

# **WINGRAVE WITH ROWSHAM PARISH NEIGHBOURHOOD PLAN 2013 – 2033**

## **DRAFT PRE-SUBMISSION PLAN Modified version**



**Published by Wingrave with Rowsham Parish Council for  
examination under the Neighbourhood Planning (General)  
Regulations 2012 and the Environmental Assessment of Plans &  
Programmes Regulations 2004.**

**November 2018**

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## **FOREWORD**

The Wingrave with Rowsham Neighbourhood Plan (WRNP) covers the period 2013-2033. The designated neighbourhood area covers the same area as the Wingrave with Rowsham Parish Council. On 30 September 2016 it was agreed by Aylesbury Vale District Council to 'make' the Wingrave with Rowsham Neighbourhood Plan, following a referendum which took place on Thursday 22 September 2016. The results showed 78% of those who voted were in favour of the plan. The Wingrave with Rowsham Parish Council are undertaking the pre-submission consultation for the modified version of the made Wingrave with Rowsham Neighbourhood Plan (WRNP). The Wingrave and Rowsham parish council wish to modify the "made" Wingrave with Rowsham neighbourhood Plan.

*It is considered that this is a material modification, one which the parish council believes is not so significant or substantial as to change the nature of the plan, as set out in the Supplementary Modification document in accordance with the 2012 Regulations amended by the Neighbourhood Planning (General) and development Management Procedure (Amendment) Regulations 2017/1243 and the additional requirements in the Planning Policy Guidance. The Parish Council believe it will result in an enhanced development of the site in Policy 4 over that which would otherwise proceed. Both the local residents Working Group established by the Parish Council and the Parish Council agree with the proposed modification.*

**Viv Lynch,**  
Chairman, Wingrave with Rowsham Parish Council

**Les Kennedy,**  
Chairman, Wingrave with Rowsham Neighbourhood Plan Group

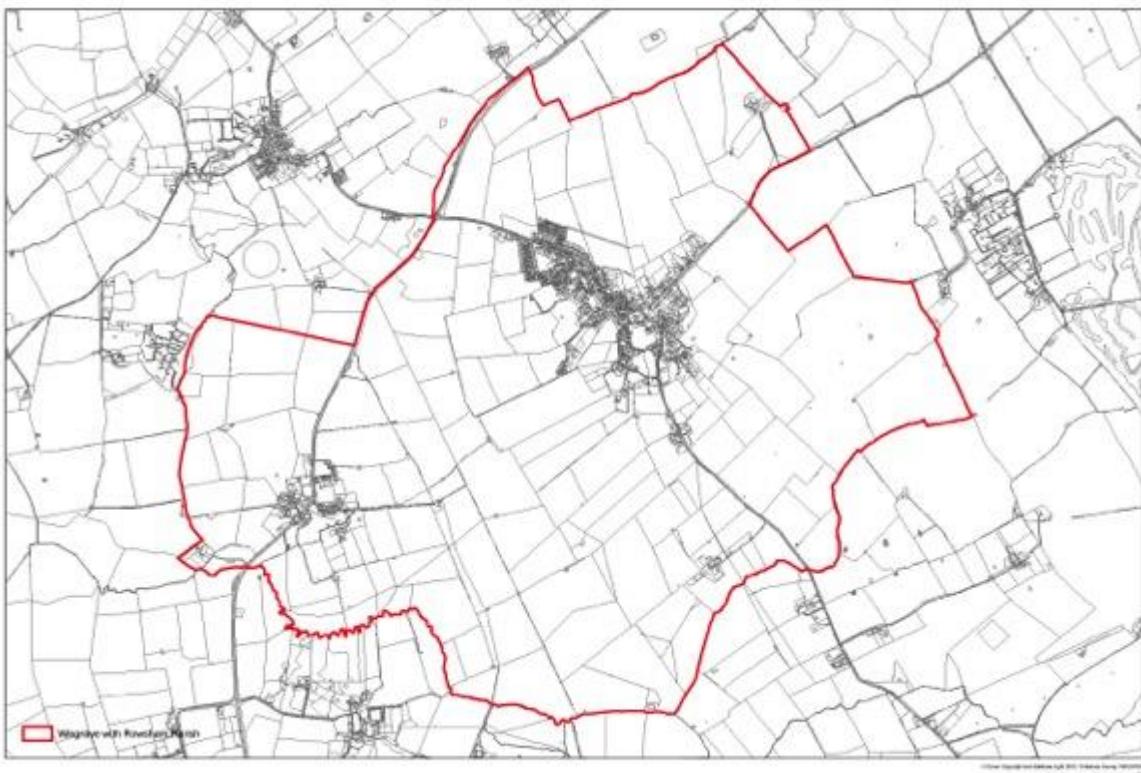
## **LIST OF LAND USE POLICIES**

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## 1. INTRODUCTION & PURPOSE

1.1 The Wingrave with Rowsham Parish Council (WRPC) has prepared a Neighbourhood Plan for the area designated by the local planning authority, Aylesbury Vale District Council (AVDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.

*Plan A: Wingrave with Rowsham Designated Neighbourhood Plan Area*



1.2 The purpose of the Wingrave with Rowsham Neighbourhood Plan (WRNP) is to make planning policies that can be used to determine planning applications in the area. Its policies encourage development proposals for the benefit of the local community and aim to protect the special character of the parish.

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in determining how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.4 There is considerable scope for the local community to decide on its planning policies, but neighbourhood plans must meet the following basic conditions:

- have regard to national policy;
- be in general conformity with strategic local policy;
- contribute to the achievement of sustainable development;
- be compatible with EU obligations; and
- meet prescribed conditions and comply with prescribed matters.

1.5 In addition, the WRPC must be able to show there has been proper consultation with local people and other relevant organisations during the process of making the Plan and that the relevant regulations have been followed.

1.6 These requirements were tested by an independent examiner who was satisfied that the plan met the basic conditions and should proceed to referendum with some modification, the independent examiner report is available from:

[https://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Independent%20Examiners%20Report.pdf](https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Independent%20Examiners%20Report.pdf)

On 18 July 2016 the Forward Plans Manager made the delegated decision for the Council to accept and act upon the Examiner's report and that the Wingrave with Rowsham Neighbourhood Plan (as modified by the Examiner's Report) should proceed to referendum. A referendum took place on Thursday 22 September 2016. The results showed 78% of those who voted were in favour of the plan. On 30 September 2016 the Forward Plans Manager made the delegated decision, pursuant to section 38A(4) of the Planning and Compulsory Purchase Act 2004, to 'make' the Wingrave with Rowsham Neighbourhood Plan as more than half of those voting voted in favour of the Plan.

### **The Pre-Submission Plan / Modification of the 'Made' WRNP**

1.7 The WRNP covers the period 2013-2033. The designated neighbourhood area covers the same area as the Wingrave with Rowsham Parish Council. On 30 September 2016 it was agreed by Aylesbury Vale District Council to 'make' the Wingrave with Rowsham Neighbourhood Plan, following a referendum which took place on Thursday 22 September 2016. The results showed 78% of those who voted were in favour of the plan. The Wingrave with Rowsham Parish Council are undertaking the pre-submission consultation for the modified version of the made Wingrave with Rowsham Neighbourhood Plan (WRNP). The Wingrave and Rowsham parish council wish to modify the "made" Wingrave with Rowsham neighbourhood Plan.

The proposed modified version of the WRNP must undergo pre-submission consultation. This is the first formal consultation on the draft modified neighbourhood plan and will run for statutory 6 week period from: 9 November 2018 to the 21 December 2018. More information can be found on the parish council's website:

<https://wingravewithrowshamparishcouncil.org.uk>

Comments can be addressed to: The Clerk, Wingrave with Rowsham Parish Council, 24A Winslow Road, Wingrave, HP22 4PS or sent by email to: info@wwrpc.org.uk

All comments must be received by **5pm on the 21 December**. The Parish Council will then consider all the comments received and modify the plan accordingly if necessary.

## **Next steps**

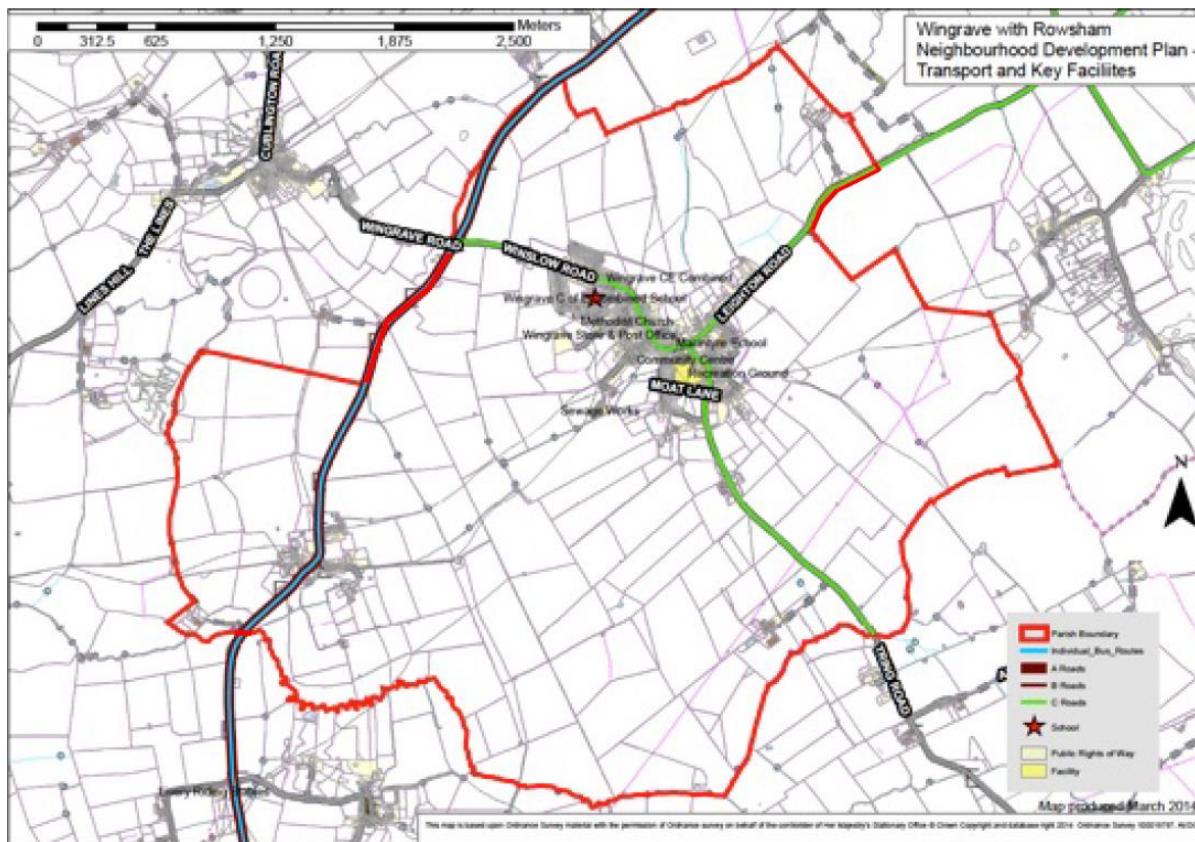
The plan will then be submitted to the local planning authority (Aylesbury Vale District Council) who will then undergo the Regulation 16. Submission consultation. The comments will then be collated and submitted alongside the plan for independent examination. The independent examiner will then determine if the plan should be modified and re-made accordingly or if the plan should go back to another referendum of the local electorate.

The parish council believes that it is unlikely that the independent examiner will recommend the plan undergo a second referendum as the modification proposed are not so significant nor do they substantially change the nature of the plan as set out in the supplementary modification document.

## **History and Development of Wingrave with Rowsham Parish**

1.8 Wingrave with Rowsham contains two historic communities to the north of Aylesbury on the edge of the Quainton-Wing Area of Attractive Landscape with panoramic views towards the Chiltern escarpment. Both communities were originally dominated by agriculture and have grown substantially since the Second World War.

