



# WESTON TURVILLE NEIGHBOURHOOD PLAN 2013 – 2033



## Referendum Version

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Published by Weston Turville Parish Council under the  
Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

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## Foreword

This Neighbourhood Plan is the culmination of a series of consultations with residents and businesses in Weston Turville. It will be valid until 2033 once adopted.

The plan does not pretend to be the panacea of all our troubles and it will not prevent any new houses being built. What it will do is focus developers and AVDC Planning attention on what we, the people who live and work here, want from new developments to ensure they are sympathetic to our parish, countryside and history.

It can direct where money should be spent on improving the road infrastructure, transport links, accessibility to medical care, education and leisure facilities.

It can discourage speculative development applications if they do not fit the criteria contained in the plan.

It can assist with ensuring that new dwellings are of a size and design that are needed to encourage and allow young people and families to move or remain here to support existing and new amenities.

It can ensure that older persons can downsize their accommodation if they wish so they can spend their retirement years in a community they know and amongst friends and family whilst freeing up larger homes for families.

It can ensure our access to the countryside, that views important to us and historically important buildings and fields are protected.

It can ensure that the Parish maintains its unique individuality and does not become a suburb of Aylesbury or integrated with surrounding villages.

Our thanks go to the community for their time, effort and support in contributing to this process and to the members of the Steering Group who have given up a lot of their time to produce the Neighbourhood Plan

**Martin Jarvis**  
Chair, Weston Turville Parish Council

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## Contents

|   |    |
|---|----|
| Foreword .....  | 2  |
| Contents .....  | 3  |
| Weston Turville Neighbourhood Plan – Policy Table .....   | 4  |
| 1. Introduction.....  | 5  |
| 2. Planning Policy Context .....  | 6  |
| 3. About Weston Turville Parish.....  | 7  |
| 4. Vision and Objectives .....  | 10 |
| 5. Sustainable Development .....  | 14 |
| 6. Policies.....  | 15 |
| Policy H1: Weston Turville Settlement Boundaries.....   | 17 |
| Policy H2: Development Design in the Neighbourhood Area .....   | 18 |
| Policy H3: Development within the Conservation Area .....   | 19 |
| Policy H4: Housing Mix and Tenure.....  | 20 |
| Policy T1: Improvements to road safety and ease traffic congestion .....  | 20 |
| Policy T2: Strategy for improving pedestrian and cycle connections within the Parish and to surrounding area.....         | 21 |
| Policy T3: Encourage better planning of public transport.....   | 21 |
| Policy E1: Protection of Local Green Spaces .....   | 22 |
| Policy E2: Protection of key views and vistas.....  | 24 |
| Policy E3: Biodiversity.....  | 25 |
| Policy C1: Retention and enhancement of community facilities .....  | 26 |
| Policy C2: Replacement of community facilities .....  | 26 |
| Policy C3: Public Rights of Way .....   | 26 |
| Policy HE1: Improvements to Health facilities by contributions from developers of new housing or employment schemes ..... | 26 |
| Policy HE2: Access to Education provision .....   | 27 |
| Policy B1: Revitalisation of the village centre .....   | 27 |
| Policy B2: Encouragement of growth and development of small businesses.....   | 27 |
| Policy B3: Improvements to broadband and other fibre optic connections.....   | 28 |
| 7 Implementation.....   | 29 |
| Appendix A: Identification of Priority Projects for Community Infrastructure funding.....                                 | 30 |

## Weston Turville Neighbourhood Plan – Policy Table

| Policy No. | Policy Title  | Page No. |
|------------|---|----------|
| H1         | Settlement Boundary   | 17       |
| H2         | Development Design in the Neighbourhood Area  | 18       |
| H3         | Development within the Conservation Area  | 19       |
| H4         | Housing Mix and Tenure  | 20       |
| T1         | Improvements to road safety and ease traffic congestion   | 20       |
| T2         | Strategy for improving pedestrian and cycle connections within the Parish and to surrounding area       | 21       |
| T3         | Encourage better planning of public transport   | 21       |
| E1         | Protection of Local Green Spaces  | 22       |
| E2         | Protection of key views and vistas  | 24       |
| E3         | Biodiversity  | 25       |
| C1         | Retention and enhancement of community facilities   | 26       |
| C2         | Replacement of community facilities   | 26       |
| C3         | Public Rights of Way  | 26       |
| HE1        | Improvements to Health facilities by contributions from developers of new housing or employment schemes | 26       |
| HE2        | Access to Education provision   | 27       |
| B1         | Revitalisation of the village centre  | 27       |
| B2         | Encouragement of growth and development of small businesses   | 27       |
| B3         | Improvements to broadband and other fibre optic connections   | 28       |

## 1. Introduction

- 1.1 Weston Turville Parish Council has prepared the Weston Turville Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012, the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004.
- 1.2 The local planning authority, Aylesbury Vale District Council, designated the Weston Turville Neighbourhood Area on 24<sup>th</sup> August 2015. The plan below (figure 1) shows the boundary of the Neighbourhood Area, which is also the parish boundary.

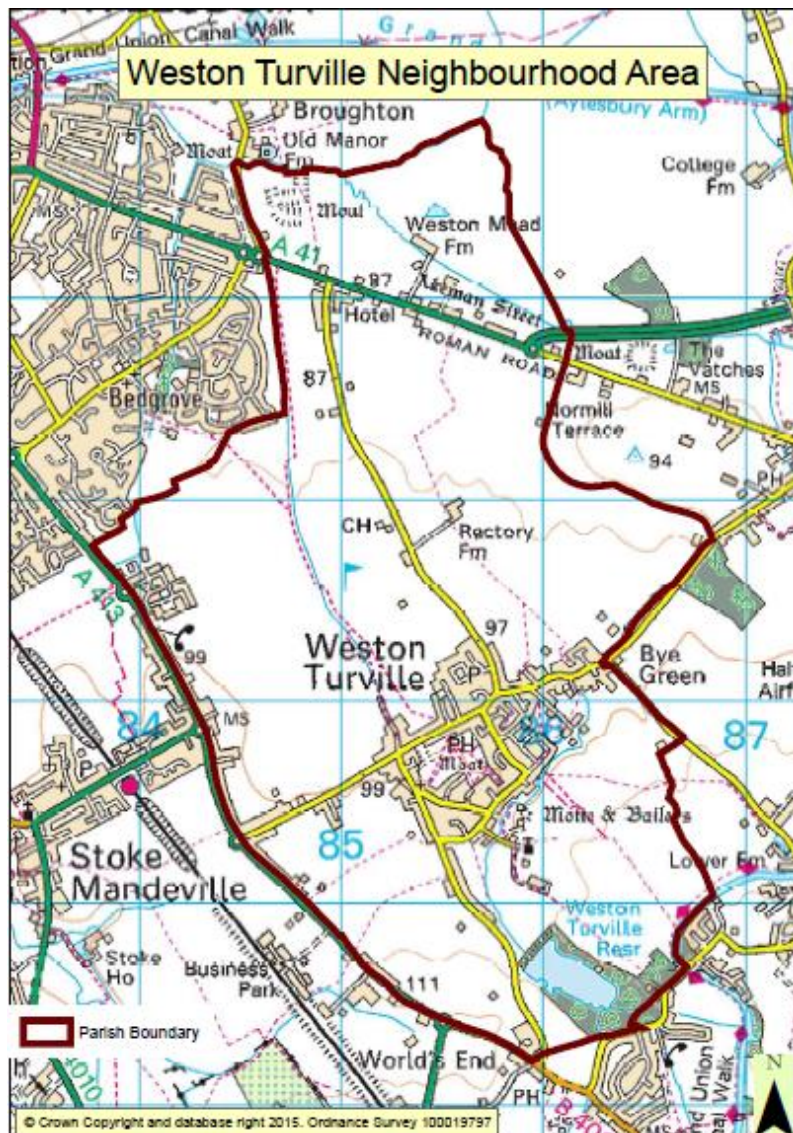


Figure 1 Weston Turville Designated Neighbourhood Plan Area

- 1.3 The purpose of the Weston Turville Neighbourhood Plan (WTNP) is to make planning policies that can be used to determine planning applications in the parish. Its policies will encourage development for the benefit of the local community and aim to protect the character of the parish.
- 1.4 The Parish Council has led the preparation of Weston Turville Neighbourhood Plan (WTNP) which will cover the period 2013-2033. The WTNP sets out specific policies and proposals for the use and development of land in the Neighbourhood Area over that period.

