only neutral or positive scores will be approved.*
- Retain trees and hedgerows in accordance with current BS5837 national best practice (as updated). Where they are unavoidably lost, plant replacement trees and hedgerows using species of native provenance,
- Integrate bird and bat boxes into the brickwork of all houses bordering open space and minimise light pollution of wildlife corridors ,
- Respect local landscape character in particular by minimising the impact of new development on views into and out of the village.
- Support the improvement of existing facilities and create new facilities for outdoor leisure, recreation and sport, including formal and informal play space, footpaths and bridleways.

** Biodiversity Impact Assessment Calculator, Warwickshire County Council V18 21014 (as updated)*

Policy CGS2: Open Space in new development

Where new housing development with integral open space is brought forward, developers will be expected to cooperate with the establishment of appropriate long-term arrangements for the management of open spaces. The developer will be required to provide financial contributions or provide other means to support initial costs, ongoing maintenance and/or to transfer land to an appropriate body, by agreement with the planning authority.

Policy CGS3: Local Green Space Designation

The areas listed below are designated 'Local Green Spaces' which are protected from new development unless very special circumstances can be demonstrated:

a. SITES OF OPEN SPACE VALUE

Many of the housing developments in Wing were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are important features in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.

1. All Saints Church, Church Walk
2. Prospect Place
3. Wantage Crescent (three separate areas)
4. Hawthorne Way
5. Moorhills Crescent
6. William Bandy Close
7. Moorlands Road
8. Chesterfield Crescent (two separate areas)
9. Park Gate Bungalows
10. Evelyn Close

b. SITES OF SPORT, RECREATION AND AMENITY VALUE

These are sites valued for their access for sport, recreation and amenity. They include allotments and areas where residents can come together both informally and formally for sport and leisure.

11. Recreation Ground
12. Jubilee Green
13. Heley's fields
14. Monument Fields
15. Handpost Allotments (adjacent to the A418)
16. Puzzle Allotments (in Burcott)
17. Burcott Hill Allotments (between Wing & Burcott)
18. Vicarage/Old Park Field

c. SITES OF NATURE CONSERVATION VALUE

There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are managed to safeguard and enhance their biodiversity.

19. Long Spinney
20. Stream between Long Spinney and Littleworth
21. Wooded area to west and north of Dormer Avenue Allotments

The Local Green Spaces are shown on Neighbourhood Plan Map 2

6. Facilities

General facilities

- 6.1 Wing is relatively well-served by shops, services and facilities. It has a shop/post office with cash-point, Barber, Hairdresser, and Chemist shops, an Estate Agent, two Public houses, two Indian restaurants, a takeaway (Chinese/fish and chips), two car-repair garage/workshops, a Church, a children's centre, a baby and a toddler group. There are also numerous small businesses run from homes providing a multitude of services. There are two schools, a primary school, Overstone Combined, and a secondary school, The Cottesloe School. Both schools accommodate children from their catchment as a priority.



Leisure

- 6.2 Leisure facilities include a bowling green with various club buildings, tennis courts with a clubhouse, a football pitch with a clubhouse and a youth shelter (all at the Recreation Ground); Jubilee Green play area and a Scout Hut. In addition there is a Youth Club, Sports and Social Club (members only) and a Village Hall which incorporates a community shop, snooker hall and a library. The Village Hall is hired for a variety of activities such as dancing and keep-fit classes, badminton, bingo, brownies and a gardening club.
- 6.3 The AVDC 2011 Sports and Leisure Profile identifies some gaps in leisure provision in Wing including the lack of the following:
- a local nature reserve,
 - a Locally Equipped Area of Play in the north of the village,
 - a Neighbourhood Equipped Area for Play (for teenagers),
 - floodlighting for the tennis courts and
 - suitable grass pitch provision.

Healthcare

- 6.4 There are two doctors' surgeries, on separate sites, but both located on Stewkley Road. The Wing Sure Start Children's Centre – located at Overstone School – operates a commercial nursery and has various health-related sessions and groups for parents and young children.
- 6.5 Carey Lodge is a purpose-built care home located in Wing that was opened in 2009. It is run by the Fremantle Trust. It is suitable for frail older people and has specialist dementia care. It has space for 75 residents in 5 houses – each with 15 en suite rooms.

Community Comments

The Pre-Vision Questionnaire showed clearly that some village facilities are well used by residents. Jubilee Green and the Village Hall were used 'often' or 'sometimes' by 77% and 95% respectively.

Issues identified through the Neighbourhood Plan Forums include:

- Extreme traffic congestion around the schools at drop off and pick up times cause road safety concerns and disruption to residents
- Improvements are needed to pedestrian connectivity from more remote parts of the village to the core of services around High Street and Church Street, including safe routes to school.
- Leisure facilities across the main road from the village and crossing points, whilst adequate, could be improved
- Investment in new sports club facilities and pitches are required
- The Scout Hut is ageing and has very restricted storage and grounds
- One of the doctor's surgeries is located in an old building which has limited accessibility

- 6.6 In common with many rural settlements, services have declined over the years, but the basic services remain available for residents. However, the loss of any of these facilities will have a detrimental effect on the village, forcing residents to travel elsewhere. This would be particularly difficult for those more vulnerable sectors of the population such as the elderly and those with young children, who are also less likely to have access to a car. The bus services are important in providing access to wider services for such residents.
- 6.7 Opportunities are available through new development to support and enhance local facilities and these are referred to later in the Plan. Any planning applications which could adversely affect the existing facilities in terms of their usage or to remove them or replace them with non-community uses will be resisted. Planning applications for new facilities will generally be supported, provided there are no adverse effects on amenity of residents.

Policy F1: Village Facilities

Applications for new development should not prejudice the retention of existing facilities.

Proposals that enhance community facilities, recreation and leisure will be supported, provided that there is no significant adverse impact upon residents.

7. Heritage

History

7.1 Wing has a rich historical past, recorded in the Domesday Book in 1086 as 'Witehunge'. A Settlement Assessment Report has been prepared as background to the Neighbourhood Plan which gives more detail of the fascinating history of Wing. The Parish has many formally designated heritage assets including listed buildings, ancient monuments, archaeological areas and a Registered Park and Garden. In addition there are undesignated heritage assets such as historically important buildings and areas where archaeological finds have been identified. Perhaps the most important feature in the village is the Anglo-Saxon Church which is thought to be sited on one of the oldest religious sites in the country with evidence going back well over 1300 years.

7.2 The Church is set in its churchyard at the top of the ridge and is a prominent feature in long distance views from the west and south. It is a stone built, Grade I listed building, parts of which are thought to be the oldest in the country. An attractive Lych Gate sits at the entrance to the church yard, the floor of which is made up of millstones from the mill that stood at what is now Mill Close. The BBC programme 'Meet the Ancestors' came to Wing in 1999 and recreated the face of an Anglo-Saxon girl found buried in the old Saxon graveyard adjacent to the existing churchyard.



7.3 There is evidence around the village of medieval earthworks and features, particularly at Wing Park and Church Walk. Castle Hill, at the junction of High Street with Stewkley Road is a Scheduled Ancient Monument, the site of a Norman Motte. Most of Monument Field (Wing Park) together with some of Heley's field (local name) adjacent to Park Gate Bungalows is also a Scheduled Ancient Monument with remnants of a post-medieval manor house and gardens.

7.4 Ascott House is Grade II listed and the garden is a Grade II* registered Historic Park and Garden. Both are managed by the National Trust. The Rothschild family have been in residence since 1874 and remain influential in the Parish. Many of the individual buildings and garden features on the Estate are listed. The house has been altered over the years and the house and grounds are open to visitors for part of the year.