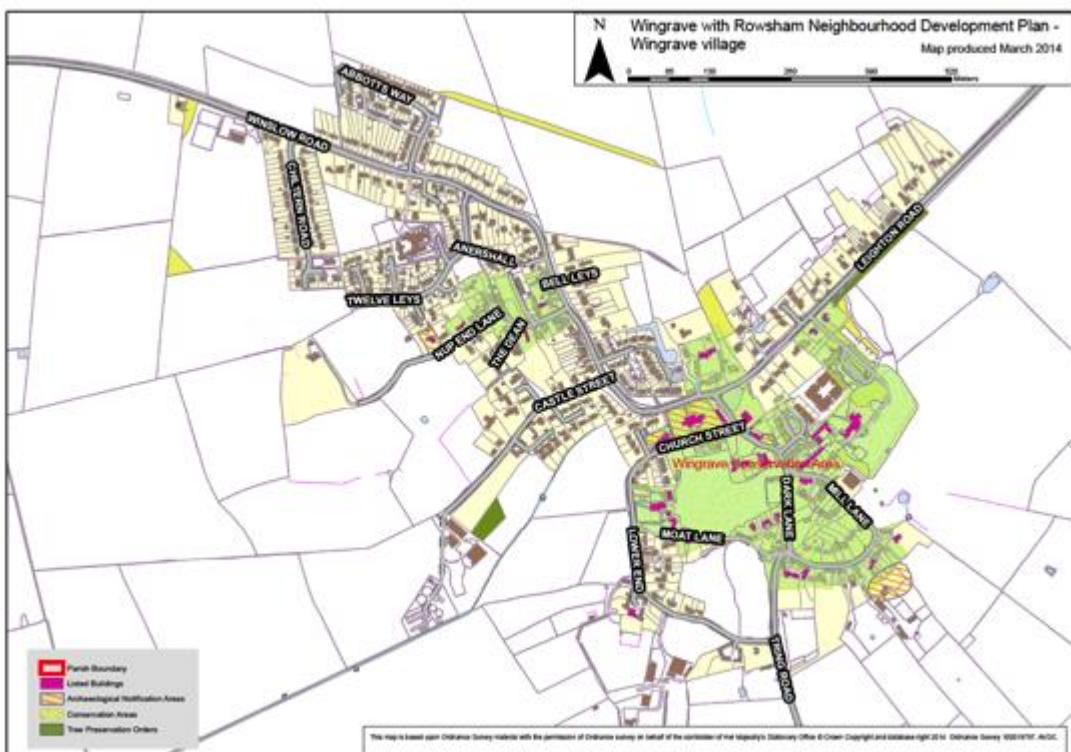
1.9 Wingrave is a village of ancient origins located five miles to the north east of Aylesbury and lying to the south of the A418. Wingrave certainly existed at the time of the Norman Conquest and the village church dates from the 12th century. The Hamlet of Rowsham also has ancient roots, being listed in the manorial rolls of 1170. It is located slightly closer to Aylesbury than Wingrave on the A418. Originally, Rowsham was a cluster of farmsteads located above the flood plain with a small residential development located on the east side of the A418.



*Plan B: Wingrave with Rowsham – Transport & Key Facilities*

1.10 The Parish has a vibrant community with good amenities in Wingrave, which has a small local shop with a post office, a combined school, community centre, two churches, sports fields, a public house, a garage and some small business parks.

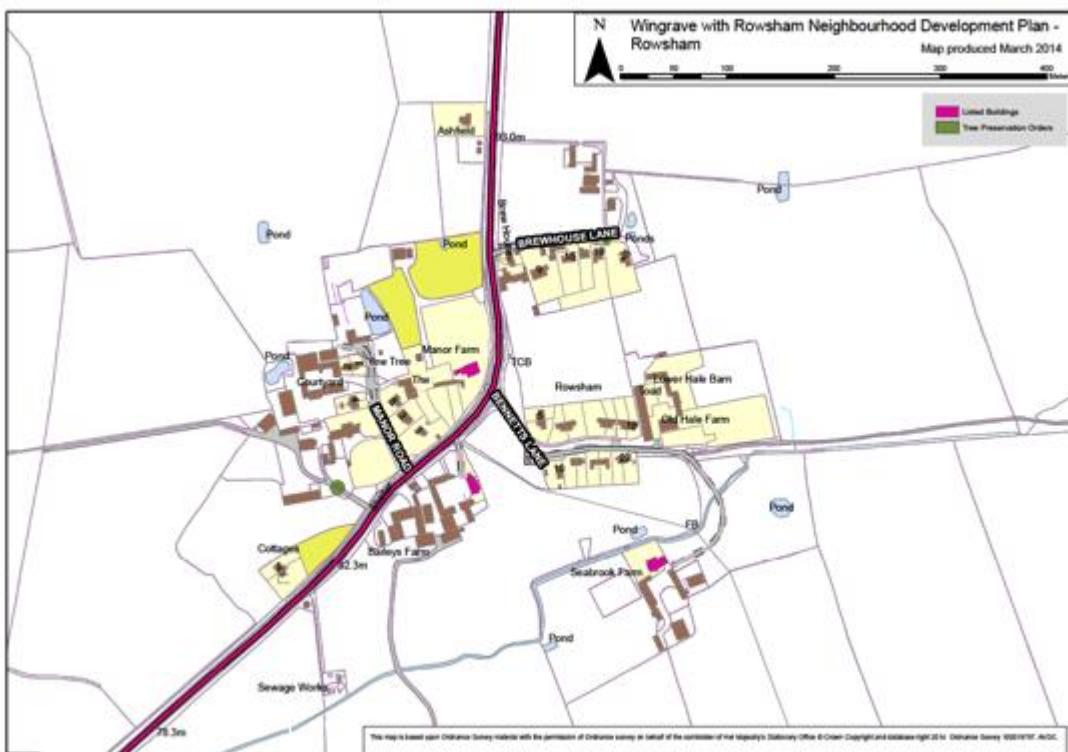
1.11 For much of its history Wingrave with Rowsham had a population of between 600 and 900 people. In recent decades this has expanded substantially and now totals 1,513 residents in the two communities. The population has grown some 45% since 1981. Though in the period since 2001 the number of homes has increased the population has decreased. Comparing the 2001 and 2011 census shows that there are fewer young families with children. This is reflected in the school which is below full capacity, and currently recruits some 35% of its intake from outside the Parish.



### Plan C: Wingrave Village

1.12 Over the period from 1981 the Parish housing stock has expanded from 419 to 658 dwellings with the majority of development in Wingrave along Winslow Road and on some infill sites with a number of barn conversions. The most recent available information from AVDC Planning Authority (November 2011) shows that there are 612 houses in Wingrave and 46 in Rowsham, as stated a total of 658 for the Parish. Housing stock in the Parish has more than doubled since 1971 when there were 320 dwellings. Since 1971 there have been developments in Wingrave around Winslow Road and throughout both communities with infill sites and Barn conversions. There have been 138 dwellings built since 1991 and 75 of these have been added since September 2002 (Source AVDC Planning).

1.13 Business development in the Parish has been based on three small business parks at Upper Wingbury Courtyard to the north of Wingrave, Lower Windmill Farm to the south of Wingrave and at Manor Farm Courtyard in Rowsham. Together they house 33 operations and employ over 125 people. There are also small traders such as plumbers, electricians, builders and gardeners based in the Parish, as well as many professionals, e.g. accountants and lawyers plus, home workers. The shop, pub and garage businesses in Wingrave serve the local community and increasing passing trade. Both communities are surrounded by land used for arable farming and grazing for sheep and cattle.



*Plan D: Rowsham hamlet*

1.14 Traffic congestion has increased in Wingrave due to more on street parking as Victorian and pre-Victorian properties generally do not have access to off street parking, plus the use of the roads through the village for access from the A418 towards the A41 at Tring and the A505 south of Leighton Buzzard. There has also been a substantial increase in traffic flow along the A 418 between Aylesbury and Wing, through Rowsham.

1.15 The architectural style of a significant number of later houses in Wingrave is heavily influenced by the houses constructed in the village by the Rothschild family in Tudor Revival style in the 19th Century and is typical of the Rothschild villages near Aylesbury. The houses have characteristic features of black and white gables and red brickwork with clay-tiled roofs. Both Wingrave and Rowsham have developed over a long time and the buildings reflect this in that they are eclectic and largely harmonious.

## **Post 1945 Development**

1.16 Post 1945 development In Wingrave includes Chiltern Road, Abbotts Way and the Twelve Leys estate, and Local Authority housing along Winslow Road, all at the northern end of Wingrave.

1.17 Several smaller developments have been built within Wingrave, the largest at Parsonage Farm (19 dwellings), Ravens Walk (16 dwellings) and there are 10 others. In addition, there have been a number of significant multi-dwelling barn conversions at Straws Hadley Court, Essex Yard, Manor

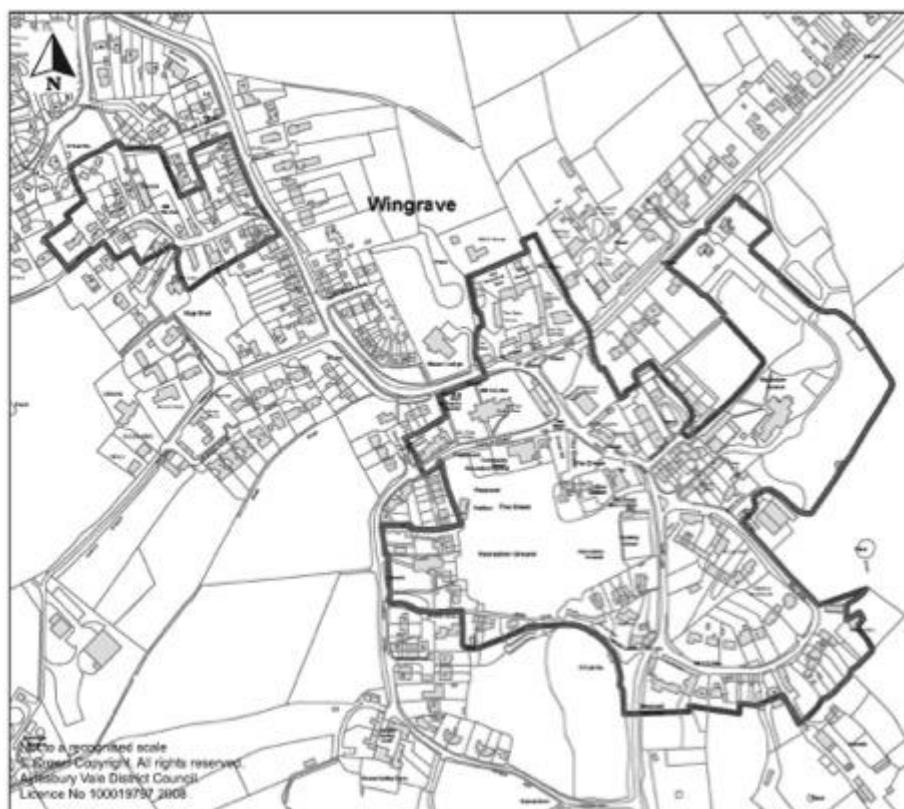
Farm and Floyd's Farm. Currently there are four properties under construction in Wingrave, a Farm dwelling at the bottom of Castle Street and three detached homes on land off Castle Street. A Planning Application has been submitted for a detached dwelling on the south side of Leighton Road and another has been approved for a dwelling off Nup End. A third of the housing stock in Rowsham has been built since 1945.

1.18 Residential development in the last 10 years has been infill and includes 16 homes in Ravens Walk, an affordable housing group of 12 homes at the end of Chiltern Road and 9 homes at Greenacres, Church Street. Mount Tabor House and Stables (formerly the MacIntyre School building) have been converted into 18 residential apartments.

### **Environmental Constraints**

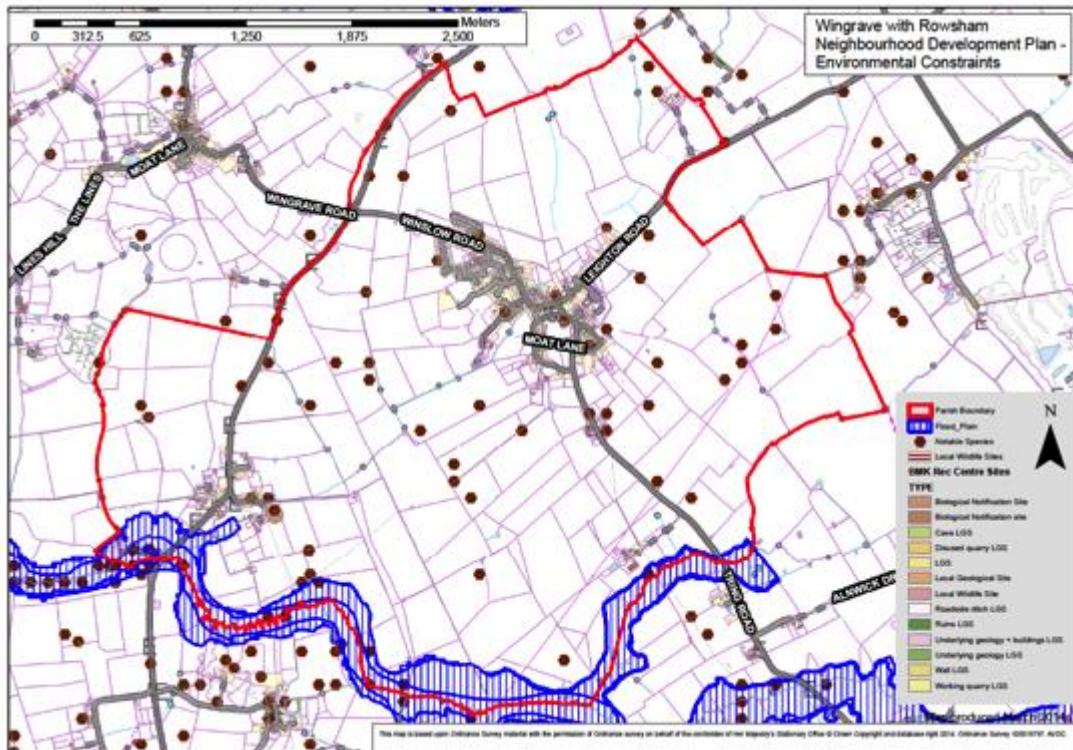
1.19 Strategic Environment Assessment Report 2015 (SEA) identifies a series of natural and heritage-related environmental constraints on planning for development in and around Wingrave and Rowsham.