## 2. Planning Policy Context

- 2.1 Weston Turville parish is part of Aylesbury Vale District in the county of Buckinghamshire. Each of these administrations has policies and proposals that have a significant influence over the content of the WTNP.
- 2.2 The National Planning Policy Framework (NPPF) published in 2012 is also an important guide in the preparation of local and neighbourhood plans. WTNP must demonstrate that it is consistent with the NPPF and the Vale of Aylesbury Local Plan when it is adopted.
- 2.3 A full policy review was carried out to create the WTNP Policy Review, September 2016.<sup>1</sup>

This includes the “Saved Policies” of Aylesbury Vale District Local Plan (AVDLP) 2001 -2011 adopted January 2004 and the National Planning Policy Framework. The most relevant to WTNP are:

- Policies GP2 to GP4 relating to affordable housing.
  - Policy GP8 relating to the protection of amenity of residents and Policy GP9 extensions of dwellings.
  - Policy GP53 relating to new development in and adjacent conservation areas.
  - Policy RA13 and RA14 development within and at the edge of Appendix 4 settlements
  - Policy GP35 Design of new development proposals: this advises on the criteria for considering new development
  - Policies GP38 relating to the need for landscaping to be an intrinsic part of any new development
  - Policies GP39 and GP40 encouraging the retention of existing trees and hedgerows and planting of new trees and hedgerows
  - Policy GP59 offering advice for dealing with the preservation of archaeological remains
  - Policy GP77 providing advice on horse related development.
  - Policy RA2 relating to loss of open gaps and consolidation of settlements
  - Policy RA8 relating to development in the areas of attractive landscape and local landscape areas
  - Policy RA11 providing advice for conversion of buildings in the countryside
  - Policy GP86 and GP87 relating to provision of outdoor playing space and open space.
  - Policy GP91 referring to the provision of amenity areas
  - Policy GP92 relating to the safeguarding of allotment land
  - Policies GP93 and GP94 relating to the provision of community facilities
  - Policy GP17 referring to the retention and continued use of existing employment sites
  - Policy GP32 encouraging the retention and continued use of buildings used as shops, public houses and post offices
  - Policy GP69 referring to hotel and motel development
  - Policy GP70 referring to changes of use of rural and historic buildings
  - Policy RA29 relating to proposals for new employment uses in the countryside
- 2.4 The emerging Vale of Aylesbury Local Plan (VALP) indicates that Weston Turville village is not required to take any additional housing due to its proximity to the growth of Aylesbury, part of which is within the parish of Weston Turville. WTNP therefore does not seek to allocate any development sites as the housing need for the parish is met within the emerging VALP.
  - 2.5 The WTNP is required by the Neighbourhood Planning (General) Regulations 2012, to be in general conformity with National and Local Level policies. This includes that of the saved policies of the adopted Aylesbury Vale District Local Plan (AVDLP) and the emerging Vale of Aylesbury Local Plan (VALP). The WTNP is therefore not in a position to resist the wider growth of Aylesbury into the parish as this is a

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<sup>1</sup> [www.dropbox.com/s/a9s583wa8kux8qd/WT%20NP%20Policy%20Review.pdf?dl=0](http://www.dropbox.com/s/a9s583wa8kux8qd/WT%20NP%20Policy%20Review.pdf?dl=0)

strategic development matter and one which falls beyond the remit of neighbourhood planning. A Neighbourhood Plan is also required to plan positively for sustainable development and therefore to do otherwise, would mean the plan would fail to meet the basic conditions and subsequently fail at examination.

### 3. About Weston Turville Parish

- 3.1 Weston Turville is a village and a civil parish within Aylesbury Vale district in Buckinghamshire. It is located about a mile and a half south east of Aylesbury and borders the villages of Aston Clinton, Halton and Stoke Mandeville and the market town of Wendover. The parish is bisected across the top by Akeman Street, an old Roman road. The parish itself consists of a village of modest size with two satellite communities along the A41 (Akeman Street) Aylesbury to Aston Clinton and the A413 Wendover to Aylesbury which includes the Hampden Hall estate. The parish covers an area of about 930 hectares (2,300 acres) and has a population of approximately 3,127 (census data from 2013)
- 3.2 The village name 'Weston' is Anglo Saxon in origin, and means 'western estate' or western homestead as 'tun' means an enclosed farm in Anglo Saxon. In the Domesday Book of 1086 the village is recorded as Westone. The suffix 'Turville' was added later, referring to the lords of the manor in the 13th century, and to differentiate the village from other places called Weston. Between 1236 and 1539, Weston Turville had grown to have five areas or ends which still exist today - Church End, Brook End, South End, West End and World's End.
- 3.3 In recent years several archaeological excavations have taken place ahead of development in the parish and the results have indicated archaeological potential for Roman and Medieval finds. Excavations near Akeman Street to the north of the parish uncovered numerous late Iron Age and Roman farmsteads on either side of the road. In 2012 a significant Roman site was discovered on the "Hampden Fields" development area which will be protected from development of the site.
- 3.4 In medieval times farming was based on large fields, known as open fields, in which individual yeomen or tenant farmers cultivated scattered strips of land, known as ridge and furrow, which can still be seen in some of our fields today. Prior to the Enclosure Acts in the late 1700's, there were three very large open fields in Weston Turville. After enclosure the land was divided between about six influential and wealthy landowners. This land was subsequently sold off to different land owners.
- 3.5 The reservoir was constructed in 1797 to supply water to the nearby Wendover Arm of the canal. It covers approximately 70 acres with a mix of woodland, water, marshy fen, reed-beds and was designated a Site of Special Scientific Interest (SSSI) in 1986 (as notified under Section 28 of the Wildlife and Countryside Act 1981).
- 3.6 The village has two scheduled monuments and 48 listed buildings as defined by Historic England most of them being grade II\* or grade II. (Grade II\*: particularly important buildings of more than special interest. Grade II: buildings that are of special interest, warranting every effort to preserve them.) Full details of the listed buildings within Weston Turville are provided in the background document "Listed Buildings in Weston Turville"<sup>2</sup>. The type of listed building varies from thatched cottages, the Manor House, a barn on Main Street to the front gate and railings outside Cadel House. The listed buildings are located mainly within the village boundaries as can be seen in figure 2 overleaf.

