

[Policy 1: A Spatial Plan for the Parish](#)

The Neighbourhood Plan designates a Wingrave Settlement Boundary, as shown on the Policies Map for the purpose of directing new housing development in the parish to the village over the plan period.

Rowsham will remain a hamlet in the open countryside without a defined settlement boundary where new infill housing will be permitted subject to other policies in this Plan.

Development proposals on land outside the defined settlement boundary at Wingrave will not be permitted in the countryside unless it is necessary for the purposes of agriculture or forestry, or for enterprise, diversification or recreation that benefits the rural economy without harming countryside interests. New development in the countryside should not result in the loss of open land that contributes to the form and character of Wingrave and Rowsham

4.7 This policy establishes and defines the Wingrave Settlement Boundary (WSB) to distinguish the consideration of planning applications within the village from those outside the boundary covering the rest of the parish, including the hamlet of Rowsham. In doing so, it refines saved AVDLP policies RA3 and RA13 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area.

4.8 The WSB is principally derived from the definition of the 'built up area' in the AVDLP:

"land within the settlement framework principally occupied by permanent buildings. This would not normally include recreation or amenity land, playing fields, allotments or similar open or wooded areas that contribute to the settlement form, or large grounds and gardens on the rural margins of settlements". (para 10.48)

4.9 Its purpose is to clearly translate this definition to [Policy map 1](#) in respect of Wingrave village, which was defined as an 'Appendix 4' settlement in relation to the application of saved policy RA13 of the AVDLP. It has been defined to include land that is proposed for allocation for housing development in [Policies 2, 3 and 4](#) of the WRNP. In this way, the WRNP can make a positive contribution towards the supply of new homes to meet local demand and need. Over the full plan period, these allocations will deliver in the region of 100 new dwellings, in addition to any 'windfall' schemes that are consented. This will represent an increase of approximately 16% in the number of households in the village.

4.10 Aside from addressing the need for open market and affordable housing, this level of housing supply is consistent with the indicative status of

Wingrave as a 'large village' (as defined in the 2012 AVDC Settlement Hierarchy Assessment). The withdrawal of the Vale of Aylesbury Plan in early 2014 indicated that Wingrave village could sustain up to 36 new homes over the VAP plan period to 2031. With the likelihood that the new Vale of Aylesbury Local Plan will propose higher levels of housing growth in due course, the total housing supply derived from the allocations of this policy is more likely to be consistent with that plan. However, should its provisions be insufficient to the extent that this policy becomes out-of-date, then an early review of the WRNP may be undertaken to identify additional housing sites within or adjoining the WSB.

4.11 The total housing provisions of the WRNP therefore seek to support sustainable development by striking an appropriate balance between meeting housing need and accepting the lack of social, employment and commercial supporting infrastructure to sustain a significantly larger village population and its important heritage and landscape assets. They also directly address the desire of the local community to see the village grow in incremental steps.

4.12 The selection of housing allocation sites in Policy 2 was firstly determined by the community's expressed preference for a spatial strategy that disperses new development around the edges of the village but avoiding the most sensitive locations. The consultation events expressed a preference for the combination of sites now proposed, with one of the four sites consulted on not being included in the WRNP since it did not receive sufficient support in the Parish.

4.13 In addition, the spatial option of allocating only one additional larger site at Bell Corner, on the northern edge of the village was not considered a reasonable alternative. This site, capable of delivering many more than 100 homes across its full extent, was clearly contrary to the expressed community preference for the WRNP to allocate a number of smaller sites rather than one larger site. It also failed to achieve a sufficiently high score when tested against the site selection criteria.

4.14 The policy provides for development proposals outside the WSB in the remainder of the parish in line with saved policy RA2 of the Local Plan that states "new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements". It also assumes saved policy RA8, which designates much of the parish as part of a larger Area of Attractive Landscape, will continue to apply. The area of open countryside outside the WSB makes an important contribution to the landscape setting and rural character of the village, especially in respect of the long public views to it in approaches from the east and south.

4.15 No such boundary is proposed for Rowsham. However, the Parish Council is aware of the desire of many Rowsham residents to secure both

new housing development and a green space for recreation in the hamlet. In reviewing the Neighbourhood Plan in future years, the Council will consider proposing a new spatial plan for Rowsham to achieve those objectives provided they are supported by the Rowsham community.