1.20 The Wingrave Conservation Area, which was designated in 1980 (see Plan E below). The larger area of the two covers the part of the settlement to the south east of the village and the smaller covers the area to the north west, adjacent to Winslow Road. The Parish contains 39 listed buildings, some with origins in the 14th Century and six buildings on the Statutory list of buildings of Architectural and Historic Interest.

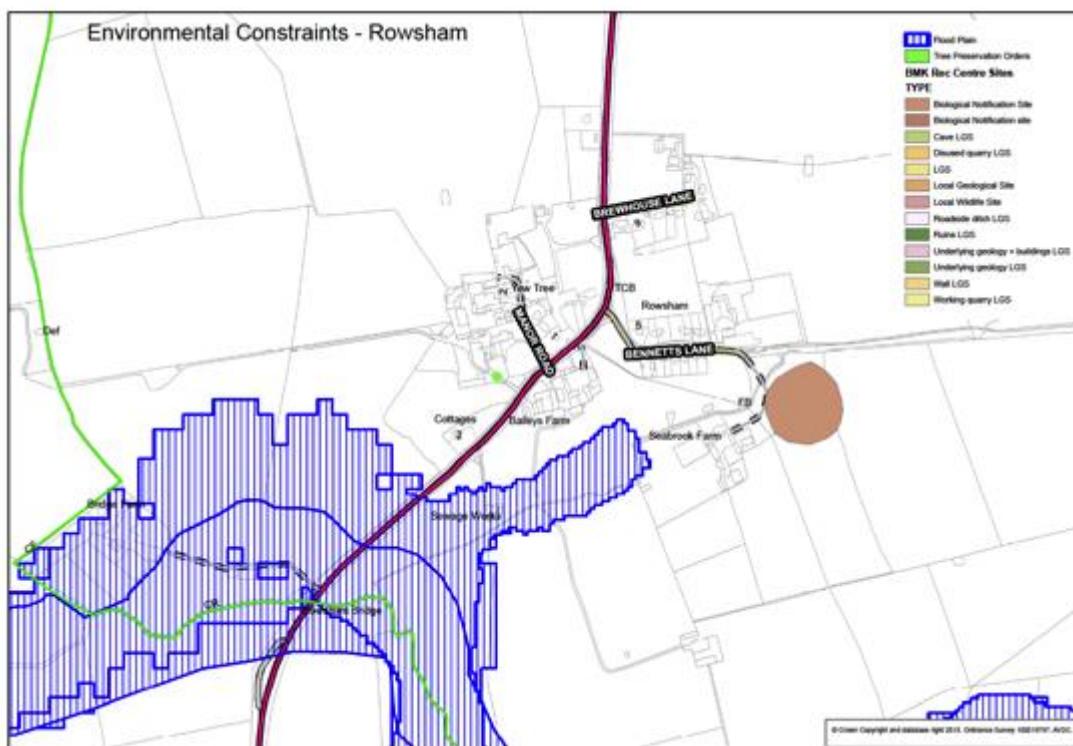


Plan E: Wingrave Conservation Area

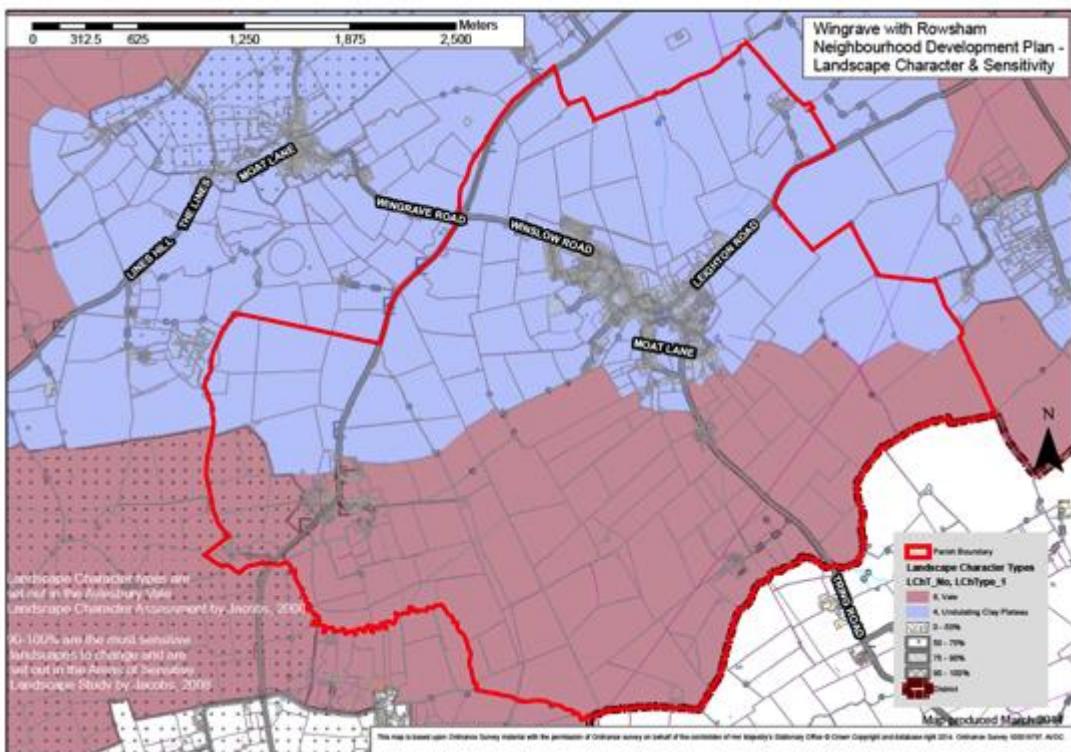
1.21 There are a number of natural environment constraints, as shown on Plans F and G below, comprising primarily sites of recorded notable species and tree preservation orders. Although there are areas of flood risk they are well beyond the village boundaries. There is a small area near Abbotts Way identified by the Environment Agency with a potential for surface flooding.



Plan F: Wingrave Environmental Constraints



Plan G: Rowsham Environmental Constraints



*Plan H: Wingrave and Rowsham Landscape Character & Sensitivity*

## **The Planning Policy Context**

1.22 The parish lies within Aylesbury Vale District in the County of Buckinghamshire. AVDC has planning policies and proposals that are helping to shape the strategy and policies of the WRNP.

1.23 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood plans. The WRNP must demonstrate that it is consistent with the provisions of the NPPF and the VALP when this is adopted.

1.24 The WRNP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Plan Regulations. The development plan currently comprises the saved policies of the 2004 Aylesbury Vale District Local Plan (AVDLP). However, this plan is out of date in some respects and in anticipating the adoption of the emerging Vale of Aylesbury Local Plan (VALP) the WRNP relies on the reasoning and the evidence base of the withdrawn Vale of Aylesbury Plan (VAP) of 2014.

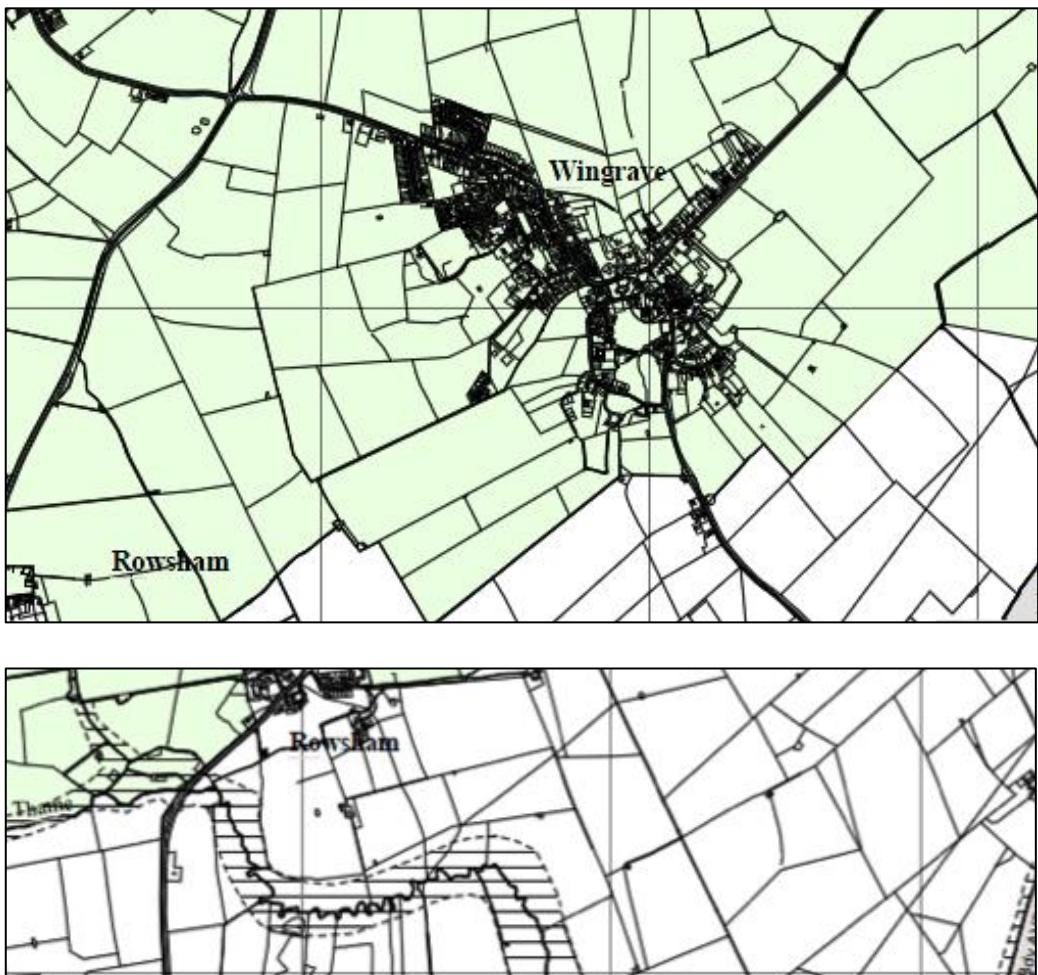
## The Aylesbury Vale District Local Plan (2004)

1.25 The AVDLP was adopted in January 2004. Some of its policies ceased to have effect in 2007 when planning legislation changed. The remaining policies were therefore called 'saved' and it is these policies that currently set out the spatial plan for Aylesbury Vale District Council that the WRNP must conform with.

1.26 In addition to the saved policies the WRNP has been informed to an extent by the reasoning and evidence base of the VAP, notably the settlement hierarchy for the district. That evidence base indicated that Wingrave is a 'larger village' and the VAP indicated that up to 36 new homes would be a suitable target for the VAP plan period 2011-2031. Rowsham is identified as an unclassified settlement, with no expectation of any new housing in that period. Although the housing supply strategy of the VALP is likely to change in the light of new objectively assessed demand data, there is currently no indication of how that may affect the previous spatial strategy for distributing new homes across the hierarchy. It is likely that the hierarchy of larger and smaller villages will remain much the same but that they may be expected to make a higher collective contribution to meeting the district's housing needs than proposed in the VAP.

1.27 The 2004 AVDLP saved policies set the policy framework for WRNP; these are the General Policies (GP) and the Rural Areas (RA) policies of which the most relevant are the following:

- GP.8 Protection of the Amenity of Residents: Protects existing residential amenities from unreasonable harm the impact from a new development may cause.
- GP.17 Existing employment sites: Retains proposals for changes of use or redevelopment of employment sites.
- GP.32 Shopping: Resists proposals for the change of use of shops, post offices and public houses where local need can be demonstrated.
- GP.35 Design of new development: Sets out the built design principles for new development
- GP.38 Landscape Design: Sets out the landscape design principles for new development
- GP.53 Conservation Areas: Protects the character and appearance of Conservation Areas
- RA.2 Coalescence of Settlements: Retains the individuality of settlement and prevents coalescence through avoiding development on open land in the countryside that has a negative impact on the rural character and setting of settlements.
- RA.8 Other Important Landscapes: Identifies Areas of Attractive Landscape (AALs), which demand a high level of protection. (The green areas on the 2004 proposals Maps in Plan J show the AALs around the settlements of Wingrave and Rowsham.)



*Plan J: 2004 Proposals Maps for Wingrave and Rowsham*

- RA.13 Housing within the Built-Up Area of Settlements: Identifies settlements that may be appropriate for small scale development within the built-up area to be in keeping with the surrounding area.
- RA.29 Employment in the Countryside: Resists in principle new employment sites outside the built-up area of the settlement or outside identified employment areas.
- RA.36 Transport: Considers the impact that development in the countryside will have on the rural roads network and the character of the countryside.

1.28 These policies provide part of the framework, within which the general conformity of the WRNP with the development plan will be assessed. The WRNP should not however repeat what the district plan is saying but add local land use policies.

### The Vale of Aylesbury Local Plan (2014)

1.29 The emerging Vale of Aylesbury Local Plan (VALP) will include the overall strategy for the district, alongside site allocations and development management policies. Adopted Neighbourhood Plans work as site allocation plans for their specific plan area and hold the same weight as the Local Plan.

### The revised National Planning Policy Framework 2018

1.30 On the matter of the new NPPF and the basic conditions, para 214 of the Annex 1 to the NPPF applies to neighbourhood plans as set out in footnote 69. Therefore, the neighbourhood plan does not need to reference the latest revised NPPF which was published on the 24 July 2018, provided that it is submitted to the local planning authority before the 29 January 2019.