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<sup>2</sup> <https://www.dropbox.com/s/y518ojbve3kcjw4/Listed%20Buildings%20in%20Weston%20Turville.pdf?dl=0>



Figure 2 Listed Buildings within Weston Turville Designated Neighbourhood Plan Area

- 3.7 The majority of houses sold within the parish of Weston Turville during the last year were detached properties, selling for an average price of £641,042. Semi-detached properties sold for an average of £370,434, with flats fetching £192,175. This gives the overall average house price of £458,305, a 10% increase since 2010. (numbers supplied by Rightmove, 2017<sup>3</sup>).
- 3.8 The 1801 Census shows there 497 inhabitants in 109 families living in 72 houses recorded in Weston Turville. Over the next 110 years the population increased gradually resulting in 737 inhabitants registered as living in Weston Turville in 1911. In 1931 the population was recorded as 1,040 and by 1951 it had risen to 1,614 persons. The 2001 census shows a total of 2,802 persons but at this time the parish boundaries had changed and no longer included Bedgrove. In 2011 there were 3,127 residents living in 1,181 households. The majority of these households reside in accommodation built in the past 60 years or within small estates built during the housing boom of the 1970's and 1980's.
- 3.9 The 2011 census reveals that the majority of residents are aged between 45 and 74, with 96.9% classifying themselves as having a white ethnic background and 93.9% being born in the UK. The largest religious group is Christian (1475 persons) with the second largest, stating they have no religion (448 persons).
- 3.10 Historically employment within the parish was mainly based around agriculture until the early/mid-20<sup>th</sup> century with Victorian/Edwardian women doing straw plaiting, lace making and the rearing of Aylesbury ducks which were bred for meat and sold in London. Figure 3 shows the duck pond in the centre of Weston Turville taken c1900.
- 3.11 The 1939 Register (a National Register that listed the personal details of every civilian in Great Britain and Northern Ireland. This Register was used to coordinate the war effort at home, to issue identity cards, organise rationing and more); shows the majority of women were doing unpaid domestic duties (housewives), paid domestic duties (servants) or shop work. The men listed were predominantly undertaking 'blue collar' manual jobs.
- 3.12 Today Weston Turville is a commuter area with limited employment opportunities based within the parish.

<sup>3</sup> [www.rightmove.co.uk/house-prices/Weston-Turville.html](http://www.rightmove.co.uk/house-prices/Weston-Turville.html)





Figure 3 Weston Turville c1900

3.12 Weston Turville is currently well served for recreational activities including: numerous countryside footpaths, two sets of allotments (only one currently in use), playing fields with facilities for tennis, cricket and football, a children's playground, horse-riding opportunities, a rugby club, a golf course, three public houses, the Wendover Arm of the Grand Union Canal and a reservoir for bird watching, sailing and fishing. The reservoir is currently owned by the Canal and River Trust and managed by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBONT). It is used by Aylesbury Sailing Club and Prestwood & District Angling Club.

## 4. Vision and Objectives

### 4.1 Vision

The vision for the parish of Weston Turville in 2033 is;

**To maintain the individual identities of the different settlements in the parish whilst creating a cohesive and thriving community for local residents and businesses.**

**To safeguard the rural identity of the parish whilst providing housing that meets local needs and to conserve and enhance landscaping, green spaces and heritage assets.**

### 4.2 Objectives

To achieve this vision a number of key objectives have been identified and are grouped under six headings:

- Housing
- Environment, Heritage and Conservation
- Transport
- Community Facilities
- Health and Education
- Business and Employment

Consultation with local residents took place via open days and a questionnaire which was distributed to every household in the parish. The events and questionnaires were advertised via:

- The Weston Turville Times, the parish magazine
- Parish Council website
- Local Facebook pages
- Local papers - Wendover News and Bucks Herald
- Interview by the steering group chairman on the local radio station

The key issues raised during the consultation process helped to form the objectives of the plan. Please refer to the Consultation Statement for more information relating to the consultation process that Weston Turville Neighbourhood Plan steering group undertook to inform their Neighbourhood Plan.

## Housing

### Main issues raised during consultation with local residents:

- Improved infrastructure to support the new housing and residents
- Affordable housing is needed for first time buyers and young families
- Bungalows and housing suitable for elderly residents wishing to downsize
- Retain parish identity and avoid coalescence with Aylesbury and other neighbouring settlements
- Controlled development, sympathetic to the character of the area
- Important that new developments provide a mix of housing with off road parking spaces

### OBJECTIVES

- To meet local housing need without overburdening the stretched local infrastructure, including roads.
- To conserve and enhance the character of the Parish by influencing the design, type and tenure of new housing.

### POLICIES

- H1 Weston Turville Settlement Boundary
- H2 Development Design in the Neighbourhood Area
- H3 Development within the Conservation Area
- H4 Housing Mix and Tenure

## Transport

### Main issues raised during consultation with local residents:

- Concerns about the level of traffic and congestion, particularly in Main Street and the Marroway
- Traffic calming to be redesigned to improve flow through Main Street
- Improved footways and pedestrian crossings needed to ensure pedestrian safety and encourage walking to school, crossings requested for Main Street and Wendover Road
- Restrict HGV access through the village
- Improved bus service to encourage the use of public transport
- Provide cycle paths or safe cycling through the parish
- Footways are poorly maintained and need improving, kerb heights need reviewing to allow easier access for wheelchairs and pushchairs

### OBJECTIVES

- To ensure that all new development appropriately mitigates any significantly adverse impacts resulting from additional traffic associated with development
- To support the development and improvement of the existing sustrans (sustainable transport – footpaths, cycleways and bus routes) network infrastructure in the village

### POLICIES

- T1 Improvements to road safety and ease traffic congestion
- T2 Strategy for improving pedestrian and cycle connections within the parish and to the surrounding area
- T3 Encourage better planning of public transport

## Environment, Heritage & Conservation

### Main issues raised during consultation with local residents:

- Preserve the rural character of the village and prevent coalescence with neighbouring villages/town
- Protect the green spaces in the centre of the village
- Maintain and improve the footpaths to encourage more walking
- Protect the reservoir and surrounding landscape

### OBJECTIVES

- To conserve and enhance green spaces and important views to the countryside to help maintain the rural and historic character of the parish.
- To ensure that the historic village of Weston Turville retains its unique settlement character and identity by remaining a separate village through the conservation of open spaces between Weston Turville and neighbouring settlements.
- To conserve and enhance the significance of the heritage assets in the parish and their settings, including the special interest, character and appearance of the conservation area.

### POLICIES

- E1 Protection of Local Green Spaces
- E2 Protection of key views and vistas
- E3 Biodiversity
- E4 Water and Waste Infrastructure

## Community Facilities

### Main issues raised during consultation with local residents:

- Improved/additional leisure facilities – gym/fitness, skate park, MUGA, bowling green
- Improved village centre with local shops and café
- Improved signage to improve parish identity and cohesion

### OBJECTIVES

- To conserve and enhance existing community facilities
- To support the provision of additional leisure facilities
- To improve access to public open space and countryside through a well maintained network of footpaths, cycle tracks and bridleways

### POLICIES

- C1 Retention and enhancement of community facilities
- C2 Replacement of community facilities
- C3 Public Rights of Way

## Health and Education

### Main issues raised during consultation with local residents:

- Improved local healthcare facilities
- Local school is full, more provision needed

### OBJECTIVES

- To support expansion of local health services to increase capacity to provide services for residents of the parish
- To facilitate improvements in education provision across the parish

### POLICIES

HE1 Improvements to health facilities by contributions from developers of new housing or employment schemes  
HE2 Access to education provision

## Business and Employment

### Main issues raised during consultation with local residents:

- Improve the village centre to provide local shops for the community
- Reinstate the Post Office facility within Weston Turville village
- Business hub for small businesses – provide office facilities, including high speed broadband, meeting rooms, photocopying etc.
- Improved broadband provision

### OBJECTIVES

- To retain and enhance existing businesses and facilities for community use
- Enhancement of the village centre.
- To promote provision for all residents and local businesses with access to high quality, cost effective superfast broadband.