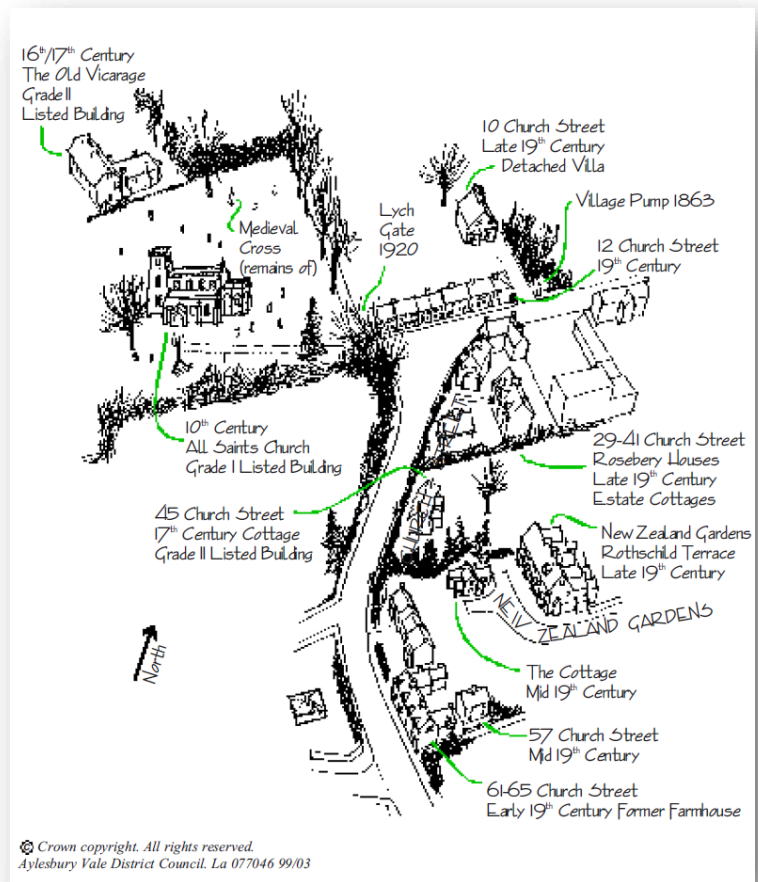
7.5 More recent development adds to the character of the area. First World War practice trenches have been identified in Wing Park but the most significant development is Wing Airfield. This holds particular significance for older residents who fought off a proposal for a Third London Airport on this site. It was built in 1942 to take 26 OTU (Operational Training Unit) from RAF Cheddington, on the site of North Cottesloe Farm, and carried on in use

afterwards, Nissen huts (it is actually part of the Iron Age settlement) being seen in aerial photographs in 1948. The site was sold off in 1960 and it now contains a poultry farm and other commercial developments, farms and industrial units.

- 7.6 The 1967 Wing Plan resulted in a large amount of housing development being built as discrete estates, mostly during the 1970's, all differing in appearance from each other. These estates include Dormer Avenue, Moorlands, Chesterfield Crescent and Redwood Drive.

Conservation Area

- 7.7 The Conservation Area, designated in 2000 and shown on the Neighbourhood Plan Map defines the core of the village, based on the High Street, Church Street and Vicarage Lane. Buildings of note include the 16th Century Alms-houses on Aylesbury Road, the small scale Rosebery Estate houses with distinctive diamond patterned brickwork on Church Street, the 16th Century Cock Inn and the 18th Century Queens Head pub. In small clusters in various locations there are different styles of Rothschild estate houses. There are 35 listed buildings in the Parish including many (12) at Ascott Estate.



Extract from Conservation Area Statement

- 7.8 The Conservation Area document identifies the valuable features of the village but also points out that many historical features have been lost. This is partly due to the Conservation Area only being designated fairly recently.

It is therefore particularly important that effort should be taken to enhance this part of the village as opportunities arise. This would include new street furniture such as street lamps and bollards, addition of railings defining frontages and addition of interpretation and signage. Any new buildings, extensions to buildings or changes to shop frontages should be carefully designed to enhance the appearance and character of the area. Any enhancement of the street furniture, signage and street lighting will be supported and should have a heritage appearance but also regard for energy conservation and public safety.

Community Comments

82% of people who answered the Questionnaire version 2 said they felt that it was important or very important that our historical past should be preserved for the future. There was also a lot of support for guided tours, information signs and a 'Living Memories' website. The 'Tick sheet' from the October 2013 forum analysis shows that 98% of people supported heritage project investigations around the village.

Heritage Group

- 7.9 The active Heritage Group have carried out various activities in the community to raise awareness of Wing's rich historical character. In addition, the Heritage Group has embarked on a series of archaeological digs around all parts of the village. A desk-based study has been carried out by Archaeological Services and Consultancy Limited to create a Settlement Report which identifies locally important features and areas which should not be lost or altered in any way which could be detrimental to their character or historical value.
- 7.10 More in-depth work will be carried out to further understand Wing's heritage. This is particularly important around the outskirts of the Conservation Area, Scheduled Ancient Monuments, Historic Land Use Sites and Archaeological Notification Areas. As the green areas surrounding the village have not been disturbed for many years it is essential that a full archaeological assessment is carried out prior to development to ensure that it adds to the understanding of Wing's heritage. Current planning legislation provides the means by which new development sites with archaeological potential can be investigated to determine if important archaeological remains are present, and to enable appropriate mitigation measures (further surveys, excavations, etc.) to be put in place.



Policy HE1: Heritage

- The historic environment of the parish and heritage assets (both designated and undesignated) will be conserved and enhanced. All new development should preserve and where possible, enhance the historic character and appearance of the Conservation Area and applications will explain how the design of proposals have sought to retain or enhance positive features of the area identified in the District Council's Conservation Area Appraisal or address issues identified in that document.
- Outside the Conservation Area development proposals should set out how the positive features in the area's character identified through the Wing Historic Settlement Assessment have been protected through the design approach adopted.
- Construction materials and finishes should reflect the surrounding area and the character and heritage of the immediate environment. Where approved, modern replacement and/or new build materials should visually compliment the immediate environment.
- Commercial property alterations and frontages should reflect the heritage of the immediate environment.
- Any modernisation of the High Street buildings should reflect their heritage with the installation of modern infrastructure being as unobtrusive as possible.

Policy HE2: Archaeology

The identification and protection of local sites of archaeological interest and their investigation and enhancement is supported. Archaeological investigation of sites where new developments or improvements are planned will be required. Following a desk based assessment, appropriate archaeological investigation must be carried out prior to construction of new developments. Any reports should be made available for public viewing.



8. Visiting and Enjoying Wing

- 8.1 As a visitor destination, Wing has much to offer including the medieval Grade I listed Parish Church and Ascott House and Gardens which is managed by the National Trust. Castle Hill, the Norman Motte, has no signage or interpretation material and generally goes unnoticed by both visitors and residents. Visitors from the surrounding areas may be interested in Long Spinney and Wing Park and walks around the area, which are improving in terms of their connectivity. Residents may not be aware of the opportunities to enjoy the Parishes rich heritage and wildlife.

Community Comments

80% of respondents to the Questionnaire version 2 thought that tourism is important to the development of the village.

Wing Heritage and Wildlife Trails

- 8.2 Currently, any visitors are likely to visit their intended destination and then leave without spending in local shops and hostelryes. Two pubs in the village are important listed buildings. There are local circular walks, but maintenance and availability of leaflets have declined over recent years. Development of a Heritage Trail, circular walking routes and information boards would improve the village's attractiveness to visitors. The two proposed housing sites are likely to be making a direct contribution to these trails, given their locations. The Dormer Avenue Allotment site is close to the Conservation Area and Castle Hill and the Meadow Way site is adjacent to Long Spinney. There is also no central point of information for visitors or a dedicated website aimed at visitors. All of these are aspirations of the village and Neighbourhood Plan and financial contributions will be sought from various sources to provide them.



Policy VE1: Visiting and Enjoying Wing

An information point for local visitor and community information will be provided along with improvements to online information.

A series of Wing Heritage and Wildlife Trails will be developed incorporating signage on buildings, signposts or waymarkers, Interpretation Boards at key locations and publicity material.

9. Economy & Employment

- 9.1 Wing is fairly typical of a rural village in the South East. The 2011 census shows that nearly three quarters of the working age population are economically active. Almost 47% of those employed, work in managerial, professional or associate occupations, which is slightly lower than the rest of Buckinghamshire, but higher than the national average. This trend is reflected in the qualification levels of residents of Wing, with 29% having a degree. Many rural communities have been affected by the present economic situation with unemployment levels rising in areas that previously have had few people out of work. However, Wing has not suffered too much, with only 4% unemployment, well below the national and Buckinghamshire average.