### Vale of Aylesbury Local Plan 2013-2033

After a six-week public consultation towards the end of 2017, The Vale of Aylesbury Local Plan (VALP) was submitted for examination in February 2018. Hearing sessions took place in July 2018 and the Inspector has indicated that he thinks VALP can be made sound with modifications. Modifications are now being prepared and these will be consulted on for six weeks in 2019

Note: See Appendix A – pages 47 - 53 for large versions of Plans B, C, D, E, F, G and H.

## **2. COMMUNITY VIEWS ON PLANNING ISSUES**

2.1 The Parish Council has striven for a constructive engagement with the Parish over the development of the Parish over the next eighteen years. Relevant activities commenced in 2011 with the production of a Community Plan which was completed in 2012.

2.2 The Community Plan process was commenced by the Parish Council in response to advice from Aylesbury Vale District Council (AVDC). AVDC advised that they were preparing a plan for the whole AVDC area and that their plan would embrace the wishes of the Parish as expressed in a Neighbourhood Plan.

2.3 A summary of that process is included below, taken as an extract from the document:

### The Process (Section 1.2)

*This Community Plan has been completed in response to the Government Localism Initiative and to update the previous Parish Plan, which was completed in 2004. The Plan sets out the vision that the Parish community has for its future over the next 20 years including whether the community believes the Parish can and should accommodate further development. The plan also sets the tone for the Neighbourhood Plan that is currently being considered by the Parish Council and which would provide the context for any development that would be considered by AVDC within the Parish.*

*The Community Plan has been prepared by the Localism Group on behalf of Wingrave with Rowsham Parish Council. The Localism Group constitutes 10 Parish residents and has been assisted by a much wider group of supporters in the various tasks of gathering opinion and evidence.*

*The Plan has been based on a detailed and thorough process of consultation across the Parish. This started with two open day sessions in July 2011 where residents were asked what issues were most important to them. These responses were used as the basis of a detailed questionnaire, which covered the principal issues for the context of future development in the Parish of housing, business, amenities, utilities, transport and pedestrians, and the environment.*

*The questionnaire was delivered to each household and business in the Parish by volunteer helpers and every adult over 16 was encouraged to respond. The response was excellent with 602 questionnaires returned from 658 households. The findings of the questionnaire were presented*

and discussed at an open evening held in the MacIntyre School in November 2011 which was attended by approximately 100 people

The analysis and interpretation of the questionnaire responses have been the basis of this Community Plan, together with the 'Fact Pack' provided by AVDC in May 2011, which provides some essential data including census information.

The evidence from the questionnaire has also been used to inform Wingrave with Rowsham Parish Council, AVDC and Buckinghamshire County Council of residents' opinions on crucial issues such as transport, pedestrian access and the provision and maintenance of amenities in the Parish.

### Recommendations (Section 1.3)

The overall recommendation of this Plan is that some limited growth can and should be accommodated in the Parish, but that there is a desire to retain the village feel of each settlement.

### Conclusions and Recommendations (Section 2.12)

Wingrave is generally unsympathetic to more housing as a considerable amount has been built in recent years and much of the available infill space has been utilised. Allowing a very modest one-sixth of an acre per house, the 138 houses built in the Parish in the last twenty years have probably accounted for the loss of 23 acres of open space. Combined with a generally negative view on building outside the existing building line, few options remain attractive. An initial assessment is that up to 15 dwellings would be appropriate during the 20-year plan period.

Rowsham on the other hand indicates that it has space for up to twenty houses during the 20-year plan period and that half of these could be affordable homes.

The specific desire for affordable housing needs further analysis by the Parish Council in conjunction with appropriate developers to provide a detailed assessment of demand and supply requirements.

Adding more houses would exacerbate the traffic and pedestrian problems in the villages with school children being a particular concern. Before more housing can be contemplated, a detailed plan would be required of road improvements necessary to accommodate pedestrians, perhaps involving new access roads and paths, although the visual impact of these schemes must also be taken into account, in particular in the Conservation Areas. In Rowsham, a pedestrian bridge

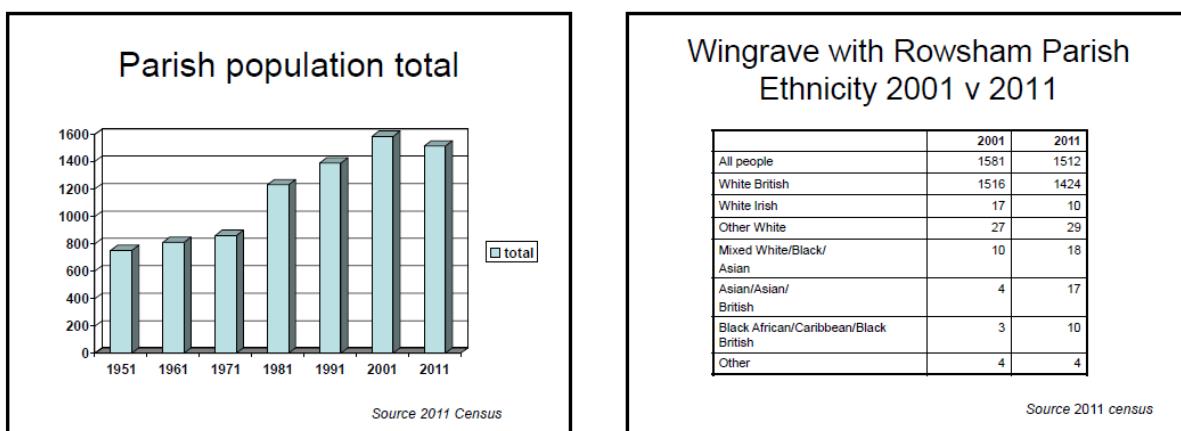
*linking the two sides of Rowsham would be desirable, although clearly this would require a more substantial residential development scheme to make this viable.*

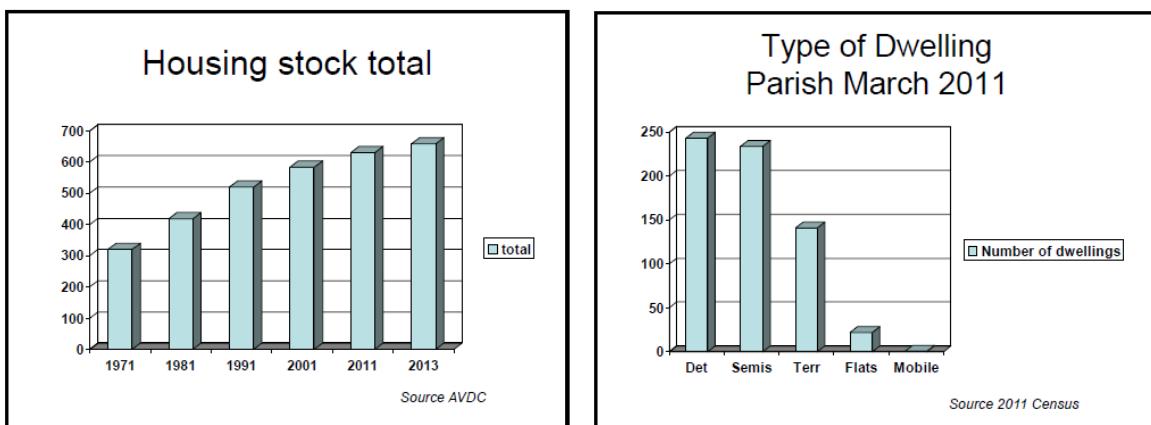
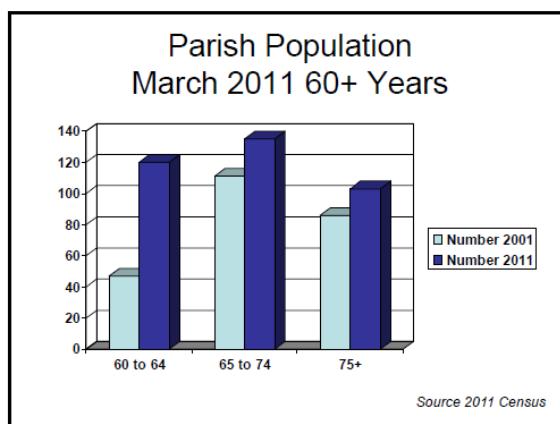
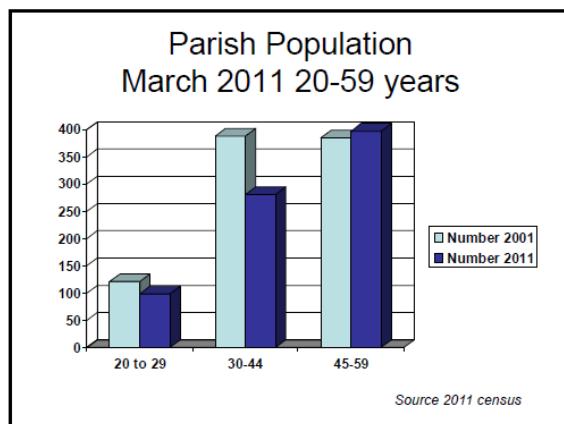
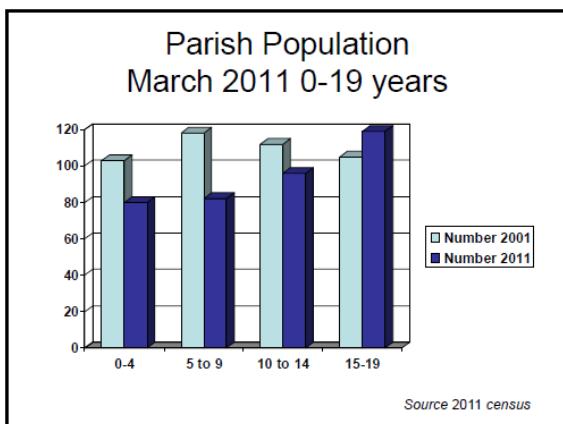
*It is important that any housing should be phased gradually from 2011 to 2031 in Wingrave. As development will be based on in-fill sites this is likely to happen naturally. Some affordable housing together with a small number of commercial residential units could be developed in Rowsham over a reasonably short space of time, provided no additional access is provided to the A418. Any other development in Rowsham should be phased over the 20 year plan period.*

*Any development in either village must be accompanied by an environmental assessment report, a traffic impact assessment, and a utilities report and must provide evidence that further strain on pedestrians, road congestion, utilities, village amenities and the environment will not occur or that suitable mitigating actions will be taken."*

2.4 During the Community Plan process it became evident that the proposed AVDC Plan would not ensure appropriate, balanced, development in line with the wishes of the Parishioners, in that AVDC wanted more than twice as many houses as Parishioners wanted. Further the withdrawal of the Vale of Aylesbury Plan in early 2014 resulted in even more concern, as this meant that AVDC would have to substantially increase the number of homes in its District.

2.5 As can be seen from the Community Plan consultations this was likely to result in a much greater number than the Parish thought appropriate. In response to this the Parish Council Neighbourhood Development Plan Working Group set about a new consultation process. Data was gathered on Parish demographics, 2011 Census data and other Village information including the School Roll.





2.6 This data showed clearly that the Village had an aging population with fewer young families. Although the number of homes had increased since the 2001 Census the actual Village population had decreased. House prices have increased such that young families cannot afford to buy homes in the village; also as the population ages there are few properties for villagers to downsize to when their current homes are no longer manageable. The school is under Roll with some 35% of pupils transported in from outside Parish. Wingrave has clear sustainability issues.

2.7 A process of new consultation was begun, this included Consultation events which were posted on the Village wide e-mail Postie system, information in the Parish magazine, and banners in prominent places in the Parish. The full details of these events and other engagement activities are provided in the Consultation Statement that accompanies the Plan.

### **3. VISION & OBJECTIVES**

#### **Vision**

3.1 The vision for Wingrave with Rowsham in 2033 is:

*"The settlements of Wingrave and Rowsham will have preserved their own distinctive characters with the quality of the landscape spaces between them continuing to define their identity.*

*The Wingrave Conservation Areas and Listed Buildings that help define the village and its special historic and architectural character will have been protected.*

*Housing growth at Wingrave will have been managed by a clearly defined settlement boundary that will have preserved the quality of the setting of the village.*

*The gradual provision of new homes over the plan period will have met the local need for housing, notably of older households wanting to downsize and of new households, those from the local area, wanting to buy their first home and young families.*

*There will have been a growth in employment opportunities at the local businesses in the area. The local community facilities will have improved and become more varied to meet the needs of all groups and age ranges of the increased population."*

#### **Objectives**

3.2 In addition to providing a general development plan for the parishes, this vision translates into a framework of key objectives for the WRNP:

#### **Environment**

- to define the settlement boundary of Wingrave as a 'larger village' to indicate the current extent of the village and to enable new development at suitable locations on its edge
- to provide for appropriate growth within the village but to retain the rural character of the parish through recognising the separate identities of Wingrave and Rowsham by protecting the landscape and to prevent coalescence
- to address parishioners' concerns over road and pedestrian safety by the mitigation of traffic movement/speeding through the use of innovative solutions in providing quality public spaces e.g. shared road use.
- to protect important green spaces from development

- to establish a Green Infrastructure Network through linking green spaces and footpaths in the area and by connecting habitat corridors

### **New Homes**

- to meet the housing needs of the local community and to contribute to meeting the needs of the wider district

### **Community Facilities**

- to protect community facilities from loss and to encourage their ongoing viability as valuable community assets
- to provide an adequate utility infrastructure (i.e. gas, electricity, water, sewerage, drainage, broad band) that caters for all development sites by encouraging developers and utility providers to co-operate across all sites.