### POLICIES

B1 Revitalisation of the village centre  
B2 Encouragement of growth and development of small businesses  
B3 Improvements to broadband and other fibre optic connections

## 5. Sustainable Development

- 5.1 The Neighbourhood Plan has been informed following a review of the extant and emerging policies of Aylesbury Vale District Council and deliberately avoids repeating national and local planning policies which are supported and therefore the proposed policies of the Neighbourhood Plan will focus on a relatively small number of development issues.
- 5.2 These are written against the background that the Neighbourhood Plan must contribute towards the sustainable development of the area.
- 5.3 WTNP meets the requirement for sustainable development by:
  - Encouraging provision of new homes for young families
  - Encouraging provision of new homes for older people wishing to downsize
  - Requiring high quality designed developments which complement the existing character of the parish and neighbouring properties
  - All new housing will comply with environmental legislation
- 5.4 The proposals and following policies of the plan do not therefore require a Sustainability Appraisal nor a Strategic Environmental Assessment (SA/SEA). A copy of the screening report can be seen in Appendix 7 of the Consultation Statement.

## 6. Policies

### Spatial Plan for the Parish: Settlement boundaries

- 6.1 This policy establishes and defines the three separate Weston Turville Settlement Boundaries to distinguish the consideration of planning applications within existing settlements from those outside the boundary.
- 6.2 Each Settlement Boundary is formed from a detailed consideration of the character of the parish as identified in the adopted Aylesbury Local Plan and from a detailed survey of the form and location of properties and their inter-related spaces undertaken as part of the evidence gathering for the Neighbourhood Plan
- 6.3 Planning applications outside the three urban areas identified in the three settlements boundaries identified in Figures 4-6 will be resisted unless they are a site identified as part of the growth strategy for Aylesbury as defined within the emerging Vale of Aylesbury Local plan.
- 6.4 Throughout consultation there has been strong support for protecting the rural village character and identity of Weston Turville. However, there is also a recognition of the need for further development to ensure the long term sustainability of the area and as such there is a consensus that appropriate and proportionate development should take place within the defined settlement boundaries in order to balance the two needs.