Commuting

- 9.2 Wing's almost equidistant position between Milton Keynes and Aylesbury, its close proximity to Leighton Buzzard railway station and a bus service make it a suitable commuter village. This 'pull' factor from the village will increase in the next few years when a link road between the M1 and the A505 (Leighton Buzzard by-pass which links directly with the A418) is opened. This will also make commuting to Luton and its airport quicker. As recent statistics show that almost 12% of Wing residents already travel over 40km to work compared to the national average of 4.9%, these changes could increase this figure significantly. Commuting clearly has an impact on the use of local facilities, reduction in community interaction due to people working long hours and traffic congestion at peak travel times.

Community Comments

A series of questions were asked on the Questionnaire version 2. The majority of respondents said that more parking facilities, individual business units and improved public transport would improve Wing's economy. 69% had broadband speeds of 2mbps or less, but 94% said they needed above 2mbps.

Commercial Businesses

- 9.3 As listed previously, Wing village has a variety of businesses, mainly located in the High Street area. Within the built up area of the village, uses which are appropriate to such a built up area such as shops (known as A1 uses in the General Development Order) and offices (B1 use), allow local employment opportunities without affecting residents. The two schools, Acorn Nursery and Carey Lodge also offer sources of local employment. Wing has a thriving 'hidden' economy; there are over 60 small businesses with 14% of residents self-employed in 2011, which is a rise of 2 % since 2008.
- 9.4 In the parish there are two small scale commercial complexes – Glebe Farm & Acorn Farm, which have a range of specialised trades/businesses. There are various equestrian businesses, a gym, a number of farms, and rural/agricultural facilities. All of these offer

employment opportunities for local people and should be supported and retained. Any further commercial development in the countryside, including for renewable energy installations, must be sensitive to the landscape and biodiversity, amenity of local residents and not significantly affect the rural road network.

- 9.5 The Neighbourhood Plan seeks to ensure that any development enhances the economic profile of Wing. To this end 'The Wing Business Forum' was established to raise and address issues directly related to local business owners and those who work from home.

Broadband

- 9.6 The main issue identified by the business owners and many residents is the extremely poor broadband service in Wing, with speeds varying from below 2mbps, to 'not-spots' with no broadband at all. The 'Better Broadband for Buckinghamshire and Hertfordshire submission' (Feb 2012) proposed the delivery of superfast broadband to the 'final third' locations serving all residential, business and public premises by the end of 2015. However, Wing is included in Phase 2 of the scheme, which is not as robust and could mean that fibre optic is only delivered to one point on the edge of the village rather than individual homes. New housing developments will put further strain on the existing bandwidth and therefore should provide the means for residents and businesses to access superfast broadband when available in the village.

Policy E1: New shops and employment provision in the village

New retail (A1) and commercial (B1) developments in the built up area of Wing village will be supported, providing residents' amenities, traffic flow, parking or the rural nature of the village are not unduly affected

Policy E2: New employment provision in the Parish beyond Wing Village

New or improved industrial developments or commercial enterprises within the Parish will be supported providing they are of appropriate scale and that there are no undue adverse impacts on the rural landscape or road network

Policy E3: Protection of existing employment provision

The loss of shops, pubs, food outlets and commercial services in the community through change of use, conversion or demolition will be strongly resisted unless it can be demonstrated that reasonable efforts (i.e. suitable marketing at an appropriate price for at least six months) have been made to secure their continued use for these purposes

Policy E4: Broadband

Proposals that provide access to a superfast broadband network to serve the village and properties adjoining the network in the countryside will be supported. New housing development should provide the necessary means for new residents to access the superfast broadband network when it becomes available and if possible, contribute to improvements in the service for existing residents and businesses

10. Traffic and Transport

- 10.1 Situated within the triangle of Aylesbury (8 miles), Leighton Buzzard (3 miles) and Milton Keynes (12 miles) and connected by a good road network, Wing is well placed with good access to shopping and leisure facilities. Many residents commute to work with several major centres of employment, including London, within easy reach.

Public Transport

- 10.2 The nearest railway station, only three miles from the centre of the village, is Leighton Buzzard. On the London Midland network there are regular direct services to London Euston, and north to Milton Keynes, Northampton and Birmingham; and on the Southern network there are trains through London connecting to Gatwick airport and beyond. All this allows access to various locations for work, shopping and leisure activities. Up to six trains an hour go to London during the commuter peak and 3 per hour the rest of the day with the fastest reaching London in just over ½ hour. The line provides connections to the West Coast main line at Milton Keynes.

10.3



Bus services are primarily the Arriva services which provide a service between Aylesbury and Milton Keynes via Leighton Buzzard. There is very limited commuter feeder service to the railway station at Linslade. However, bus services are generally sufficient to allow a limited amount of people to use public transport for journeys to work and further education. There is also a local service that runs about 5 times a day between Leighton Buzzard and Aylesbury via local villages. There are community Dial-a-Ride services based in Leighton Buzzard and Aylesbury.

Roads

- 10.4 The A418 runs through the village. Good access to the M1, A41, M25 and M40 and associated east-west trunk routes provides excellent connection to the rest of UK, with Luton and Heathrow airports about ½ and 1 hour's drive respectively. Leighton Buzzard is a few minutes' drive away and the larger centres of Aylesbury and Milton Keynes around 20 minutes. There are minor roads in other directions connecting Wing to Cublington, Stewkley, Soulbury, Mentmore, Aston Abbots and Wingrave. Car ownership is very high with only 10% of household having no car. Over half of households have two or more cars and this will increase up to 2031

Community Comments

Traffic congestion and parking are the main areas of concern for residents. At the October 2013 Forum when over 370 villagers attended, there were 660 'ticks' for the 8 specific questions relating to traffic and parking. Many comments about the potential sites also related to traffic issues.

Pedestrians and cyclists

- 10.5 Much movement around the village by residents is by walking. Cycling is less used as a method of transport, but there is cycle path provision between Wing and Leighton Buzzard. The two schools promote sustainable travel, promoting 'park and walk' from the pub car parks and 'safe travel to school' schemes to

reduce the nuisance to residents of traffic and inconsiderate parking on narrow roads local to the schools at peak periods. Many residents with primary school age children walk to school from locations around the village and from



Burcott. However,

pupils are discouraged from cycling to school because of concerns for their safety. The Cottlesloe School's large rural catchment and new charges for school transport add to the pressures as the vast majority of children attending The Cottlesloe School live outside the village. At school pick up and drop off times, which are staggered, the triangle of High Street, Church Street and the A418 are extremely busy.

- 10.6 The interaction of traffic with pedestrians gives cause for concern with overhanging vegetation and narrowness of some pavements (especially when refuse bins are out) and there is a need for better crossings with dropped curbs, particularly for pushchair and wheelchair users. The A418 severs the recreation ground from the main village and there is only one signalled crossing and one island crossing, the latter near a blind bend.

Congestion and Parking

- 10.7 There are a number of concerns regarding the village road network. These include congestion at the junctions with the A418 at both ends of the village where, immediately after the junctions, parking restricts movement to a single carriageway. This results in peak time queues backing along the A418, Stewkley Road (at Leighton Buzzard end), High Street and Church Street. In addition, there are issues with the reverse camber at the Stewkley Road/High Street junction, various blind bends and the difficulty of navigating past long rows of parked cars on curved roads where there is no sight-line. The narrowness of some roads, such as Church Street and Moorhills Road, which are used as major through-routes also causes problems for through traffic, cyclists and pedestrians. Significant rows of parked vehicles result in single track movement of traffic with restricted visibility. Where residents do not have private parking, there are collections of 'banked' vehicles at points such as the end of Vicarage Lane, the Recreation Ground car park and the Village Hall. Whilst on-street parking can slow traffic down, the village is impacted by an increasing amount of through

traffic. This is caused by the progressive improvement of the wider road network and Sat-navs directing traffic along the smaller roads via villages of Cublington and Stewkley, which offer good options for travellers, including linking to Bicester and the M40.

