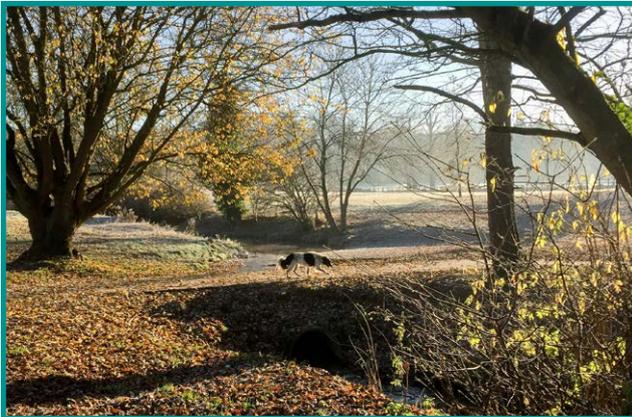




**ASTON CLINTON PARISH
NEIGHBOURHOOD PLAN 2013-2033**
Published by Aston Clinton Parish Council under the
Neighbourhood Planning (General) Regulations 2012, and in
accordance with EU Directive 2001/42.
Referendum Version - May 2018



POLICIES OF THE ASTON CLINTON NEIGHBOURHOOD PLAN
 These are contained in Section Two (pages 21-36)

HQD 1	High Quality Design
HQD 2	High Quality Design
H1	Housing - Settlement boundary
H2	Housing - Housing development
H3	Housing - Affordable housing
H4	Housing for Older People
H5	Housing - Mix of housing
B1	Business - Community facilities
B2	Business - Rural employment
B3	Business - New employment opportunities
B4	Business - High speed broadband
L1	Leisure - Aston Clinton Park
L2	Leisure - Public open spaces, footpaths, cycle & bridleways
L3	Leisure - Community Centre
E1	Education & Health - Doctors & School expansion
E2	Education & Health - Improvements & Expansion to the School
T1	Transport - Traffic mitigation
T2	Transport - Encourage walking & cycling
EN1	Environment - Development impact on biodiversity
EN2	Environment - Protecting biodiversity loss
EN3	Environment - Local Green Spaces
EN4	Environment - Abating flood risk

TABLE OF CONTENTS:

SECTION ONE

INTRODUCTION & BACKGROUND	Page 1-4
Current Leisure Facilities	Page 5
Current Business	Page 6
Current Transport	Page 7
Current Health	Page 8
Current Education	Page 9
Current Environment	Page 10
Why Does Aston Clinton Need a Neighbourhood Plan?	Page 11
The Neighbourhood Plan Committee	Page 11
The Process	Page 12
Implementation & Monitoring	Page 12
Aston Clinton Parish	Page 13
Settlement Boundary	Page 13
The Planning Policy Context	Page 13
Other Policies & Vale of Aylesbury Local Plan (VALP)	Page 14
VISION STATEMENT & OBJECTIVES	Page 15-19
Other factors to be considered	Page 20

SECTION TWO

INTRODUCTION TO POLICIES	Page 21
High Quality Building Design	Page 21-22
HOUSING	Page 23
Housing Policies	Page 24-25
Supporting Information for Housing	Page 26
Business Policies	Page 27-28
Leisure Policies	Page 28
Supporting Information for Business	Page 29
Supporting Information for Leisure	Page 29
Education Policies	Page 30-31
Supporting Information for Education	Page 31
Transport Policies	Page 32
Supporting Information for Transport	Page 33
Environment Policies	Page 34-36
Supporting Information for Environment	Page 36

SECTION THREE

ASPIRATIONS OF ASTON CLINTON	Page 37
Non-Designated Heritage Assets	Page 38
APPENDIX A (Listed Buildings)	Page 39
APPENDIX B (Housing completions & commitments)	Page 40-41
APPENDIX C (Footpaths & Rights of Way)	Page 41-42
APPENDIX D (Parish Boundary Map)	Page 43
APPENDIX E (Settlement Boundary)	Page 44
APPENDIX F (Policy E1 Large Scale Plan)	Page 45
APPENDIX G (Aylesbury Woodlands Enterprise Zone Plan)	Page 46
APPENDIX H1 & H2 (Important woodlands and detailed maps)	Page 47-48

SECTION ONE

INTRODUCTION AND BACKGROUND

1.1 Understanding the needs and requirements of the village of Aston Clinton is the starting point for producing a good Neighbourhood Plan.