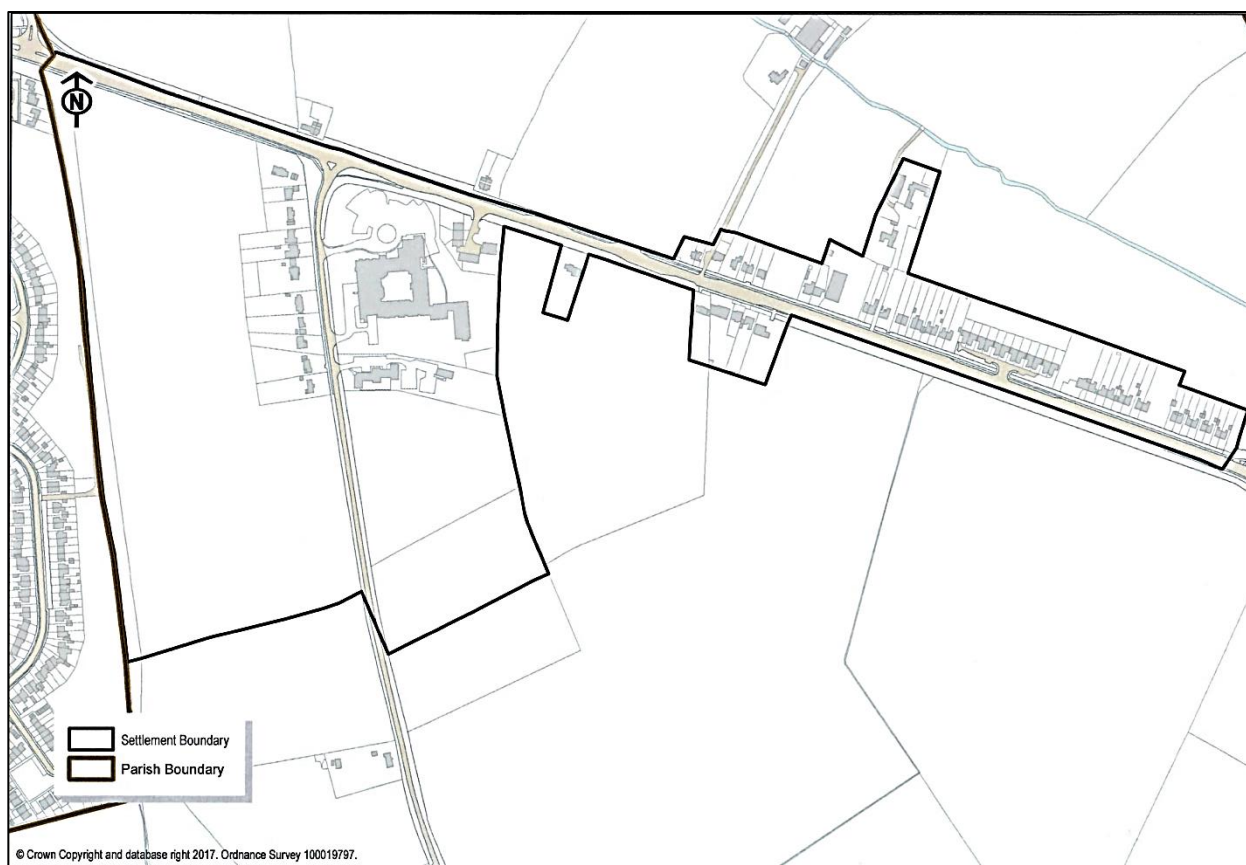


Figure 4 Settlement Boundary 1 - Aston Clinton Road

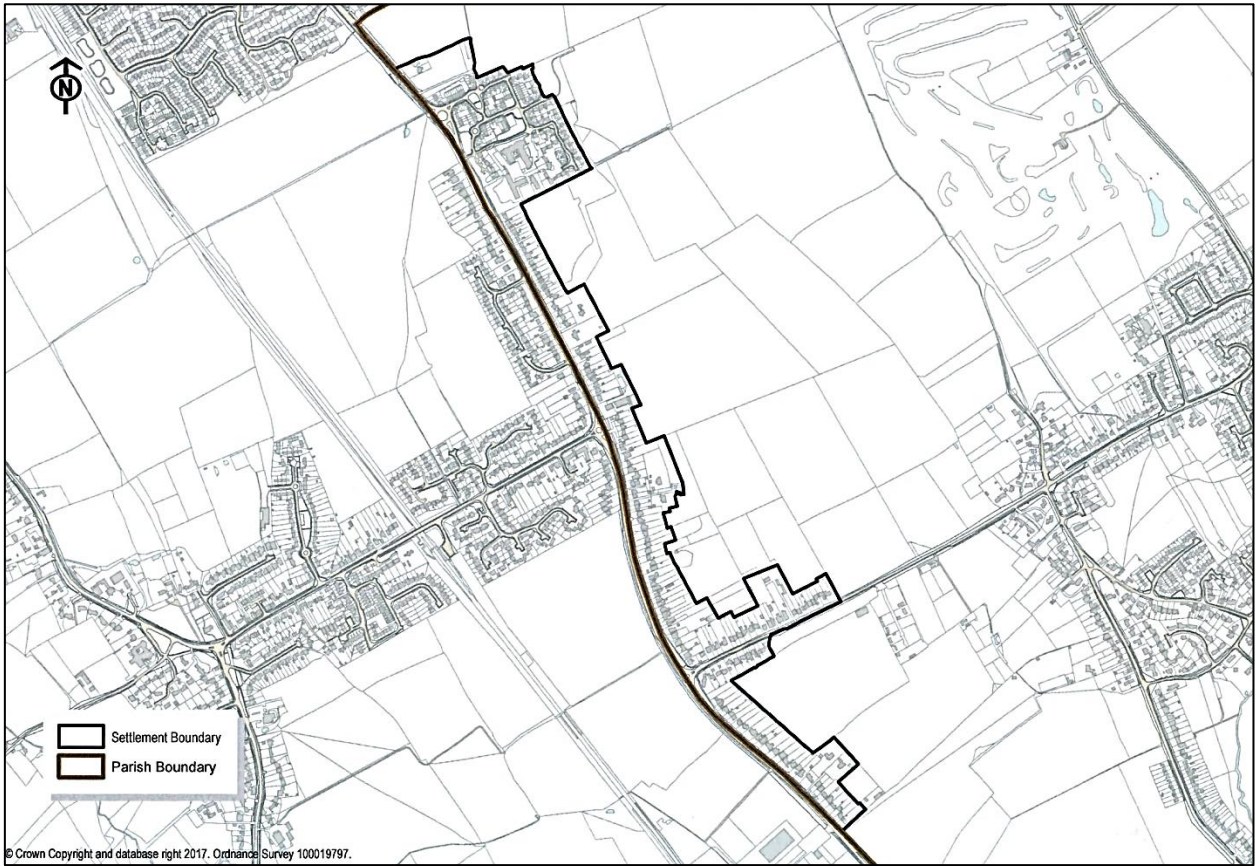


Figure 5 Settlement Boundary 2 - Wendover Road and Hampden Hall

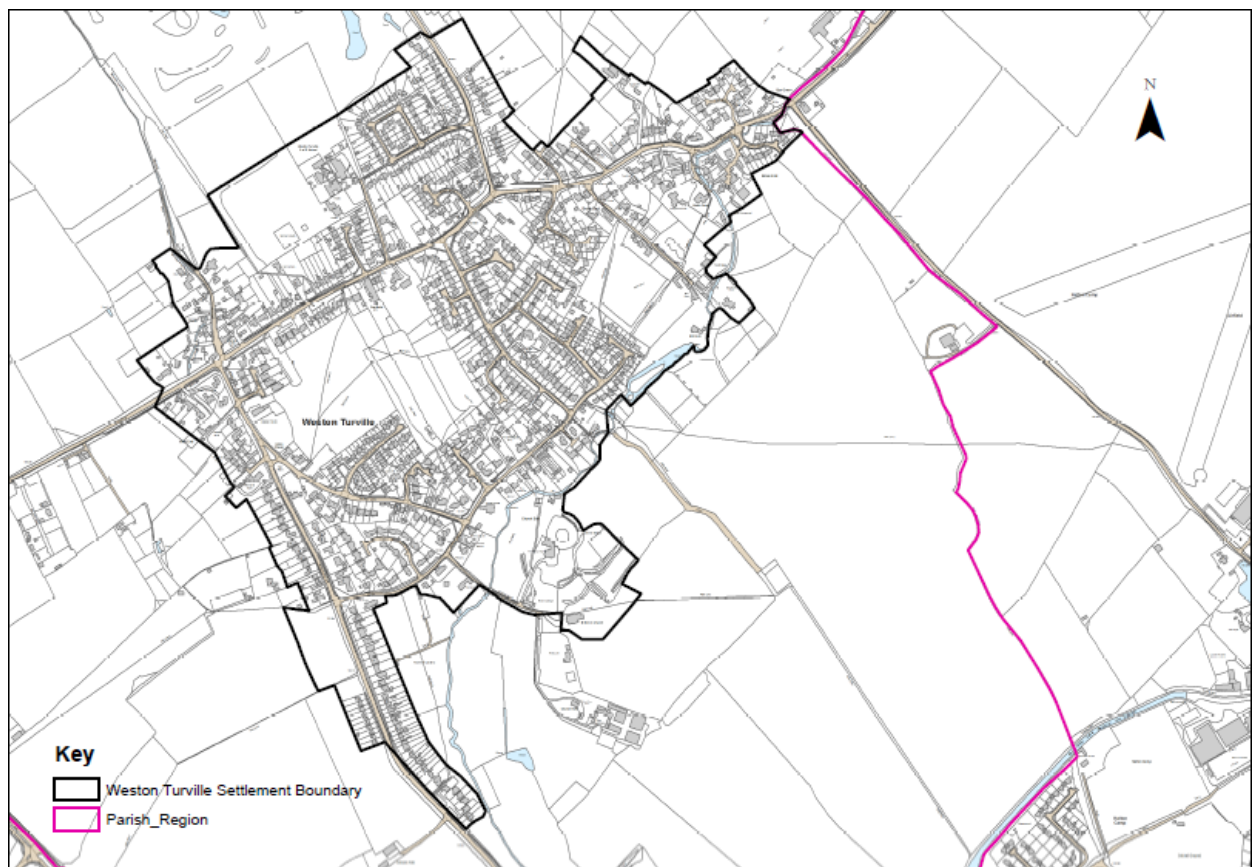


Figure 6 Settlement Boundary 3 - Weston Turville Village



## Policy H1: Weston Turville Settlement Boundaries

The Neighbourhood Plan designates a Settlement Boundary for the three areas of Weston Turville as shown in Figures 4, 5 and 6 for the purpose of enabling development within the boundary directing the physical growth of the settlements over the plan period.

Development proposals for small scale development of up to 12 houses within the defined settlement boundaries of Weston Turville will be supported, provided the proposals meet the other policies of this Neighbourhood Plan and Aylesbury Vale Local Plan

Development proposals (other than for rural housing exception schemes, or development as part of the growth of Aylesbury as defined in the emerging Vale of Aylesbury Local Plan), will not be permitted on land outside the Settlement Boundaries unless;

- I. they promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker;
- II. it is through the re-use of redundant or disused buildings or the replacement of an existing building with a well-designed new building, and;
- III. they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment, and
- IV. they meet other policies in this Neighbourhood Plan and the adopted Local Plan.

## Development Design in the Neighbourhood Area

- 6.5 This policy requires all development proposals to deliver high quality schemes that reflect the character of the existing settlement or nearby houses of architectural merit.
- 6.6 Materials used in any development shall complement those used in the adjacent surroundings
- 6.7 In response to the consultations the community in Weston Turville indicated that they want any new development to include a proportion of affordable housing and provide a mix of housing types and tenure.
- 6.8 In interpreting Policy H2, reference will be made to the Weston Turville Conservation Area document<sup>4</sup> and to the Local Green Spaces Report<sup>5</sup>.

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<sup>4</sup> <https://www.aylesburyvalenc.gov.uk/weston-turville-conservation-area>

<sup>5</sup> <https://www.dropbox.com/s/z1a865nrjm6gp5z/WTNP%20Green%20Spaces%20Report%20%28May%202018%29.pdf?dl=0>

## Policy H2: Development Design in the Neighbourhood Area

Proposals for development in the neighbourhood area will be supported provided that;

- Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, reflect the character and scale of the surrounding buildings and of distinctive local landscape features.
- It retains and enhances natural boundaries, including hedgerow and water courses, which contribute to visual amenity or are important for their ecological value.
- It provides a biodiversity net gain for the parish.
- It retains and considers the distinctive qualities of the special and attractive areas of open space within the village.
- It conserves and enhances the significance of any heritage asset and/or the special interest, character and appearance of the conservation area and their settings.
- It does not adversely affect neighbouring properties by way of loss of privacy, daylight, noise, visual intrusion or amenity.
- They make provision for off-street car parking spaces in accordance with the adopted standards, unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required.
- Where a clear case can be demonstrated that off street car parking provision cannot be made, every effort is to be made to use reasonable alternatives such as garages and shared parking arrangements;
- Any car parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene.
- Any new development does not result in the loss of any existing publicly accessible open space.
- New and innovative architectural design will be strongly supported, provided that they are sympathetically integrated into the existing street scene.