- 10.8 In the High Street, local shops are served by a small private parking area adjacent to the chemist, but many cars park along the High Street itself. In Stewkley Road, where the take-away and restaurant customer parking is combined with resident's vehicles there is also congestion at certain times of the day. Limited parking also impacts on the effective use and growth of the businesses and facilities in the village and improvement in capability could enhance use and viability of retaining and developing services to village people.
- 10.9 The Parish Council are trying to resolve some of these issues through a Traffic and Parking Group, will produce a Parking Strategy and will work in partnership with residents, neighbouring communities, the police and the County Council.
- 10.10 Any new development in the village needs to take account of these issues. New housing must be provided with generous private parking. This is to take account of the high proportion of residents with two or more cars per household and the rural nature of the village with relatively poor access to public transport. New housing developments will also need to incorporate and/or promote safe pedestrian crossings to encourage new and existing residents to walk to facilities in the village as much as possible.

Policy T1: Residential Parking standards

For new homes with one, two or three bedrooms, two parking spaces within the plot must be provided. If this is not possible, for example where new terraced development is proposed, spaces should be provided for each home within close proximity to the home. For new homes with four bedrooms, each property must be provided with three spaces within the plot. (Generously sized garages (6m by 3 m) may count towards parking provision and tandem parking is permissible)

Policy T2: Impact on traffic

New development in the village will only be supported where it is demonstrated that there is no unduly adverse impact on the road network and pedestrian safety would not be compromised. Mitigation measures will be required for proposals resulting in significantly increased traffic movements which have negative impacts

Policy T3: Traffic and Parking

Proposals for traffic calming measures, additional off road parking for residents, parking for village facilities and improvement works to aid the through-flow of traffic will be supported

Policy T4: Cyclists and Pedestrians. Proposals will be encouraged for improvements to encourage walking and cycling in the village, and also for safe and effective access to and from the Wing to Leighton Buzzard cycleway.

11. Housing

- 11.1 Wing is a fairly typical Buckinghamshire village comprising a mixture of ages and types of homes ranging from Victorian terraced cottages to large 4 bedroomed detached houses built in the 1980's. There are very few notable large houses of any age and the predominant house types are detached and semi-detached 3 bedroomed houses arranged in small estates. There are very few flats or maisonettes.
- 11.2 Three quarters of the houses are owner occupied, with the remainder rented, many through the Vale of Aylesbury Trust Housing Association. This proportion of owner occupation reflects a similar proportion to the whole of Buckinghamshire.

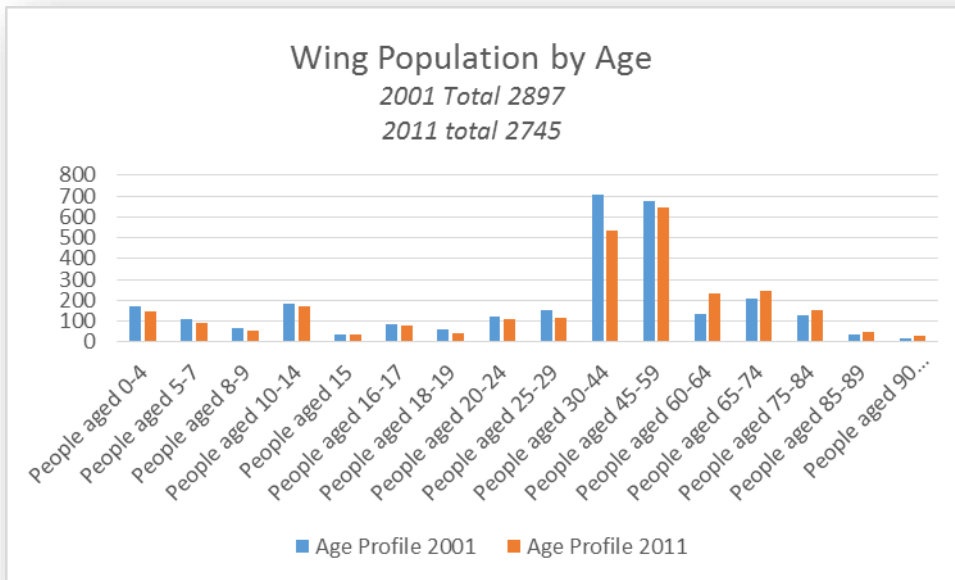
Community Comments

65% of Respondents to the Pre-vision Questionnaire and 56% of respondents to the Questionnaire Version 2 agreed or strongly agreed that over the next 20 years there will be a need for more housing in Wing. 10% felt that no new homes were needed, but nearly half felt that 26 to 100 houses should be provided. A large majority (85%) felt that more affordable homes were needed. There is a perception that there are insufficient bungalows in Wing with 62% saying we need more bungalows, although similar percentages considered more smaller houses (1 bedroom) and larger houses (3+ bedrooms) were needed too. At the October 2013 Forum, 92% of people who filled in the 'tick list' agreed that infill and house extension should continue as long as it does not overly impact the character and green space within the village.

Housing Market

- 11.3 A key issue for Wing is the lack of movement in the sale of homes in the village, for example in 2010 only 6 houses were sold. Whilst this reflects the poor state of the housing market in general, Wing, as with other communities, suffers from a lack of affordable housing. House prices are above average for England, but not by much. Only 14% of the houses are Council Tax Band A and B with 32% in Band C. This clearly shows an imbalance and lack of choice for cheaper homes to buy in Wing. As a result young people, who have grown up in the village are forced to seek housing elsewhere, where it is cheaper and more plentiful.
- 11.4 The estate agents do have some properties suitable for first time buyers, but unfortunately due to the present economic climate young buyers are unable to obtain mortgages and the properties do not meet the criteria for older buyers downsizing. This is evidenced by the number of people in the 15-24 and 45-64 age groups moving out of Wing far outweighing those moving in within those age groups. (Source: Community Profile for Wing 2013). Movement within the village has slowed down and the previous pattern of buying and selling is less apparent. These views are also supported by Hartwell's, the local estate agent and by the Neighbourhood Plan questionnaire.

- 11.5 At the other end of the spectrum, older residents are living in accommodation which is too big for them. They are unable to move because of the lack of suitable homes such as smaller houses with relatively large downstairs space and fewer bedrooms or bungalows. The proportion of older people (65+) in the population overall will rise. Forecasts for national demographic change between 2008 and 2033 show that the elderly population could increase from 16% to 23% of the total population. The age profile comparison between 2001 and 2011 shows a steep rise in Wing's elderly population proportion from 13.5% to 17.6%.



Infill Housing

- 11.6 Opportunities for new housing development are likely to arise in Wing throughout the plan period. Infill sites can be defined as spaces between existing houses where new housing will repeat or respect the surrounding pattern of development. Generally, 'infill' sites can be acceptable for around 1 to 3 new houses, provided that the visual impact of the additional building or buildings does not result in a cramped appearance. Amenities of the surrounding residents also need to be taken into account. New dwellings outside the built up area of the village will generally be unacceptable unless there is an infill site between an existing group of dwellings which does not disrupt the pattern of development.



Extract from Conservation Area Statement

Housing Mix

- 11.7 The provision of additional houses in Wing gives an opportunity to change the balance of homes available in the village. A good mix of houses is required, to include some larger homes but also smaller units, which should include some suitable for older residents who wish to downsize and some for starter homes. Bungalows would be welcomed as would low-rise apartments.
- 11.8 Units likely to be suitable for young families or older people should be built to 'The Lifetime Homes' standard which incorporates design criteria that supports the changing needs of individuals and families at different stages of life. This allows for easier access and movement within the property and ensure that units are suitable for young families or older people. The Lifetime Homes standard may be superseded by Building Regulations and Government standards, in which case the most up to date standards will apply.