4.16 The SEA report has assessed this spatial plan as having a combination of positive and neutral environmental effects. The alternative spatial plan of planning for significantly greater housing development on the edge of Wingrave village does not compare favourably; see SEA Report 2015, sections 8.2 - 8.10.

Policy 2: Land South of Twelve Leys, Wingrave

The Neighbourhood Plan allocates 1.62 Ha of land north of Nup End Lane, Wingrave, as shown on the Policies Map, for housing development of approximately 30 dwellings.

Development proposals will be supported, provided they accord with the following principles:

- i. 35% of the total homes provided on site shall be affordable homes located throughout the scheme, unless it can be demonstrated that a smaller percentage is required to deliver a viable scheme;**
- ii. The emphasis of open market and affordable dwelling types should be on providing homes suited to newly formed households and to older households;**
- iii. The vehicular access to the site shall be off Twelve Leys only;**
- iv. The built form shall include a frontage to Twelve Leys, which may include access to driveways;**
- v. The built form shall include a frontage to Nup End Lane but shall not include any access to driveways;**
- vi. Parking shall be integrated with the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads;**
- vii. A car park shall be provided, either on the site or adjoining the site and fronting Twelve Leys, in order to alleviate parking congestion in the access road leading to the site ;**
- viii. The site layout shall consider views, and protect privacy and amenity of existing dwellings and back gardens;**
- ix. The detailed design of the scheme should make provision for any bat habitats on the site; and**
- x. The layout and landscape shall provide public open space within the site that contributes to the achievement of the Aylesbury Vale Green Infrastructure Strategy and specifically:**
 - a. Sustains and enhances the significance of the adjoining heritage asset and its setting by providing a buffer between buildings and the asset;**
 - b. Preserves the public right of way across the site on its existing alignment;**
 - c. Retains and improves the existing hedgerows and trees on the site boundaries; and**
 - d. Creates an attractive setting and amenity for the development.**

4.17 This policy allocates land for housing development that has been made available for development by the landowner on the western edge of Wingrave village. In doing so, it proposes a series of development principles that will act to mitigate the potential environmental effects of development

of a green field scheme on land adjoining a heritage asset, with a public right of way crossing the site and with open views to the countryside beyond.

4.18 The site is well suited to delivering smaller homes that will appeal to first time buyer and smaller households, including those older households in the parish wishing to 'downsize' from larger homes. The landowner has confirmed that these principles are an acceptable means of guiding a future planning application.

4.19 The SEA assessment has indicated that the policy contains sufficient mitigation measures to avoid any significant environmental effects. See SEA Report 2015, sections 8.2 - 8.10.

Policy 3: Land North of Baldways Close, Wingrave

The Neighbourhood Plan allocates 1.8 Ha of land north of Baldways Close, Wingrave, as shown on the Policies Map, for housing development of approximately 40 dwellings.

Development proposals will be supported, provided they accord with the following principles:

- i. 35% of the total homes provided on site shall be affordable homes located throughout the scheme, unless it can be demonstrated that a smaller percentage is required to deliver a viable scheme;**
- ii. the emphasis of open market and affordable dwelling types should be on providing smaller homes suited to newly formed households and to older households;**
- iii. The vehicular access shall be off Baldways Close;**
- iv. Parking shall be integrated with the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads; and**
- v. The site layout shall consider views, and protect privacy and amenity of existing dwellings and back gardens;**
- vi. The landscape scheme shall create a strong, attractive and defensible long term settlement edge on its northern, western and eastern boundaries to the open countryside beyond; and**
- vii. The layout and landscape shall provide public open space within the site that that contributes to the achievement of the Aylesbury Vale Green Infrastructure Strategy and specifically:
 - a. Preserves the public right of way across the site on its existing alignment; and**
 - b. Creates an attractive green space and amenity for the development****

4.20 This policy allocates land for housing development that has been made available for development by the landowner on the north-eastern edge of Wingrave village. In doing so, it proposes a series of development principles that will act to mitigate the environmental effects of development of a green field scheme on land with a public right of way crossing the site and with open views to the countryside beyond.

4.21 The site is well suited to delivering smaller homes that will appeal to first time buyer and smaller households, including those older households in the parish wishing to 'downsize' from larger homes. The landowner has confirmed that these principles are an acceptable means of guiding a future planning application.

4.22 The SEA assessment has indicated that the policy contains sufficient mitigation measures to avoid any significant environmental effects; see SEA Report 2015, sections 8.2 - 8.10.