## The Conservation Area

6.8 The village of Weston Turville has a designated Conservation Area which was last reviewed in 2007. The importance of this area and its positive features is documented within the Conservation Area report and this evidence supports the policies in the Neighbourhood Plan. The Conservation Area<sup>6</sup> is shown in Figure 7 and must be safeguarded for the future.

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<sup>6</sup> <https://www.aylesburyvaldec.gov.uk/weston-turville-conservation-area>

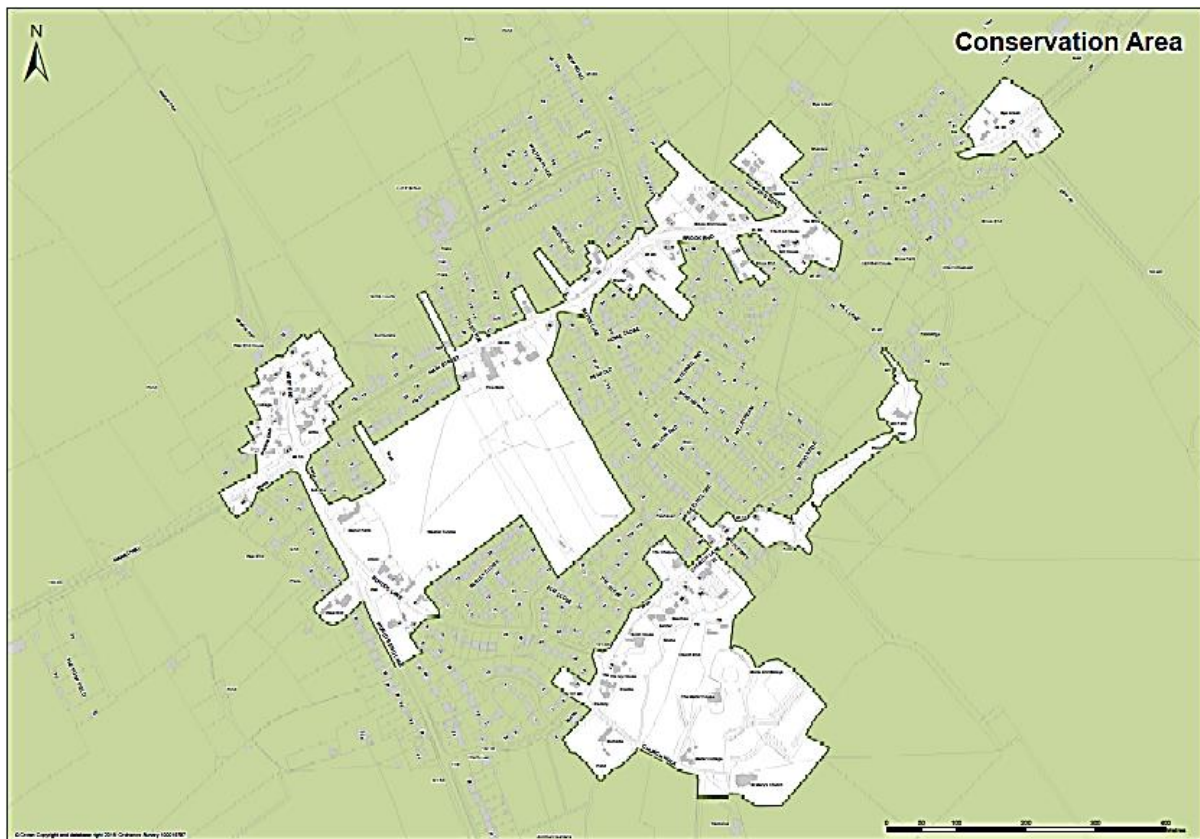


Figure 7 Weston Turville Conservation Area<sup>7</sup>

### Policy H3: Development within the Conservation Area

This policy seeks to conserve and enhance the Conservation Area. Development within it, or affecting its setting, must conserve or enhance the architectural and historic interest and must not harm the Weston Turville Conservation Area and maintain the integrity of the street scene and create a sense of place.

Development proposals in the Conservation Area will be supported where applicants have given due consideration to the following design principles and it does not harm the Conservation Area. The guidelines are not designed to limit creative architectural solutions that may come forward.

- Any development in the Conservation Areas should be sympathetic to or compliment the surrounding buildings and environment giving due consideration to existing Roofs, Walls, Windows, Boundaries and the materials that have been used.
- Proposals for development should sustain and, where possible, enhance the historic character and appearance of the Weston Turville Conservation Area depicted in Figure 7 and its listed buildings and other heritage assets.
- Any planning application within the Conservation Area must demonstrate how the design of the proposals retains or enhances positive features of the existing area.
- Any proposals for the installation of modern infrastructure must be as unobtrusive as possible.

<sup>7</sup> [www.aylesburyvaldc.gov.uk/sites/default/files/page\\_downloads/Updated-2009-Weston-Turville-complete-doc.pdf](http://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/Updated-2009-Weston-Turville-complete-doc.pdf)

## Housing Mix and Tenure

### Policy H4: Housing Mix and Tenure

Development proposals which meet the requirements within H1, H2 and H3 will be supported provided they meet the following requirements:

- Affordable housing - 25% of the total number of dwellings for any development greater than 10 units are provided as affordable homes (or in line with AVDC policy, whichever is the greater)
- That affordable housing, where provided, should be integrated with other housing either near to it or in a development, and;
- A mix of housing types is provided that is reflective of the most up to date assessment of housing needs arising in the parish, including 2 and 3 bedroom homes for young families.
- In developments over 10 units of market or affordable housing, at least one of the units shall be designed to be accessible for those with limited mobility<sup>8</sup>.
- Furthermore, proposals for the development of retirement housing, including extra-care housing, will be supported, provided they are suitably located within the settlement boundaries and their design meets the requirements of development plan policy.

## Transport

- 6.9 One of the main issues raised during the consultation process was the level of traffic congestion and the need for traffic calming measures linked with improvements to pedestrian safety.
- 6.10 The community identified a need for improvements to existing pedestrian and cycle routes and for their integration with surrounding residential and employment areas.
- 6.11 In addition there was a wish to improve public transport links especially the bus services.

### Policy T1: Improvements to road safety and ease traffic congestion

Development proposals should demonstrate that they can deliver appropriate site access and traffic mitigation through agreement with the Highways and Planning Authorities to minimise adverse effects on the local traffic network.

Development contributions through a Section 106 (Town and Country Planning Act 1990) obligation will be sought to pay for highway mitigation in line with current planning policies and in accordance with the Local Highway Authority<sup>9</sup>.

<sup>8</sup> <https://www.dropbox.com/s/zhs2m3uieetqzk0/Age%20Uk%20%20Factsheet%20-%20Specialist%20housing%20for%20older%20people.pdf?dl=0>

<sup>9</sup> <https://www.aylesburyvaldc.gov.uk/transport-strategy>

## Policy T2: Strategy for improving pedestrian and cycle connections within the Parish and to surrounding area

Development proposals must demonstrate how existing sustainable transport links can be accessed from the site and where necessary, secure improvements to ensure safe access for pedestrian and cyclists in line with current industry standards and the Highways Authority policies.<sup>1011</sup>

## Policy T3: Encourage better planning of public transport

Where the development proposal for new housing or employment that is likely to have a significant impact on the local highway network a sustainable transport strategy will be required in accordance with Local Highway Authority guidance..

Development proposals must secure improvements, where necessary to ensure sustainable transport connections are incorporated into the scheme in line with the Highways Authority policies.<sup>12</sup>

New developments should be proximate to a bus stop and linked to that stop by a suitable public footpath.<sup>13</sup>

## Environment

### Local Green Spaces

- 6.12 National Planning Policy allows Neighbourhood Plans to protect green spaces that are of significance to a community by designating them as Local Green Spaces.
- 6.13 The map shown in figure 8 identifies 7 specific locations which the Neighbourhood Plan seeks to identify and protect from development.
- 6.14 Connected green space allows species to adapt to climate change and provides for resilient landscapes.