### **Local Economy**

- to support local economic development by protecting existing employment sites and encouraging their growth

## **4. LAND USE PLANNING POLICIES**

### **Policy Issues**

4.1 The Planning policy context and the community engagement work already undertaken have a number of issues for the Neighbourhood Plan to address, for example:

- Where should new housing in Wingrave be located? Is the land available now or might it become available later in the plan period?
- What are the shared design characteristics of the settlements that could be included in a policy? How could the character principles of the Conservation Area be incorporated?
- Should the employment policy promote new business development at Wingbury Courtyard? Should Wingrave Garage site be protected as an employment/commercial use?
- What community facilities would be on the list of those to be protected from a change of use?
- Which spaces meet the criteria for designation as Local Green Spaces?
- Where are the existing public rights of way and areas of habitat value? Can these be improved to better serve the settlements as footpaths and cycleways? Will new development enable improvements to fragmented or damaged habitats?

4.2 The purpose of the Plan is to set out how the Parish Council is proposing to address these issues and the resulting planning policies are set out in the next section.

### **Land Use Policies**

4.3 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

4.4 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

4.5 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents – the National

Planning Policy Framework and the saved policies of the AVDLP – will continue to be used.

The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.6 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Maps – where a policy refers to a specific site or area then it is shown on the Map.

## **Policy 1: A Spatial Plan for the Parish**

**The Neighbourhood Plan designates a Wingrave Settlement Boundary, as shown on the Policies Map within which proposals for new housing development will be supported.**

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

**Apart from infill housing in Rowsham development proposals on land outside the defined settlement boundary at Wingrave will not be supported in the countryside unless it is necessary for the purposes of agriculture or forestry, or for enterprise, diversification, recreation or tourism that benefits the rural economy without harming countryside interests. New isolated homes in the countryside will not be supported except in special circumstances described in paragraph 55 of the Framework.**

**The policy includes provision for identification of additional or reserve site housing development land that could be developed should the sites allocated in Policies 2, 3 and 4 not deliver a sufficient number of dwellings to meet updated assessment of housing need. The neighbourhood plan will be reviewed in line with VALP Draft Plan Policy securing development through neighbourhood plans (or its successor/replacement) to find a suitable additional / reserve site within a year of the adoption of VALP.**

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. **The site layout shall consider views, and protect privacy and amenity of existing dwellings and back gardens;**
- viii. **The detailed design of the scheme should make provision for any bat habitats on the site; and**
- ix. **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 building at Nup End Farm and its setting providing a buffer between buildings and the asset;**
  - b. **Preserves the public right of way across the site on its existing alignment;**
  - c. **Retains 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;**
- 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 distinct 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 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 2.2Ha of land south of Leighton Road, Wingrave, for housing development of approximately 30 dwellings comprising a developed area of 1.4Ha and 0.8Ha of amenity land held in perpetuity as shown on Policy Map 4.**

**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 should not be on providing larger detached homes, but instead on the provision of open market and affordable dwelling types;**
- 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. **The scheme layout shall provide for buildings with their principal elevation facing towards, but with no vehicular access, to Leighton Road to provide a positive street edge;**
- v. **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**
- vi. **The landscape scheme shall create a strong, attractive and distinct long-term settlement edge on its three boundaries to the open countryside beyond;**
- vii. **The detailed design of the scheme should make provision for any bat habitats on the site; and**
- viii. **The layout and landscape scheme shall provide public open space within the site 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. **Creates an attractive setting and amenity for the development;**
  - c. **Has special regard to sustaining and enhancing the significance of proximate heritage assets and their settings including the listed buildings at Nos. 22 – 28 (odd) Leighton Road and the gates, walls and railings to Mount Tabour House; and**
  - d. **Improves the quality and management of the landscape area to the Leighton Road frontage.**
- ix. **On land adjoining the site and fronting Leighton Road the provision of a specific community benefit in the form of a private car park for the use of residents of Leighton Road.**

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 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 design 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.***

***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***

- 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 to no less a standard of amenity 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.

## **5. IMPLEMENTATION**

5.1 The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

### **Development Management**

5.2 Most of the policies contained in the WRNP will be delivered by landowners and developers. In preparing the plan, care has been taken to ensure, as far as possible, that the policies are achievable as demonstrated within the supporting evidence bases and Basic Conditions and Consultation Statement.

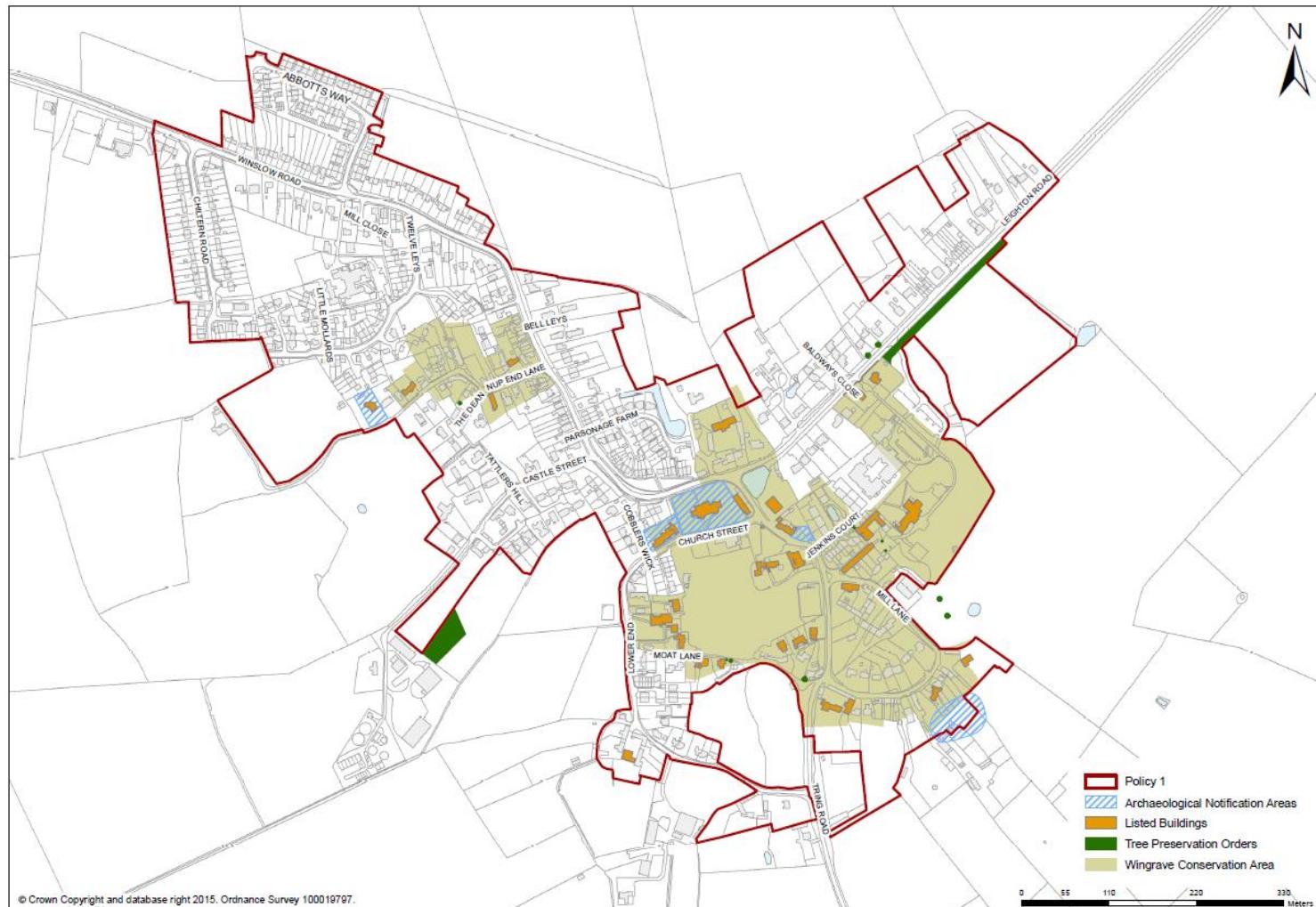
5.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the WRNP to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