Housing Need

- 11.9 The proportion of new housing development which is required to be affordable is set by AVDC. The emerging Local Plan work currently requires that new housing developments over a threshold of 25 units should provide a percentage of affordable housing units. This can include a mix of tenures such as affordable rented, shared ownership etc. The Neighbourhood Plan requires proposals for new housing development to conform to most current AVDC requirements, both in overall requirement and tenure mix.
- 11.10 AVDC records (2013) show there are 36 households currently resident in Wing parish waiting for housing. In addition to these households, there are a further 15 households not currently resident in the parish, but who have a local connection with the parish and who would be considered for housing within the parish. These figures have been relatively constant in recent years. The current lettings policy in place means that those in greatest housing need with a local connection to Aylesbury Vale District have first chance at occupying vacant houses that come up in Wing. Lettings will continue this way in the parish, so as to conform to AVDC's Allocations Policy. (Current policy can be found at www.buckshomechoice.gov.uk/uploads/BHCpolicyFinalVersionMay2014.pdf or subsequent versions of AVDC allocations policy). For the purposes of social housing allocations, there are four sub-groups. These groups are a collection of neighbouring parishes within the district; Wing sits in the 'South-East' grouping. In the case of new developments, 50% of all affordable housing (and 25% of re-lets) will be firstly offered to those with a connection to the sub-group 'South-East'.



11.11

It has been agreed that for the two allocated sites which provide an amount of affordable housing above AVDC's policy position, the additional units can be allocated solely to those with a local connection to the parish of Wing.

Policy HO1: Infill Housing

New homes on infill sites will be permitted where the proposal respects the immediate character and pattern of development, the design reflects local character and the amenities of adjacent residents are not unduly affected

Policy HO2: Housing mix

A proportion of all new dwellings to be built shall be designed to be appropriate for occupation by elderly persons and/or first time buyers or those on a lower income. These units should meet 'Lifetime Homes' Standards or subsequent appropriate standards and generally be either 1 or 2 bed properties. Permitted development rights will be removed to retain these unit sizes

Policy HO3: Affordable housing

The affordable housing on the two allocated sites provided above AVDC's most current requirements on percentage and tenure will be allocated solely to those in housing need with a connection to Wing

12. Housing Allocations

- 12.1 Additional housing to be provided in Wing up to 2031 is acknowledged by the Parish Council as a required element of the Neighbourhood Plan. The quantity of houses required is not currently identified through AVDC. The withdrawn Vale of Aylesbury Plan required 50 houses to be found in Wing over several sites phased over the plan period up to 2031. However, due to the Inspector's concerns in January 2014 regarding housing provision and the subsequent withdrawal of the plan, it is likely that more housing will be needed across the whole of Aylesbury Vale than originally identified.
- 12.2 The opportunity to determine which sites are suitable and acceptable to the community has been welcomed. Whilst some of the community would probably prefer to see no growth, there appears to be a general acceptance that Wing must take its fair share of the overall requirement for Aylesbury Vale because of its relatively sustainable location and range of local facilities.
- 12.3 Two sites were identified by AVDC in the Strategic Housing Land Availability Assessment (SHLAA) prepared in 2011 (See page 40 of Part 1 and page 20 Part 2 of SHLAA). These sites are at Dormer Avenue Allotments SHL/WIG/001 and Land at Moorlands SHL/WIG/002 for 50 and 28 dwellings respectively.
- 12.4 However, for the sake of completeness, all possible sites around the settlement of Wing were considered as part of the assessment process to ensure a transparent and full picture of potential sites for development in Wing Parish. Land remote from the village has not been considered because the Neighbourhood Plan seeks to promote sustainable development and a key element of that is access to village facilities without relying on a car.

Methodology

- 12.5 **Stage 1:** Each site was subject to a survey using a standardised survey form and photographs taken. A Site Profile for each was produced. Land owners were approached and asked if they wished for their site to be considered for development.
- Stage 2:** All sites were then considered against the sustainability criteria which had been determined in the Sustainability Appraisal/Strategic Environmental Assessment Scoping Report (produced in early 2013).
- Stage 3:** Where a site was assessed as suitable, then its deliverability (availability, suitability, achievability) (as set out in the NPPF paragraph 47) and acceptability were also been assessed. No further assessment was undertaken for sites deemed unsuitable.
- 12.6 Only two sites have emerged as being available and suitable for housing development. The first of these is the former allotments at Stewkley Road/ Dormer Avenue. The Land at Moorlands SHLAA site lies within an area susceptible to surface water flooding and therefore was eliminated by the site assessment. However, this SHLAA site forms part of a larger land holding which includes the field behind Moorlands and Meadow Way, which is the second site considered to be suitable for housing development.

- 12.7 A third suitable site, Chesterfield Crescent, has not been progressed by the land owner and it has to be assumed to be unavailable for development.
- 12.8 Given that only two sites have emerged as suitable and available for development, which will provide a total of around 100 houses, and that some community support has been shown for developing both sites, the Neighbourhood Plan allocates both sites in order to provide towards AVDC's housing requirements up to 2031. Further information and the results of the process are set out in the Site Assessment Report and details of community and stakeholder involvement are set out in the Consultation Report.



Community Comments

All site profiles were displayed at the October 2013 Neighbourhood Plan Forum. Comments were taken on the sites and considered further. A Developer's Forum was held in December 2013, where the two developers were able to show their preliminary thoughts on how the sites could be developed. The Parish Council asked attendees to vote and votes were evenly split between the sites (38% each). However, 22% voted that both sites should be developed. Full details are set out in the Consultation Statement.

Stewkley Road/Dormer Avenue Allotments

- 12.9 This site comprises around 3.8 hectares in total. It is the site of former allotments that have been unused for over 10 years; a substantial part of which in the north and west is woodland that slopes down from the relatively flat site. There is a public footpath which runs from Dormer Avenue to Stewkley Road. It lies within 500 metres of the centre of the village, so is located well in relation to the schools, shops etc. The site is shown on the Neighbourhood Plan Map.
- 12.10 The site lies across the road from the Castle Hill Scheduled Ancient Monument and the Conservation Area and has some views across to the church from within the site. The relationship of the development to the historic environment needs careful design. Any development on the site must follow archaeological investigations as prescribed by AVDC and any findings should be made available to residents of Wing.
- 12.11 When approaching the village from the northwest the site is viewed through the tree screen and therefore has a 'soft edge' with the countryside. New development should be designed so as to minimise the impact on the views from the countryside to retain the rural feel of the village. Within the site, there are a few trees and shrubs, a pond and some evidence of a badger sett. As the site has lain unused for many years, an abundance of wildlife has built up. Any development must mitigate for this and allow the new open space to retain corridors for wildlife, linking into the open countryside.
- 12.12 A development of around 50 new dwellings could be sensitively designed to minimise impact on these features, with the tree belt being retained as open space both for biodiversity and for recreation
- 12.13 The site lies on the west side of the Dormer Avenue from which vehicular access to the new houses will be taken. It is very important that a safe pedestrian crossing is provided across Stewkley Road for new and existing residents, including measures for reducing speeds of traffic. Most of the main facilities of the village require crossing Stewkley Road, including the schools, shops and Jubilee Green.
- 12.14 Congestion and pedestrian safety are two of the main concerns expressed by residents and the new development must take account of the existing dangerous bend between Stewkley Road and High Street and the exits from the development onto Dormer Avenue and the junctions beyond this be modified to take account of more vehicles, both from this development and the new housing at Meadow Way/Moorlands.