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<sup>10</sup> <https://www.buckscc.gov.uk/services/council-and-democracy/our-plans/local-transport-plan-4/>

<sup>11</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/607016/cycling-walking-infrastructure-technical-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/607016/cycling-walking-infrastructure-technical-guidance.pdf)

<sup>12</sup> <https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements#transport-assessments-and-statements>

<sup>13</sup> Dept for Transport “Inclusive Mobility” – A Guide to best practice on access to pedestrian and transport infrastructure.  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/3695/inclusive-mobility.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3695/inclusive-mobility.pdf)

## Weston Turville Neighbourhood Plan - Local Green Spaces

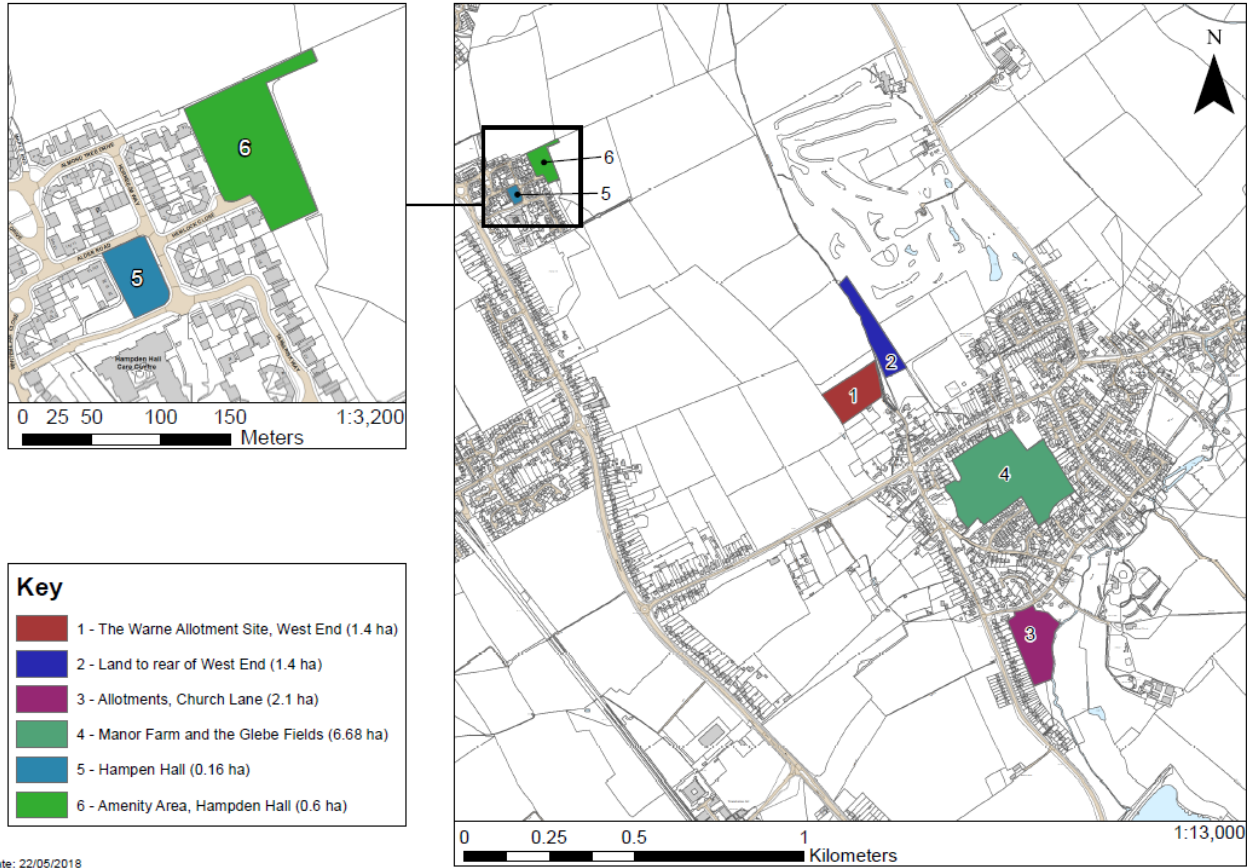


Figure 8 Local Green Spaces

- 6.15 The Neighbourhood Plan designates Local Green Spaces as shown in Figures 8 above.
- 6.16 This purpose of this policy is to protect a number of important green spaces in the parish from development by the designation as Local Green Space in accordance with paragraphs 76-77 of the NPPF.
- 6.17 Each of these pieces of land are an integral part of the parish and are regarded as special to the local community and (4) and (5) are specifically mentioned in the Weston Turville Conservation Area as important to the village and community. The Weston Turville Local Green Spaces Report sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless they are ancillary to a public recreation use or they are required for essential utilities.

### Policy E1: Protection of Local Green Spaces

Proposals for development on the designated Local Green Spaces as set out below and shown in figures 8 which is not ancillary to the use of the land for public recreational purposes will not be permitted, other than in very special circumstances.

1. Old Allotment Site, West End
2. Land to west of the recreation ground, accessed via West End
3. Manor Farm and The Glebe fields in the centre of Weston Turville Village
4. Allotments, Church Lane
5. Hampden Hall Play Area
6. Hampden Hall Amenity Area

## Key Views and Vistas

- 6.18 The map in figure 9 below shows the key views within the village as defined within the Conservation Area. The relationship of the settlement of Weston Turville with the countryside is important and the key views and vistas shown in the map help to integrate the settlement with the surrounding landscape.
- 6.19 These views and vistas should be retained by avoiding inappropriate locations for any new buildings resulting in unacceptable landscape impact. Any development which impinges on the skyline or which results in significant blocking of views of historic features including St Mary's Church should not be permitted.



Figure 910 Key Views in the Weston Turville Conservation Area

## Policy E2: Protection of key views and vistas

Development proposals must have full regard to their effects on the views identified in the Weston Turville Conservation Area Appraisal and in the Neighbourhood Plan. Where an important view is likely to be affected, an assessment of views from and vistas into the countryside from any proposed development should be provided to show how any visual impact will be minimised through the design of the site location, layout, buildings and landscaping.

## Biodiversity

- 6.20 The Parish of Weston Turville supports a rich variety of natural habitats and species. The planning system should contribute to the conservation and enhancement of these and to the ecological systems that support them. In accordance with the NPPF, development policies seek to maximise the benefits of planning decisions to biodiversity, within the context of sustainable development.
- 6.21 In order to accurately determine whether no net loss and enhancement to biodiversity can be delivered by a development, an ecological assessment by suitably experienced ecologist should be undertaken. Surveys should be completed following relevant good practice guidance; any departures from such guidance should be justified. Mitigation and enhancement measures should be appropriate to the local area, detailed and with a commitment to delivery. Funding may be required to ensure delivery of long-term management of biodiversity assets to secure a long-term net gain where possible. Examples of good practice guidance are:
- CIEEM<sup>14</sup> Guidelines for Preliminary Ecological Appraisal
  - CIEEM guidelines for Ecological Impact Assessment in the UK
  - Bat Conservation Trust Bat surveys for Professional Ecologists: Good Practice Guidelines 3<sup>rd</sup> Edition (Collins 2016)
- 6.22 In achieving net gains to biodiversity, reference should be made to the District Council's proposed Supplementary Planning Document, together with guidance from Natural England.