### **Infrastructure Projects**

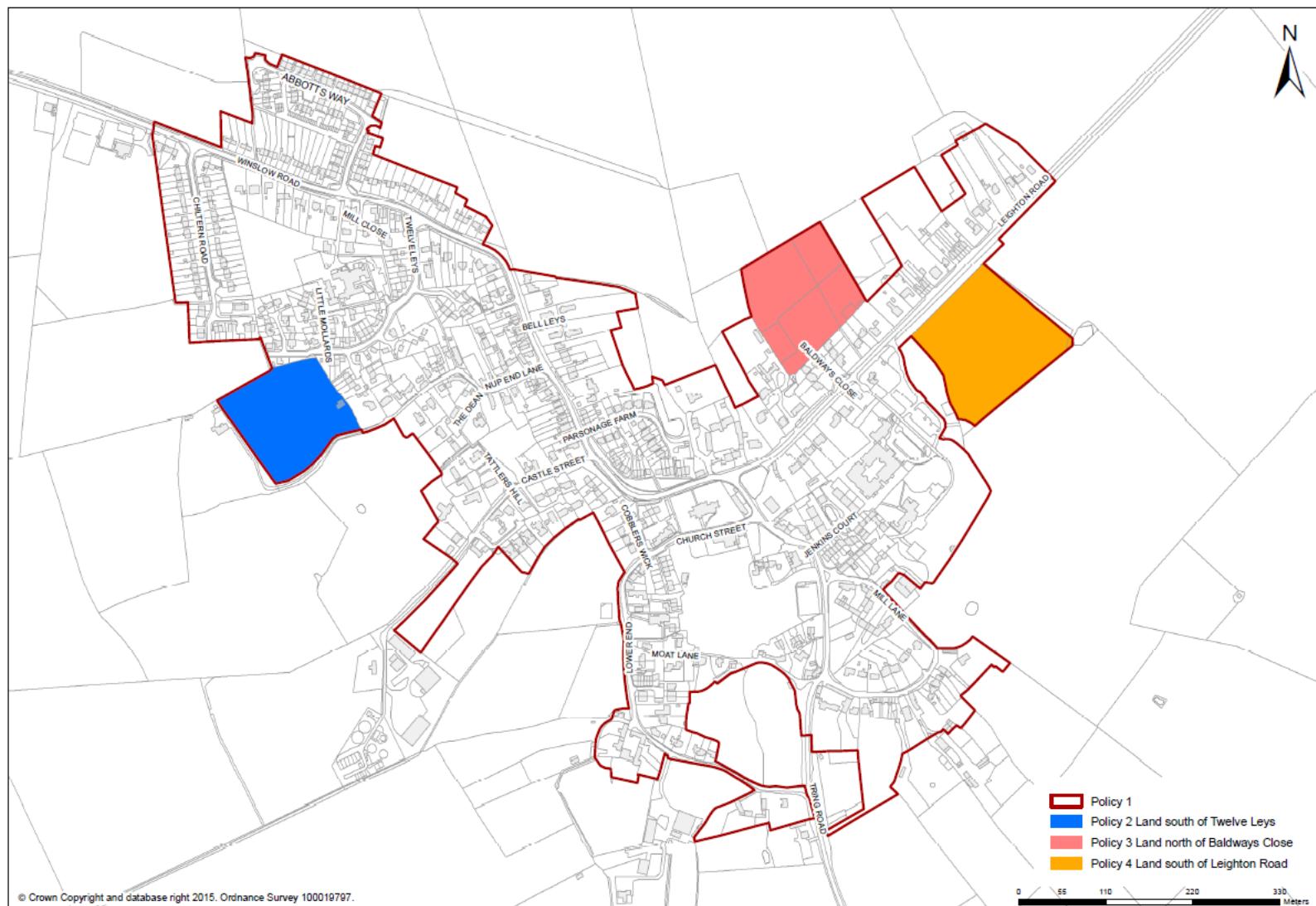
See Annex 1

## POLICIES MAPS

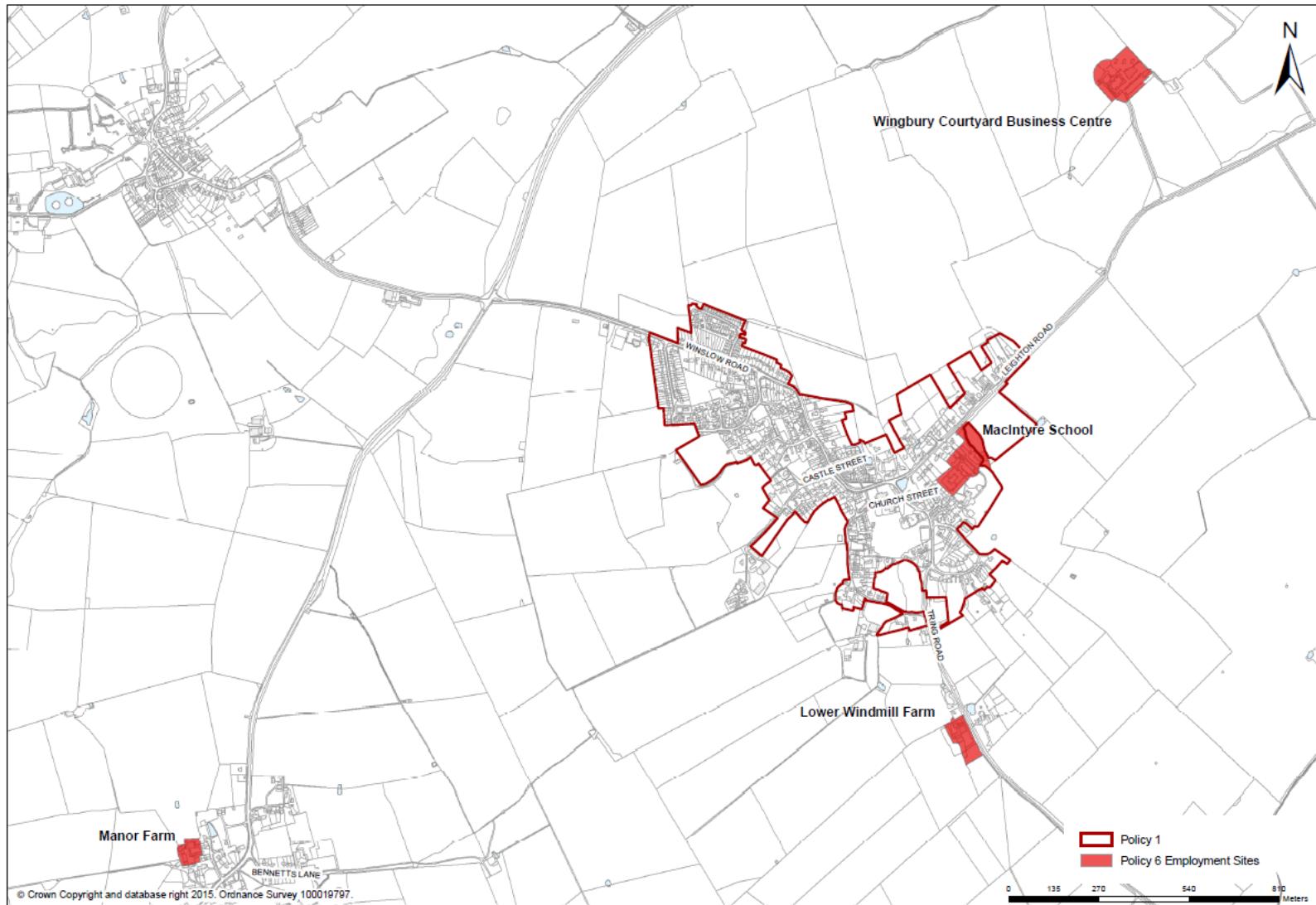
### Policy 1 – Spatial plan for the Parish



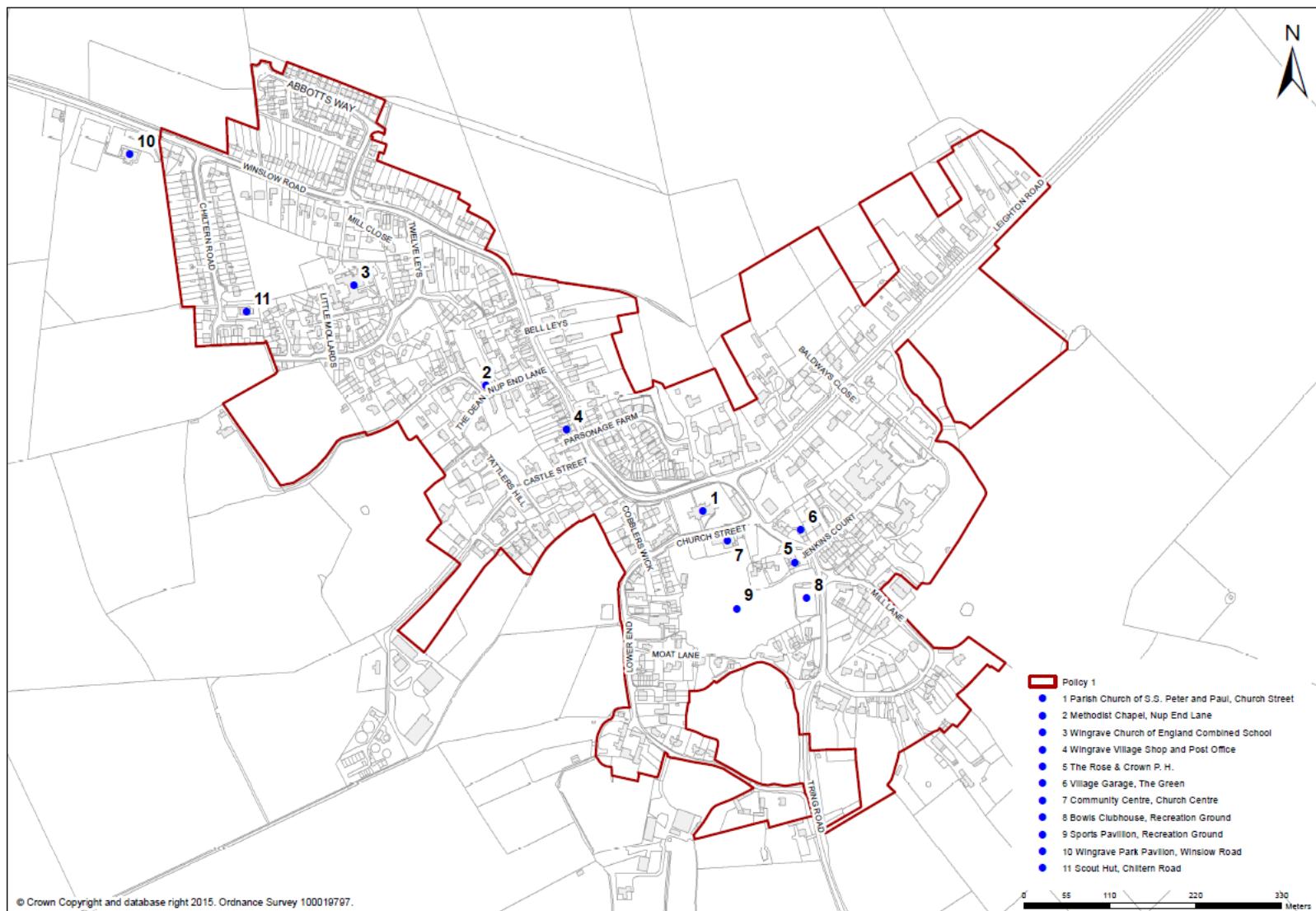
## Policies 2, 3 & 4 – Housing development