Policy 4: Land South of Leighton Road, Wingrave

The Neighbourhood Plan allocates 1.4 Ha of land south of Leighton Road, Wingrave, as shown on the Policies Map, for housing development of approximately 30 dwellings.

Development proposals will be supported, provided they accord with the following principles:

- i. 35% of the total homes provided on site shall be affordable homes located throughout the scheme, unless it can be demonstrated that a smaller percentage is required to deliver a viable scheme;**
- ii. the emphasis of open market and affordable dwelling types should be on providing larger detached homes;**
- iii. The vehicular access shall be off Leighton Road in a manner that minimises the loss of the protected trees on the road frontage;**
- iv. A private car park shall be provided, either on the site or adjoining the site and fronting Leighton Road, for the benefit of residents of Leighton Road provided through a Section 106/Community Infra Structure(CIL) agreement;**
- v. The scheme layout shall provide for buildings facing towards, but with no vehicular access, to Leighton Road to provide a positive street edge;**
- vi. Parking for houses in the scheme shall be integrated with the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads; and**
- vii. The landscape scheme shall create a strong, attractive and defensible long term settlement edge on its three boundaries to the open countryside beyond;**
- viii. The detailed design of the scheme should make provision for any bat habitats on the site; and**
- ix. The layout and landscape scheme that contributes to the achievement of the Aylesbury Vale Green Infrastructure Strategy and specifically:
 - a. Allow for glimpse views through the site from existing properties on Leighton Road to the open countryside to the south and east of the site;**
 - b. Create an attractive setting and amenity for the development;**
 - c. Have regard to sustaining and enhancing the significance of proximate heritage assets and their setting; and**
 - d. Improve the quality and management of the landscape area to the Leighton Road frontage.****

4.23 This policy allocates land for housing development that has been made available for development by the landowner on the eastern edge of Wingrave village. In doing so, it proposes a series of development principles that will act to mitigate the social and environmental effects of development

of a green field scheme on land close to the Conservation Area and listed structures and with open views to the countryside beyond.

4.24 It specifically requires that in creating a site access and visibility splay the loss of protected trees along Leighton Road is kept to a minimum. In order to justify a scheme in this location, the policy requires the provision of a specific community benefit in the form of the provision by the developer via a S106/Community Infrastructure Levy (CIL) agreement of a private car park for the use of residents of Leighton Road to address the lack of off-street spaces in that part of the village. This may be provided within the site boundary or on other land in the control of the landowner adjoining the site and fronting Leighton Road.

4.25 The site is well suited to delivering larger detached homes that will enable the Plan to provide for a mix of housing types in the village and that will enable glimpse views through the site. The landowner has confirmed that these principles are an acceptable means of guiding a future planning application.

4.26 The SEA assessment has indicated that the policy contains sufficient mitigation measures to avoid any significant environmental effects; see SEA Report 2015, sections 8.2 - 8.10.

Policy 5: Design

The scale, massing, layout and design of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and the topography and setting of the site to be developed.

The layout and plot coverage will provide open views and glimpses from within the village to the countryside. It will seek to avoid closing in development. Facing materials and finishes must be in keeping with those used in neighbouring properties and should, where appropriate, include reclaimed vernacular materials.

External lighting should not be visually intrusive nor create adverse light pollution.

4.27 This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the two settlements.

4.28 It complements the AVDC saved policy GP.8, GP.35, GP.38 and GP.53 as it requires all new development to respect the character, identity and context of the district's villages and countryside and helps to create places where people want to live, work and visit. The policy does not specify the precise meaning of 'proximity' nor sets a cap on the number of infill dwellings that would be suitable. In both cases, the onus is on the applicant for consent to demonstrate in their proposals that they are appropriate in amenity terms.

4.29 The SEA assessment has indicated that the policy will not have any significant environmental effects; see SEA Report 2015, sections 8.2 - 8.10.

Policy 6: Local Employment

Proposals that will lead to additional employment will be supported in the following locations, as shown on the Policies Map, for schemes of high quality commercial buildings:

- i. Wingbury Courtyard Business Village, provided their traffic impact on Leighton Road and their visual impact on the landscape can be satisfactorily mitigated and sufficient provision is made for additional on-site car parking;**
- ii. Lower Windmill Farm, provided their traffic impact on Tring Road and their visual impact on the landscape can be satisfactorily mitigated and sufficient provision is made for additional on-site car parking;**
- iii. Manor Road, Rowsham, provided their traffic impact on the A418 junction with Manor Road and their visual impact on the landscape and on the amenities of adjoining residential properties can be satisfactorily mitigated and sufficient provision is made for additional on-site car parking; and**
- iv. MacIntyre School, provided their traffic impact on Leighton Road and their visual impact on the landscape can be satisfactorily mitigated and sufficient provision is made for additional on-site car parking.**

Proposals that provide infrastructure to enable 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.