Policy A1: Land at Stewkley Road/Dormer Avenue is allocated for around 50 houses. Proposals for the site shall include:

- Creation of a well-defined boundary between the settlement and countryside, accounting for the visual impact of proposals on the character and appearance of the settlement and countryside
- Buildings designed so as to not unreasonably harm the amenity of nearby residents
- Sensitively designed properties taking into account proximity to the Scheduled Ancient Monument, Conservation Area and views to the Church
- Archaeological investigation of the site prior to commencement and the preservation of any important evidence
- A limited range of materials and design of properties with features reflecting existing design and/or materials in the village
- A wooded open space around the north and west sides of the site to incorporate some play equipment, preserving and enhancing the biodiversity on the site where possible
- Retention of the public footpath and good connections for pedestrians and cyclists
- Safe crossing for pedestrians across Stewkley Road
- Traffic calming measures to reduce traffic speeds in the vicinity of the site
- Affordable housing in accordance with AVDC requirements
- A proportion of smaller units (1-3 bedrooms) must be provided with provision for older residents included within this number and built to Lifetime Homes standards or equivalent



Meadow Way/Moorlands

- 12.15 The site comprises two fields. The lower field to the north is bounded on the north side by the stream that flows from Long Spinney and the associated trees along the bank. It is covered in rough grass and boggy scrub and slopes up to the south. It is separated from the upper field by a bank lined with trees and shrubs, probably the remnants of a hedgerow. The upper field is undulating, but in general terms slopes up from the properties which front onto Moorlands to a ridge along the centre of the field and then flattens off to a plateau. The upper field narrows to a point where the houses finish. A hedgerow with a few large trees separates the field from the farmland beyond. The field has been used for informal recreation for many years and Long Spinney lies adjacent to it. The site is shown on the Neighbourhood Plan Map.
- 12.16 The lower field is mostly unsuitable for development. It is shown as a surface water flooding area on the Water Cycle Strategy (Halcrow 2012), but could be developed for open space and SUDS (Sustainable Urban Drainage System) for any development higher up the site. This provides an opportunity for improved links to Long Spinney and the provision of play equipment for children, which is not currently available in this part of the village.
- 12.17 There are two potential points of access, one off Meadow Way and the other off Moorlands where the houses finish at the north eastern side. The decision of whether both or one access is used for vehicles will be made at planning application stage. Any junctions will have to be designed with measures to reduce congestion and improve safety at the junction of Moorlands and Littleworth, currently restricted by parked cars from houses on Littleworth which have no parking. There is also likely to be increased congestion along Moorlands, Moorhills Road and the junction with Stewkley Road, given that the Dormer Avenue site will also accommodate new houses. Account needs to be taken of this at planning application stage.
- 12.18 In landscape terms, the site slopes quite steeply in places and careful alignment and massing of any new houses will be required to respect the privacy of properties fronting onto Moorlands and to prevent a hard edge to the village being apparent from the plateau to the east.



Policy A2: Land off Meadow Way/Moorlands is allocated for around 50 houses. Proposals for the site shall include:

- **Creation of a well-defined boundary between the settlement and countryside, accounting for the visual impact of proposals on the character and appearance of the settlement and countryside**
- **Buildings designed so as to not unreasonably harm the amenity of nearby residents**
- **Access from Meadow Way and Moorlands**
- **A limited range of materials and design of properties with features reflecting existing design and/or materials in the village**
- **Provision of public open space including some play equipment**
- **Pathways through the site, linking the village with Long Spinney**
- **Provision of drainage features on the lower field to reduce the likelihood of surface water flooding**
- **Archaeological investigation of the site prior to commencement and the preservation/publicising of any important evidence**
- **Traffic calming measures to reduce traffic speeds in the vicinity of the site**
- **Affordable housing in accordance with AVDC requirements**
- **A proportion of smaller units (1-3 bedrooms) must be provided with provision for older residents included within this number and built to Lifetime Homes standards or equivalent**

13. Community Facilities for the Future

- 13.1 Wing is generally well served by local facilities. The Parish Council is working to achieve more community cohesion and the Neighbourhood Plan provides an opportunity to identify plans and projects where future investment would be appropriate.



- 13.2 Communities with a Neighbourhood Plan will receive 25% of the Community Infrastructure Levy (CIL). This is a new charge that Local Authorities can levy on new developments in their area. The charges are set by the local council and are based upon the size and type of development. In addition, when homes are completed, a proportion of the 'New Homes Bonus' awarded to Local Authorities by the government may become available to spend locally.
- 13.3 The money raised from development in Wing might, for example, be spent on updating the village hall, adding to the village leisure and play facilities, extending parking, or any other local community improvement. AVDC have yet to confirm when CIL will come into effect or to announce their CIL rates so a more precise description of what might be done cannot yet be provided. The Parish Council will, however, use the CIL contribution generated by new homes in Wing to improve the village facilities. In the absence of CIL the Parish Council will seek developer contributions for nominated projects by agreement with AVDC and developers.
- 13.4 Coordination between different groups and clubs in the village is critical to make the most of opportunities and ideas. Also, effort will be made to create integrated marketing of the facilities that Wing has to offer, to create multi-activity 'stays' with increased opportunities for spend in local businesses. In addition, a central point of information is required and this could be developed in conjunction with a Wing Village website. New development will be expected to contribute to the development of these measures, even just through the promotion of such projects to new residents.
- 13.5 The AVDC 2011 Sports and Leisure Profile identifies some gaps in leisure provision in Wing which are referred to earlier in the Neighbourhood Plan. New development will be required to contribute to these leisure needs. The allocated housing developments are ideally located

to bring forward additional green space and play areas will be provided in an informal way within those green spaces. The Meadow Way/Moorlands site is next to Long Spinney which has the potential to be designated a local nature reserve.

13.6 A Leisure Group is being set up and following the initial meeting in early 2014, the following list of required facilities has been drawn up:

- **Integrated Clubhouse** – bar/kitchen/changing rooms/parking (Scouts need somewhere for their mini-bus)/meeting rooms/room for scouts, guides/office space/storage/function room /short mat bowls/display space
- **Wing Hall** – construction of upper additional room (for which planning permission exists) and other improvements or changes to the Hall’s facilities in association with the potential new Clubhouse
- **Multi-use games area**
- **Floodlights** for bowls/tennis/football
- **All weather artificial pitch**
- **Junior cricket training pitch**
- **Skateboard park**
- **Facility for archery/shooting/golf range**
- **Outdoor space** for playing
- **Campsite**
- **Improve Allotments:** storage/fencing/water
- **Swimming Pool** (Overstone pool is currently only for school use and needs some upgrading)
- **3 football pitches** (Suitable flat sites lie just east of the village adjacent to the A418 land and could be available through the landowners, Ascott Estate or Buckinghamshire County Council.)
- **Outdoor chess/table tennis**
- **Fitness trail**
- **Music facilities**
- **Rehearsal Room/stage**
- **Band stand**
- **Rock Climbing Wall**

13.7 The Parish Council will continue to support the Leisure group to achieve some or all of these proposals in a prioritised, integrated and sustainable manner.

13.8 In addition, through the neighbourhood plan process there has been a continuing theme of concern around congestion and parking with their influence on pedestrian safety and traffic flow. The Parish Council will work towards proposals to alleviate these problems across the whole parish.