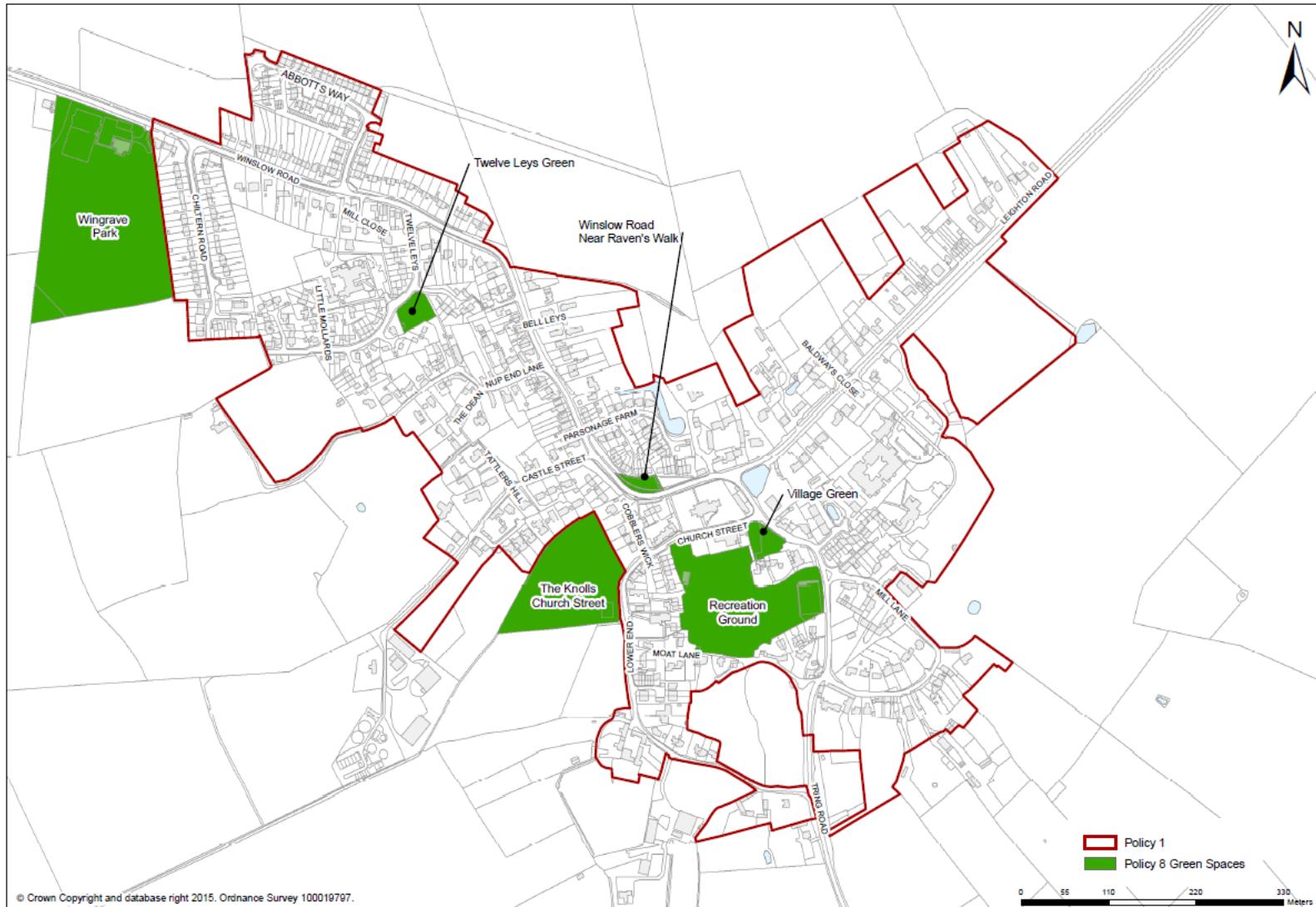
## Policy 6: Local Employment



## Policy 7: Wingrave Community Facilities

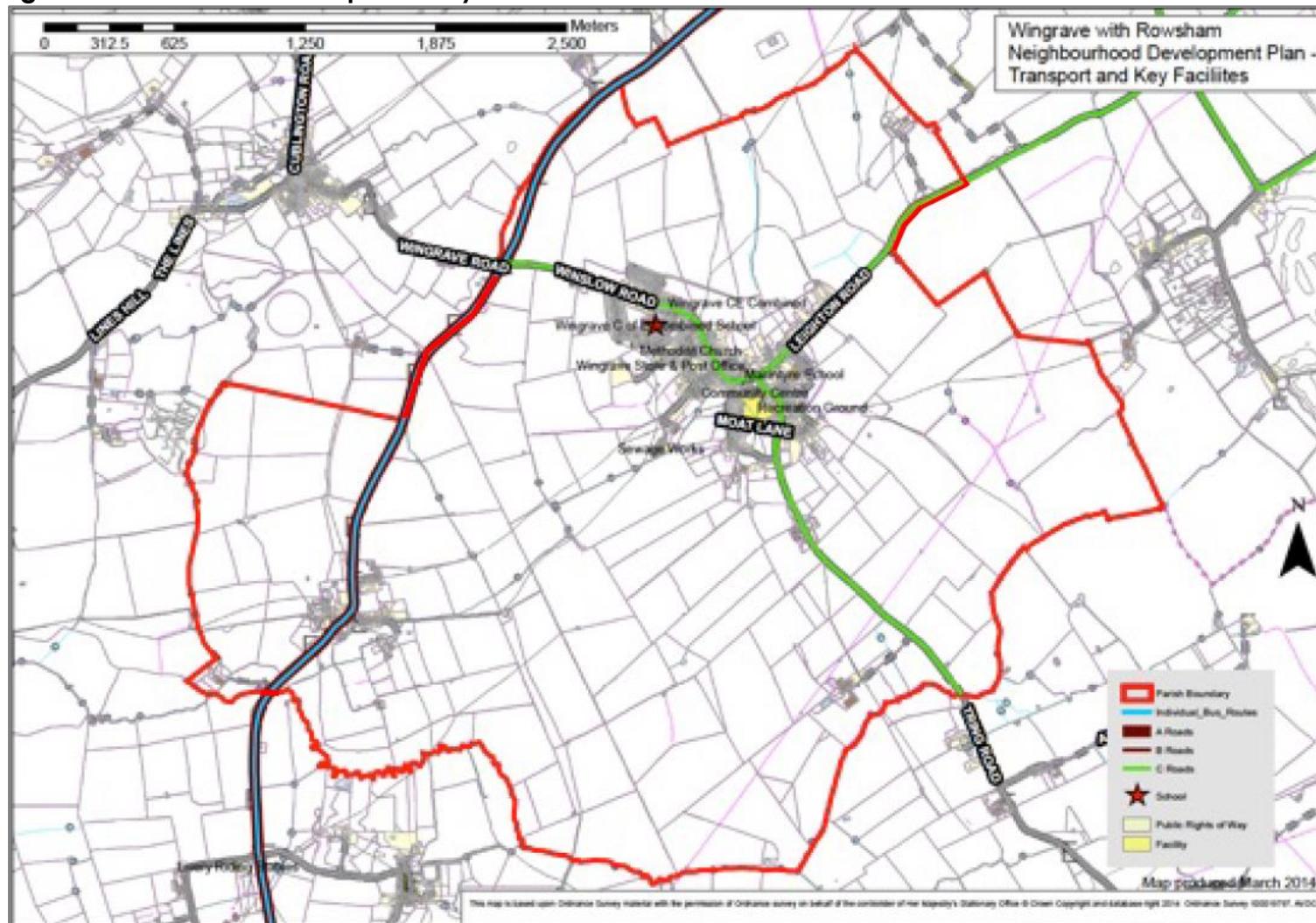


## Policy 8 – Green Spaces



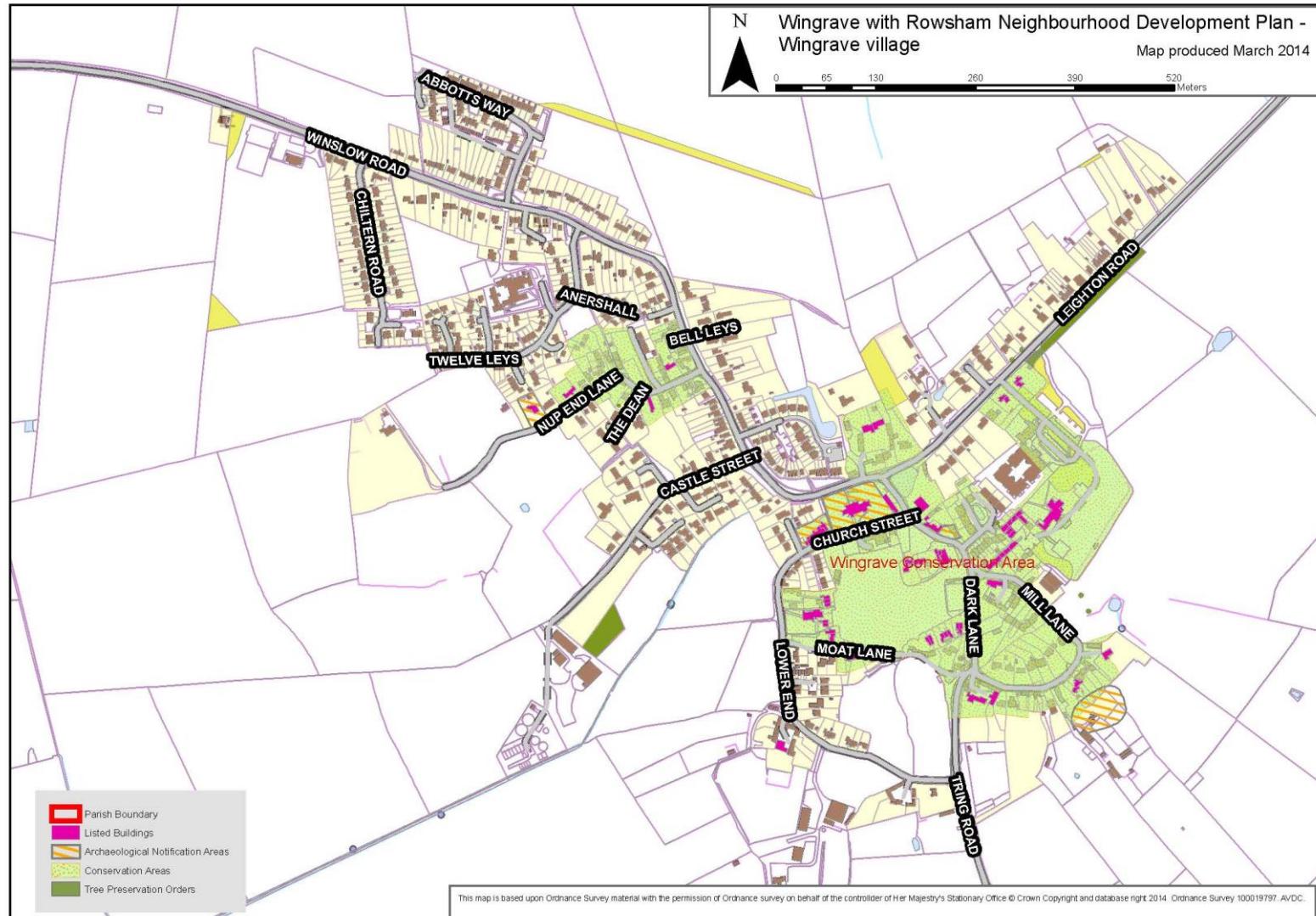
## Appendix A

### Plan B – Withgrave with Rowsham Transport & Key Facilities

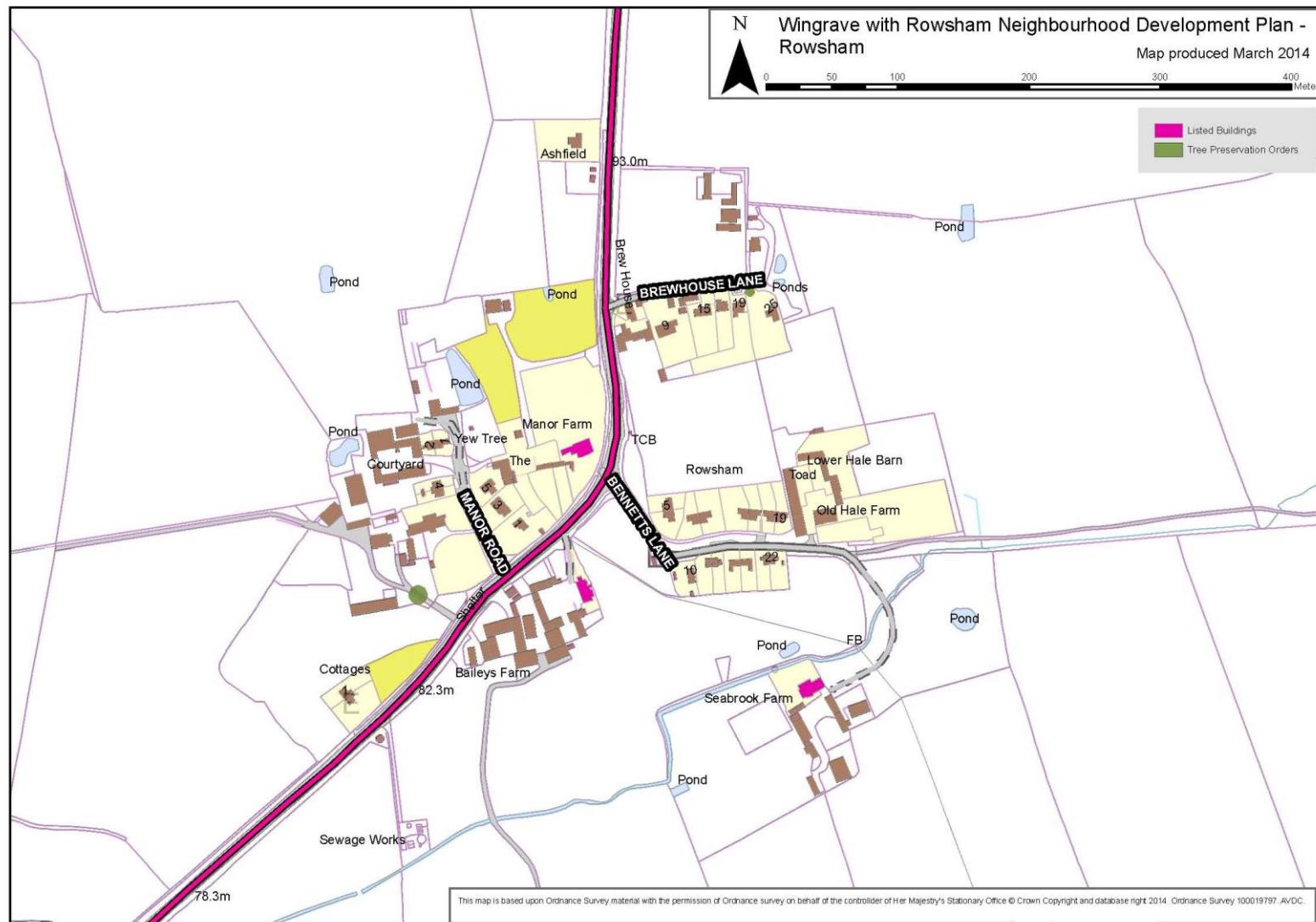


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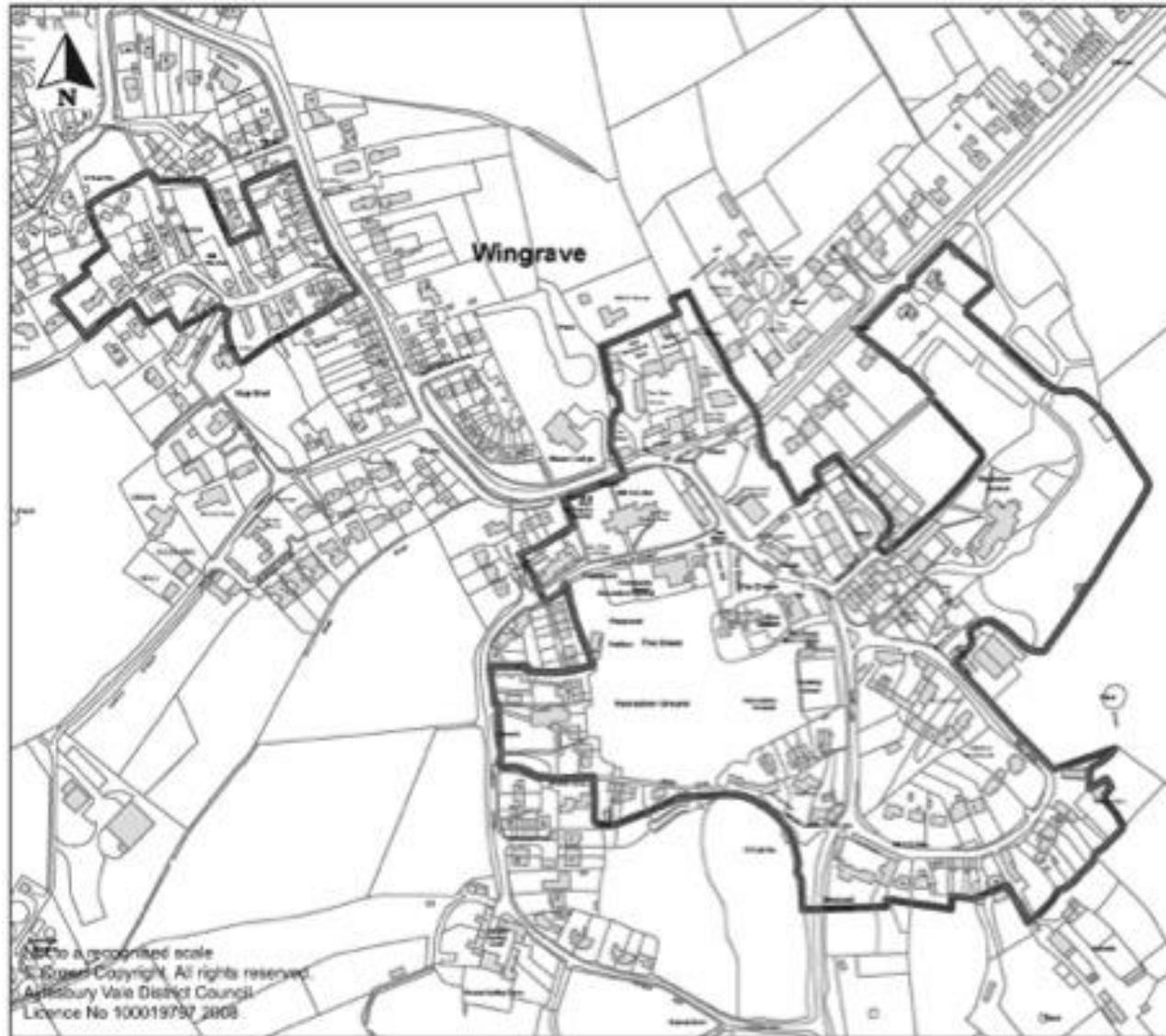
## Plan C – Wingrave village