Proposals that result in the loss of an existing employment use will be resisted, unless it can be demonstrated that its continued use is no longer viable, which will include evidence that the property has been offered for sale on reasonable terms at open market value for a period of at least two years.

4.30 This policy has a number of purposes relating to employment uses in the parish. Firstly, it encourages proposals at the four main employment sites to intensify and/or extend their employment uses, provided any environmental impacts can be satisfactorily mitigated. Secondly, it resists the unnecessary loss of an existing employment use, as the current uses in the parish offer a range of job opportunities. It is therefore consistent with the AVDC's saved policy GP.17 in safeguarding sites for employment use and in continuing to play an important role in accommodating Buckinghamshire's business activity.

4.31 Finally, it acknowledges the importance of access to genuine fixed and mobile superfast broadband services for these locations and for local residents to maintain modern businesses and to support home life. It therefore

is permissive in allowing for proposals for new above-ground infrastructure to enable access to these services.

4.32 The SEA assessment has indicated that the policy contains sufficient mitigation measures to avoid any significant environmental effects; see SEA Report 2015, sections 8.2 - 8.10.

Policy 7: Wingrave Community Facilities

Proposals to improve the viability of an established community use of the buildings by way of the extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties. Where a facility is a designated heritage asset, then the proposals must demonstrate that it will cause less than substantial harm to the asset or its setting.

- i. Parish Church of S. S. Peter and Paul, Church Street***
- ii. Methodist Chapel, Nup End Lane***
- iii. Wingrave Church of England Combined School***
- iv. Wingrave Village Shop and Post Office***
- v. The Rose & Crown P.H.***
- vi. Village Garage, The Green***
- vii. Community Centre, Church Street***
- viii. Bowls Clubhouse, Recreation Ground***
- ix. Sports Pavilion, Recreation Ground***
- x. Wingrave Park Pavilion, Winslow Road***
- xi. Scout Hut, Chiltern Road***

Proposals that will result in the loss of a valued community facility, as listed above, will be resisted unless it can be demonstrated that it is no longer viable or that the facility can be re-provided on a suitable site within the village.

4.33 This policy supports development proposals intended to secure the long term benefit of a range of community facilities that are important to local people. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new facilities. The policy is in line with saved policy GP32 of the AVDLP in that it supports the retention of existing community facilities unless they are no longer viable. For clarity, evidence to support such a case will need to show that the facility can no longer serve its community purpose or that there is no longer any community purpose. If a proposal is made to re-provide the same community benefits in a new facility, to enable a development proposal, then this must be in a suitable location and fit for that purpose.

4.34 The policy identifies those uses that the local community strongly favours and wishes to retain. They comprise a range of buildings and associated land, all of which may be capable of being extended or redeveloped in ways that are suitable to a rural location. However, the policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.

4.35 The SEA assessment has indicated that the policy contains sufficient mitigation measures to avoid any significant environmental effects; see SEA Report 2015, sections 8.2 - 8.10.

Policy 8: Local Green Spaces

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

- i. Village Green, Wingrave***
- ii. Recreation Ground, Wingrave***
- iii. Wingrave Park***
- iv. Twelve Leys Green, Wingrave***
- v. The Knolls, Church Street, Wingrave***
- vi. Green space on Winslow Road near Ravens Walk***

Proposals for development on the land will only be supported if the open character of the land is preserved, unless very special circumstances can be demonstrated.

4.36 This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with the NPPF. The policy is therefore consistent with paras 76-77 of the NPPF in respect of the justification for their designation and with paras 87-89 in respect of managing development on land that has the equivalent status as the Green Belt.

4.37 In each case, the green spaces are an integral part of Wingrave village and together with their contribution to the encouragement of bio-diversity are therefore regarded as special to the local community. The WRNP Local Green Spaces study (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required utilities development.

4.38 The SEA assessment has indicated that the policy will not have any significant environmental effects; see SEA Report 2015, sections 8.2 - 8.10.