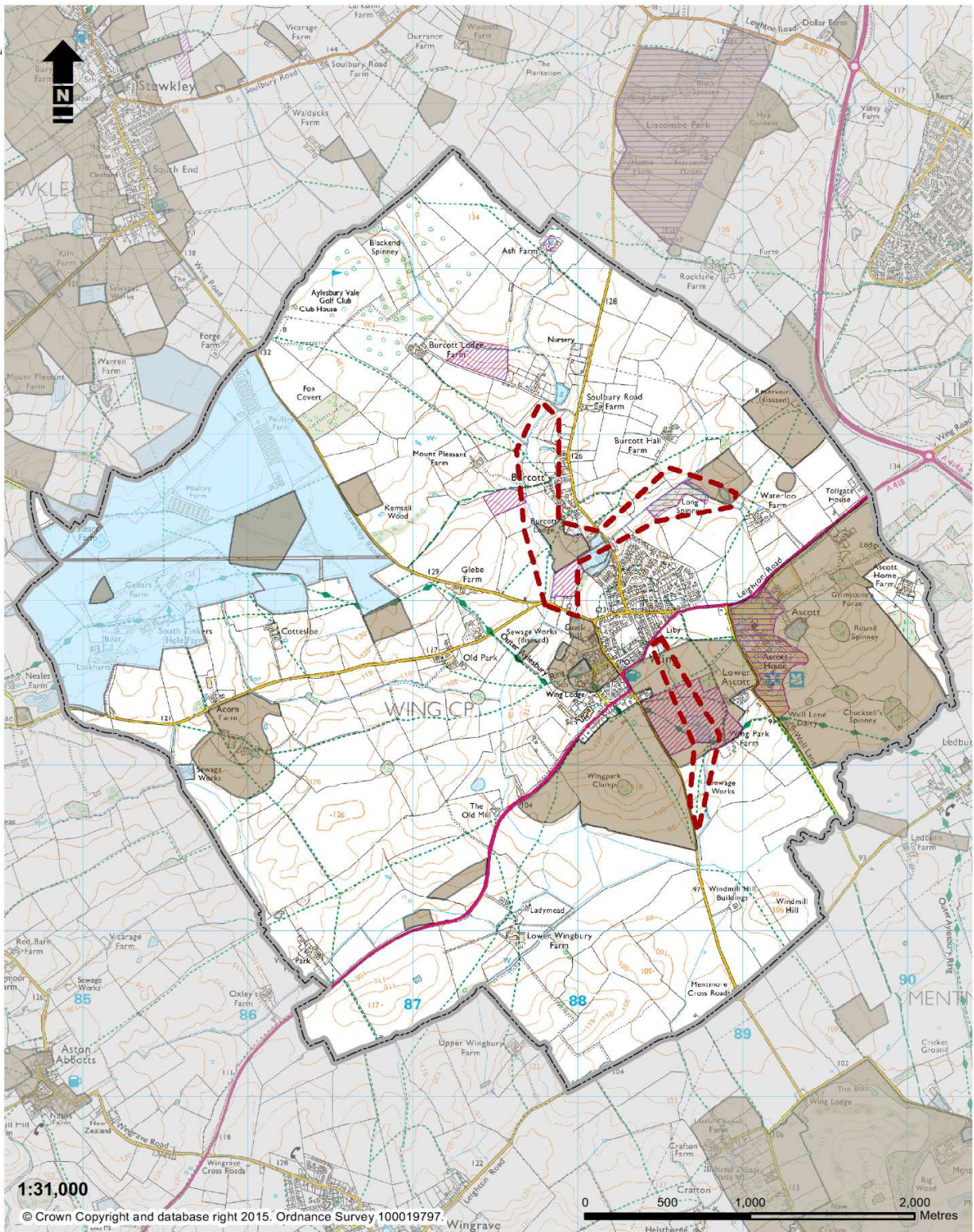
14. Implementation and Monitoring

- 14.1 The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. Flexibility will be needed as new challenges and opportunities arise over the plan period.
- 14.2 The Plan will be used by the Parish Council to:
- guide comments on planning applications
 - negotiate with landowners and developers to achieve the best possible outcomes from new development
 - direct financial resources to the village in a structured way
 - bring together groups or working parties to improve the village environment
 - lobby local authorities to support the parishioners wishes and aspirations
- 14.3 It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider
- if progress is being made to achieve the vision and the objectives of the Plan
 - if progress is being made towards the implementation of the policies in the Plan
 - if financial contributions available to the community arising from development is being targeted towards the identified plans and projects
 - if the Plan remains based on the most up to date information including the Local Plan housing allocation
 - if the Plan is being taken into account by AVDC when determining planning applications

It will then conclude whether a review is required. If so, it will secure opinions of residents and stakeholders to update the Plan.



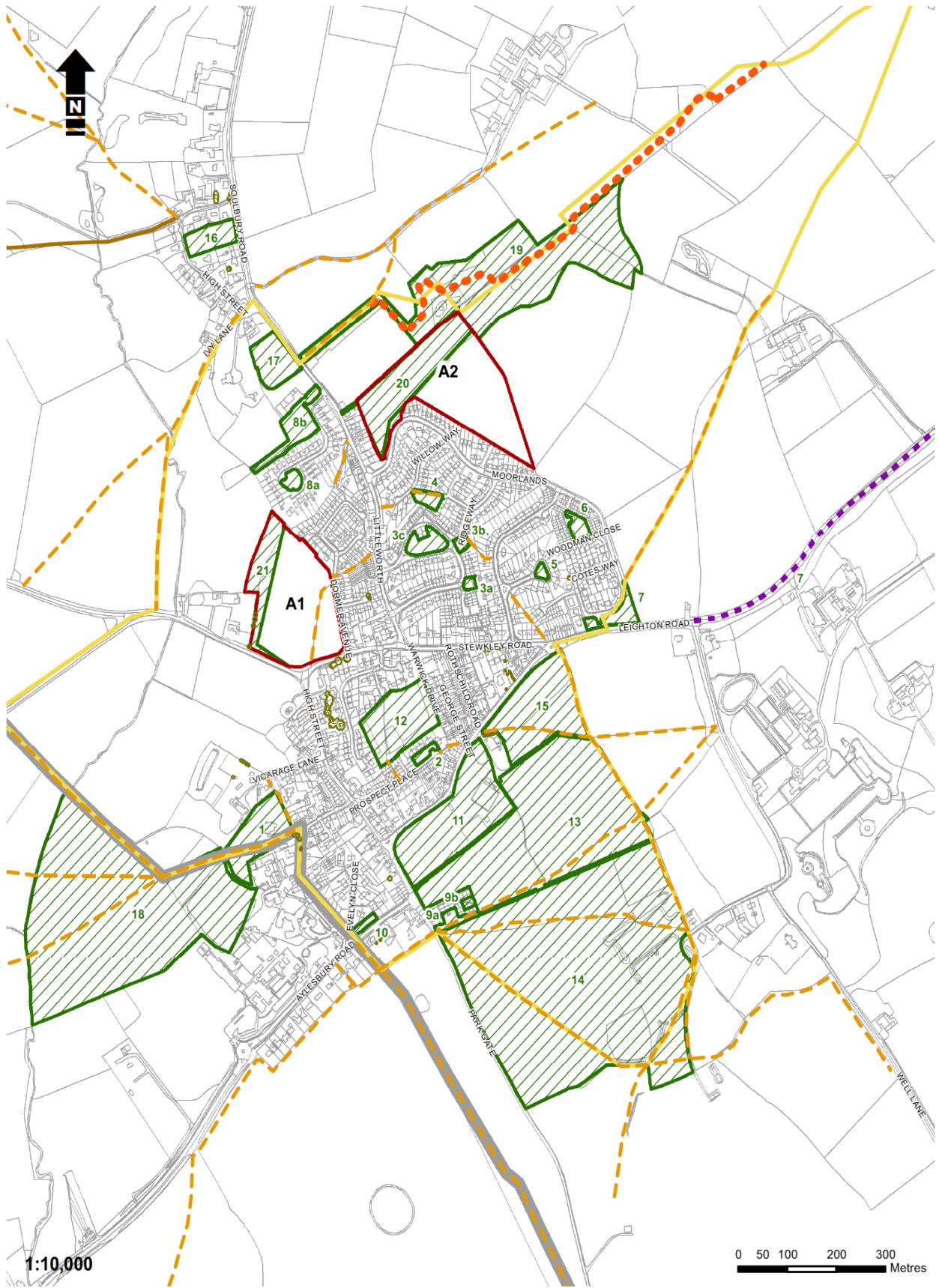
Neighbourhood Plan Maps



Neighbourhood Plan Map 1

- | | |
|---|--|
|  Designated Neighbourhood Area |  Biological Notification Site |
|  Historic Land Use |  Local Wildlife Site |
|  Archaeological Notification Areas |  Wildlife Corridors |