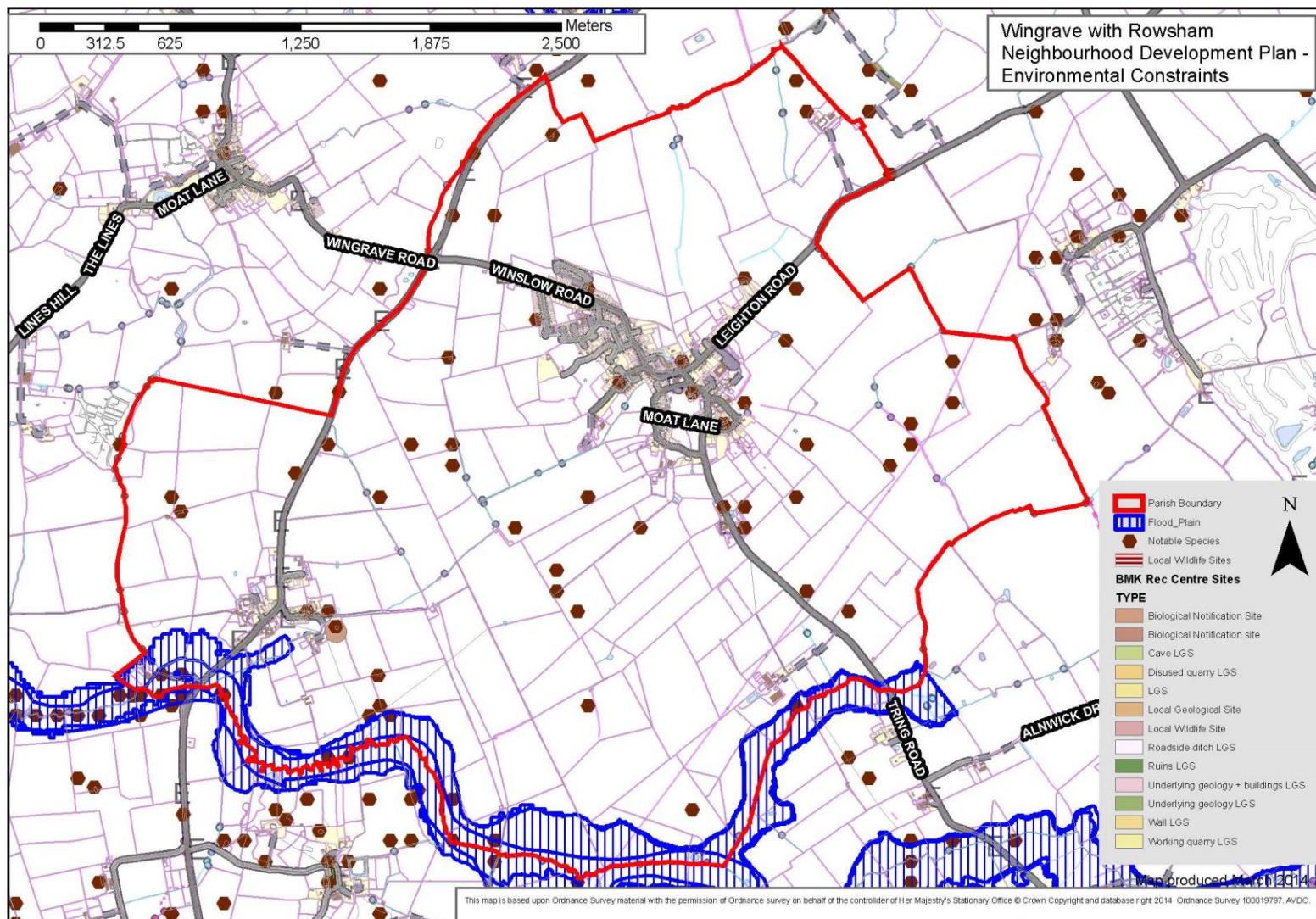
## Plan D – Rowsham hamlet



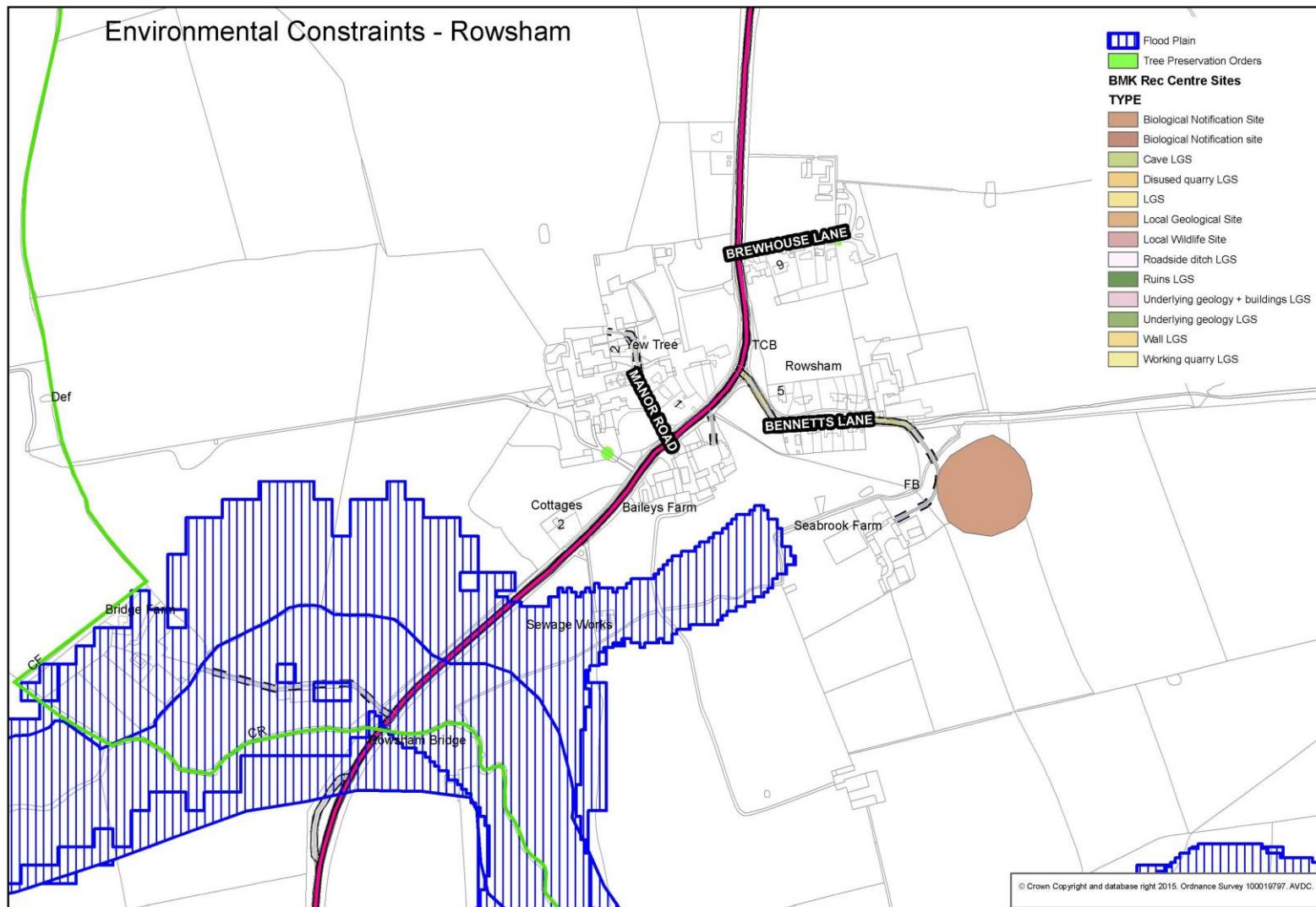
**Plan E – Wingrave Conservation area**



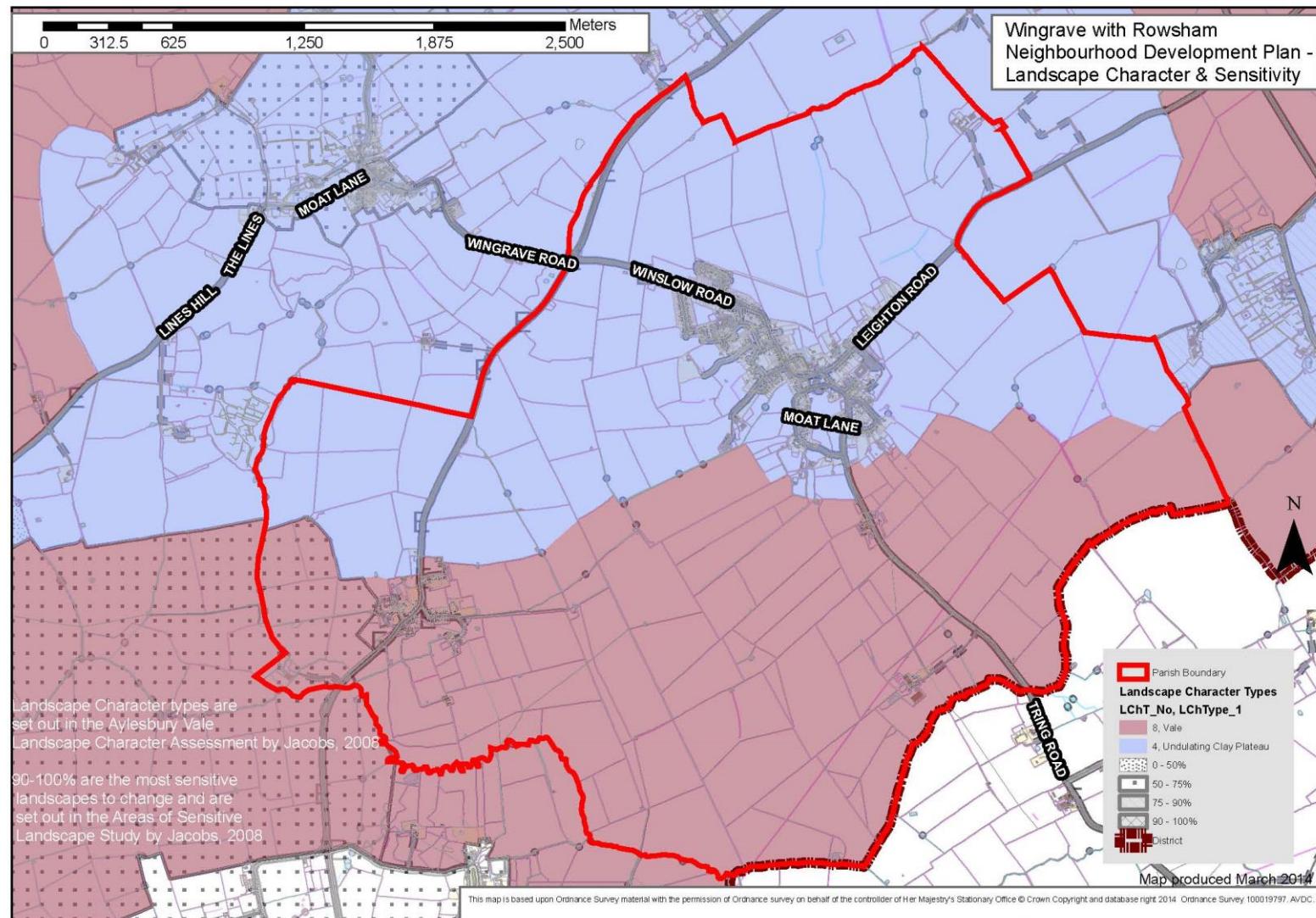
## Plan F – Wingrave Environmental constraints



## Plan G – Rowsham Environmental constraints



## Plan H – Wingrave & Rowsham Landscape character & sensitivity



## **APPENDIX B**

### **EVIDENCE BASE**

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Aylesbury Vale and/or Parish Council website neighbourhood plan pages.

- Wingrave with Rowsham Community Plan (2011)
- Wingrave with Rowsham Neighbourhood Plan Site Assessment Report
- Wingrave with Rowsham Neighbourhood Plan Local Green Space Study (2015)
- Wingrave with Rowsham Neighbourhood Plan SEA report (2015)
- Aylesbury Vale Employment Land Review Update (2012)
- Vale of Aylesbury Plan: Pre-Submission (2013)
- Vale of Aylesbury Plan: Wingrave with Rowsham Fact Pack (2011)
- Aylesbury Vale Strategic Flood Risk Assessment (2007)
- Vale of Aylesbury Plan: Pre-Submission Sustainability Appraisal (2012)
- Vale of Aylesbury Plan: Housing & Economic Growth Assessment (2011)
- Vale of Aylesbury Plan: Infrastructure Delivery Plan (2011)
- Vale of Aylesbury Plan: Community Infrastructure Levy Viability Appraisal (2012)
- Aylesbury Vale Strategic Housing Land Availability Assessment (2013)
- Aylesbury Vale Settlement Hierarchy Study (2012)
- Aylesbury Vale District Local Plan (2004)
- Aylesbury Vale Economic Development Strategy (2012)
- Aylesbury Vale Landscape Character Assessment (2008)
- Buckinghamshire & Milton Keynes Environmental Record Centre data

## **ANNEX 1**

### **Infrastructure Projects**

The Parish Council proposes some or all of the following projects for investment of future S106 funding allocated by the local planning authority and to the Parish Council:

- Footpath improvements
- Car parking improvements near the primary school
- Traffic calming
- Biodiversity projects
- Provision of green and amenity space in the Parish
- Cycleways

In addition, other policies of the WRNP require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with para 173 of the NPPF.