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<sup>14</sup> Council of the Institute of Ecology and Environmental Management



## Policy E3: Biodiversity

*Proposals for new development will be expected to conserve and enhance biodiversity and wildlife to include:*

- *Development proposals are expected to provide net gains to biodiversity. Net gain will be determined by applying an appropriate recognised mechanism to achieve no net loss and a net gain.*
- *The safeguarding or protection of designated sites, protected species, priority species and habitats, ancient or species rich hedgerows, grasslands and woodlands;*
- *A measure of biodiversity for the development showing a net gain of biodiversity on the site, if this is not possible then a net gain of biodiversity within the parish will be expected.*
- *Where appropriate development will contribute to the green infrastructure connecting the green spaces within the parish and to wider landscape.*
- *The use and adoption of sustainable drainage facilities and a restrictive use of storage lagoons or similar retentive systems discharging to surface or ground water receptors; and*
- *Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting.*
- *All suitable buildings bordering open spaces will be required to incorporate integrated bat and swift boxes*
- *Lighting within and around development is expected to respect the ecological functionality of wildlife movement corridors.*
- *Landscaping schemes will be expected to maximise opportunities for wildlife, including the planting of trees to maximise diversity of wildlife species.*

## Community Facilities

- 6.23 Weston Turville has a combined infants and junior school within the village and is in the catchment area for the well regarded John Colet School in Wendover and grammar schools in Aylesbury.
- 6.24 It has a small parade of shops, three public houses, a village hall, a church and a Chapel. The village hall is used by many community groups, local clubs and village activities, including the annual village fete. The Chapel has a meeting room to hire which is used by local organisations.
- 6.25 There is a large recreation ground providing sports pitches, tennis courts and a children's play area. The recreation ground is owned by the Parish Council which has plans to extend the recreational facilities on this site. There is a further play area at the Hampden Hall estate which is owned and maintained by Aylesbury Vale District Council.
- 6.26 The parish also has two allotment sites although only one is currently in use because of lack of demand, these are managed independently by the Weston Turville Allotment Association.
- 6.27 This policy covers built and outdoor community facilities and will also cover any new facilities that may be provided in the future.
- Village Hall, School Approach
  - Recreation Ground, School Approach
  - Tamarisk Way Play area, Hampden Hall
  - Weston Turville Combined School, School Approach
  - St Marys Church, Church Walk
  - Union Chapel, School Lane,
  - Shops in the Parade, Main Street

- The Chandos Arms PH
- The Five Bells PH
- The Chequers PH
- Scout Hut, Wendover Road
- Allotment Sites, West End and Church Lane

### Policy C1: Retention and enhancement of community facilities

Development proposals that will contribute to improvements of established community buildings by way of the extension or partial re-development 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.

### Policy C2: Replacement of community facilities

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. This will require evidence that the property has been actively marketed where appropriate, commensurate with its use, at an open market value for a period of at least 12 months.

### Policy C3: Public Rights of Way

Proposals to provide and enhance existing network of footpaths, cycle paths and bridle ways, and to enhance the public rights of way and public access to the rural open spaces will be strongly supported.

## Health and Education

- 6.28 The NPPF advises that the planning system should provide high quality built environment with accessible local services that reflect the community's needs and support its health and education well-being.
- 6.29 During the consultation process with residents there was a strong level of support for the need for improvements in accessing timely medical attention at local health care facilities.
- 6.30 In consultation replies the community wished to see that there is sufficient capacity in the primary and junior schools in the Parish to allow the children living in the parish to attend those schools.

### Policy HE1: Improvements to Health facilities by contributions from developers of new housing or employment schemes

Developer contributions will be sought in relation to residential development in accordance with the Community Infrastructure Regulations 2010 (as amended) to fund improvements to service capacity for health facilities where the Clinical Commissioning Group has demonstrated that the development will create pressure on service provision and a requirement can be justified.

## Policy HE2: Access to Education provision

Developer contributions will be sought in relation to residential development in accordance with the Community Infrastructure Levy regulation 2010 (as amended) towards the funding of new school places to expand the capacity at existing schools or provision of new education facilities.

## Business and Employment

- 6.31 The Consultation responses indicated that it was important to improve the village centre to provide more local shops, post office and other facilities.
- 6.32 The village would also benefit from opportunities for small businesses to set up by the provision of a hub that could offer central support of meeting rooms and administrative services
- 6.33 There was a need for improvements to the broadband reception and provision

## Policy B1: Revitalisation of the village centre

Support will be given for developments which revitalise and enhance the village centre and which are supported by improved car parking and servicing facilities and meet the design policies of this plan.

Proposals for change of use from the current retail use for properties located in The Parade, Main Street will be resisted unless there is demonstrable evidence to show that its continued use is no longer viable. This will require evidence that the property has been actively marketed, commensurate with its use, at an open market value for a period of at least 12 months and the proposal accords with Policy C2.

## Policy B2: Encouragement of growth and development of small businesses

Proposals for the redevelopment or change of use to employment use will be permitted provided that there would be no adverse impact on the amenities of neighbouring businesses or residential properties and provided they meet the adopted car parking standards.

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 marketed on reasonable terms at open market value for a period of at least 12 months and will conform to Policy C2.

### Policy B3: Improvements to broadband and other fibre optic connections

The Neighbourhood Plan will support the provision of improvements to broadband and other fibre optic connections to both residential and business properties in the Parish.

Proposals should include

- the pre-requisite infrastructure required for broadband connectivity and implementation in the sites development at the earliest stage to ensure that they can be connected to the superfast broadband network at the earliest opportunity;
- capacity to “future proof” infrastructure/apparatus to industry standards<sup>15</sup>
- provision of landscaping scheme and/or necessary camouflage so the development has been sited and designed to minimise the impacts on the character and appearance of the settlement
- evidence to show that the applicant has explored the opportunities to erect apparatus on existing buildings, masts or other structures;
- the numbers of radio and telecommunication masts which should be kept to a minimum consistent with the efficient operation of the network
- an agreement that apparatus will be removed under condition or obligation when it is no longer required
- identified delivery partners that are currently operating in the area.

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<sup>15</sup> [https://www.ournetwork.openreach.co.uk/resources/site1/General/Downloads/quick-guides/Quick\\_Guide\\_Duct\\_Laying.pdf](https://www.ournetwork.openreach.co.uk/resources/site1/General/Downloads/quick-guides/Quick_Guide_Duct_Laying.pdf)

## 7 Implementation

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

### **Development Management**

- 7.2 Most of the policies contained in the WTNP 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.
- 7.3 Whilst development management is the responsibility of the local planning authority, Aylesbury Vale District Council, the Parish Council will also use the WTNP to frame its representations on submitted planning applications. It will also work with AVDC to monitor the progress of sites coming forward for development.

### **Infrastructure Projects**

- 7.4 Certain policies of the WTNP require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure relating to the development scheme to make the scheme satisfactory in line with paragraphs 173 and 204 of the NPPF.
- 7.5 The Parish Council has identified certain priority projects for Community Levy Funding which are listed in Appendix A of the Neighbourhood Plan.
- 7.6 In responding to requests for comments to be made to the Weston Turville Parish Council and the Neighbourhood Plan, the Steering group received a list of issues that were of concern to the residents but were not strictly planning issues that could be satisfactorily addressed through this Neighbourhood Plan.
- 7.7 These concerns related to issues such as crime and community safety, maintenance of public recreation areas, general behaviour and community activities.
- 7.8 These have been brought together in an Action Plan which is listed as Appendix A of the Neighbourhood Plan with actions and responsibilities listed but they are legally separate from the Neighbourhood Plan process.

## Appendix A: Identification of Priority Projects for Community Infrastructure funding

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

- Pavements / cycle paths
- Community buildings/facilities
- Leisure facilities
- Traffic calming
- Provision of high speed broadband