1:10,000

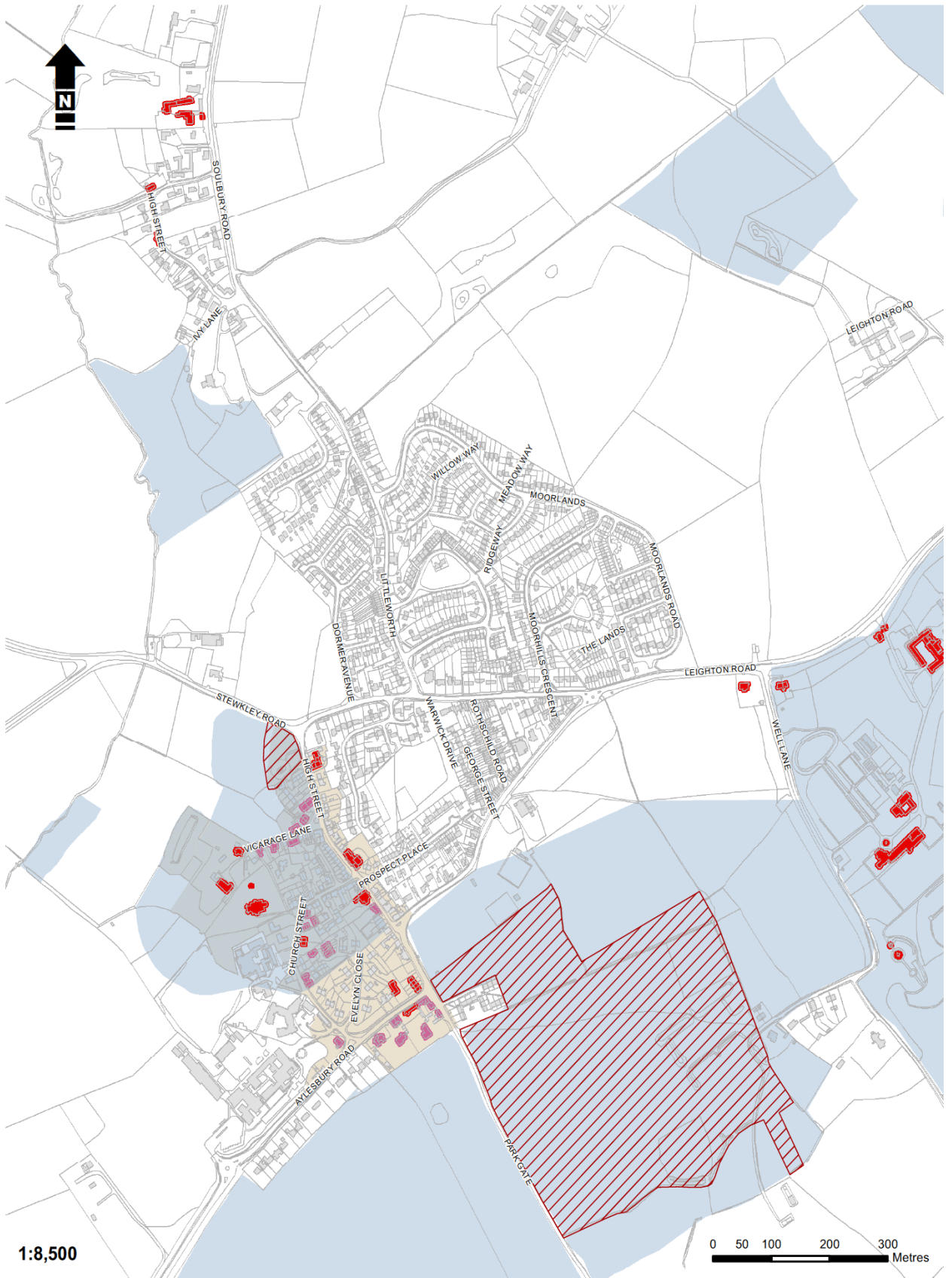
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Neighbourhood Plan Map 2

- Wing NDP Housing Allocations
- TPO
- Local Green Spaces
- Leighton Buzzard Cycleway
- Footpaths
- Bridleway/footpath
- New Footpath (indicative)
- Wing Circular Walk
- Outer Aylesbury Ring





1:8,500

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Neighbourhood Plan Map 3

- | | | | |
|---|-----------------------------------|---|-----------------------------|
|  | Scheduled Ancient Monuments |  | Listed Buildings |
|  | Archaeological Notification Areas |  | Heritage Assets (buildings) |
|  | Conservation Area | | |



Glossary

AVDC	Aylesbury Vale District Council, responsible for development planning, planning applications, household waste, leisure facilities, social housing and other services.
AVDLP	Aylesbury Vale District Local Plan 2004. The 'development plan' for the area, but contains 'saved policies' which are still in force, but not up to date.
Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the housing market. Generally provided by housing associations, working in partnership with AVDC.
BCC	Buckinghamshire County Council, responsible for education, roads, adult social care, heritage, ecology and other services.
Development	In planning terminology, 'development' means any new building, alteration to a building, change of use of land or buildings.
Forum	'A meeting or medium where ideas and views on a particular issue can be exchanged'. Forums have been held throughout the NP process to enable information to be given and people's views captured.
General Development Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as use classes. For example, A1 is shops, A3 is food outlets, B1 is office use and B2 is general industrial use.
NP	Neighbourhood Plan brought forward under the Localism Act 2011
Lifetime Homes	The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.
NPPF	National Planning Policy Framework, the Government's overall planning policy which includes topic-based policies which the NP (and AVDC's planning documents) have to comply with.
NP Steering Group	Wing Neighbourhood Plan Steering Group, a group of Parish Councillors, volunteers and specialists who came together under the umbrella of the Parish Council, to produce the NP.
Section 106 Agreement/planning obligations	Financial contributions sought from developers of new housing or commercial development to finance essential services/improvements to compensate for additional residents/traffic etc. A legal agreement is entered into between AVDC and the developer prior to the granting of planning permission. They can include contributions to, or provision of, affordable housing, traffic calming measures, pedestrian crossings, contributions to local schools, doctor's surgeries, open space and leisure facilities etc. These agreements are also known as planning obligations. Such contributions are likely to be replaced by the Community Infrastructure Levy.
Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)	All land-use plans likely to have effects upon the environment are required to undergo this process to comply with European Directive 2001/42/EC concerning Strategic Environmental Assessment. A Scoping Report is produced initially followed by a full Report which is produced alongside the plan. The process incorporates a Sustainability Appraisal.
Sustainable development	The Neighbourhood Plan must deliver sustainable development. One definition is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

Table Showing Relationships between the Policies and Objectives

Objective	Policy
To engage with parishioners of all ages to ensure the vision is shared with the whole community	CGS2, VE1
To ensure all future developments are in keeping with the vision	CGS1, CGS2, CGS3, F1, HE1, E1, E2, E3, E4, T1, T2, HO1, HO2, HO3, A1, A2
To include all stakeholders in the Neighbourhood Plan	CGS2
To have a comprehensive plan for increased residential development, business and appropriate supporting infrastructure	F1, E1, E2, E3, E4, T1, T2, T3, HO1, A1, A2
To improve the range of housing to address population changes	HO1, HO2, HO3, A1, A2
To ensure that all development is well designed	CGS1, HE1, HO1, A1, A2
To improve links between all business users to create an integrated commercial identity	E3, E4
To provide improved facilities for children and young people	CGS2, F1
To protect and improve green spaces and leisure facilities for all ages	CGS1, CGS2, CGS3, F1, A1, A2
To link all leisure provisions so they are complementary and can be improved	CGS3, F1, A2
To ensure suitable facilities are in place for sporting and leisure for all ages	CGS1, CGS2, CGS3, F1
To develop Wing's rich historic environment	HE1, HE2, VE1
To maintain and celebrate Wing's extensive ecological environment	CGS1, CGS2, CGS3, A1, A2
To ensure there is a central information point for local people and visitors	F1, VE1
To improve the quality and connectivity of the Rights of Way Network	CGS1, CGS2, A1, A2

Background Reference documents

<u>Document</u>	<u>Author</u>
Scoping Report Feb 2013	Wing NP Group
Green Space Report April 2014	Wing NP Group
Sustainability Appraisal & Strategic Environmental Assessment Report April 2014	Wing NP Group
Wing Neighbourhood Plan Consultation Report July 2014	Wing NP Group
Site Assessment Report April 2014	Wing NP Group
Settlement Assessment Report Wing March 2014	Archaeological Services & Consultancy Ltd
Wing Conservation Area Statement	Bucks County Council
Vale of Aylesbury Plan (Withdrawn Feb 14)	AVDC
Aylesbury Vale District Local Plan 2004	AVDC
Wing Fact Pack Nov 11	AVDC
Rural Community Profile for Wing	Community Impact Bucks



March 2015

Further details, background documents and information can be obtained from Wing Parish Council's website www.wingparish.org/wing-parish-council. Alternatively contact Wing Parish Clerk on wingparishclerk@gmail.com, on 01525 875308 or in person on Wednesdays in the Community Library.