1.2 Aston Clinton Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority, Aylesbury Vale District Council, under the provisions of the Localism Act and the Neighbourhood Planning Regulations 2012.

Village History

1.3 The history of Aston Clinton dates to before the Domesday Book of 1086. Though it may have been settled in even before the Roman invasion of Britain, Aston Clinton probably began as a community where the Roman road, Akeman Street (the former A41) crossed the pre historic Icknield Way. With the decline of the Roman Empire, the Saxons took over the settlement, and this was confirmed by the recent discovery of a Saxon cemetery in the area. The Domesday Book listed the village as Estone (Eastern Estate). Before the Norman conquest of England in 1066 the settlement was held by Wlwen probably under patronage of King Edward the Confessor. The manor, later to be known as Aston Clinton, was for a short period after 1100 under the control of Edward de Salisbury, who was King Henry I's standard-bearer. In 1217 King Henry III gave it to Sir William de Farendon. However, by 1237 the manor was owned by the de Clinton family, hence the name at that time of Aston de Clinton. They separated out from Aston Clinton a new manor called Chivery (to the south of the main village in the Chiltern Hills) as a dowry for his daughter Alice. The medieval parish also included the manors of Dundridge (now to the south of the Parish within Chiltern District Council area) and Vaches (no longer viable, but located to the west of the main village off the Aylesbury Road). Sometime after 1239, King Edward I granted the estates to the Montacutes, who were the ancestors of the Earls of Salisbury. Successive families owned the manor, passing by marriage from the Hastings to the Barringtons, Gerards, and then to Gerard Lake, 1st Viscount Lake. Sir Anthony de Rothschild purchased Aston Clinton House in 1853 (although the house has since been demolished, the grounds and outbuildings remain as the Green Park complex). The modern parish of Aston Clinton was created in 1934.

1.4 The parish church, St Michael and All Angels, dates from the 12th century with additions in the 13th and 14th centuries and was fully restored in 1867. The Anthony Hall was built and donated to the village in 1884 by Lady Louise Rothschild in memory of her husband. One of the village's claims to fame is that it gave part of its name to the Aston Martin car. Before hill climbs on public highways were stopped in 1923, Aston Hill (towards the southern end of the parish, off the B4009) served as a test run for the fledgling car makers.



1.5 In the early nineteenth century, during the reigns of George III and George IV, Aston Clinton was a remote farming community on the edge of the Aylesbury Vale. Although London and Paris were very fashionable places they were probably unknown to the local residents. There was no railway even between main cities until the 1830s; the roads of the time were very poor and in bad weather all but impassable, so the working people of the time would have been very restricted in their travelling and experiences. It was probably quite an event to travel to Aylesbury or Tring on market day, and towns further afield would have been visited only by those wealthy enough to have a horse or carriage. If so desired, one could reach London on the stage coach in a day, probably with a change of horse on the way, but that would have been a rare event indeed, and only for the better off. The local Aylesbury arm of the Grand Union had been completed in 1815, so agricultural goods and heavy loads could be transported from Aylesbury or Marsworth, but of course passenger traffic was impractical. At that time, the village of Aston Clinton had a population of 900 people with 720 living in the village centre, served by the local Anglican Church.

1.6 They were occupied in a number of trades, the majority being somehow involved with agriculture or livestock; there being at least six farms in the parish. The village was well provisioned with shops including a baker, butcher, grocer, and shoemaker. There was also a blacksmith who (much later) evolved to being a motor engineer, at least one carpenter, and there would certainly have been a general carrier / carter for heavier loads. The initial inhabitants also included a watchmaker and lawyer. There were also more specialist trades such as straw plaiting, lace making and cultivation of prune trees, presumably for preserves. People probably had to send to Tring or Aylesbury for a doctor. As a note of interest, the village included at least 9 beer houses selling much weaker brews than today's, but in 1834 there was a Cholera outbreak, resulting from contaminated water and tea was expensive!

1.7 Aston Clinton was then a small, largely self-sufficient population who knew little of the outside world and probably saw little reason to do so. Newspapers would have been infrequent and expensive – The Bucks Herald did not appear until 1832, and in any case, very few of the local population were able to read or write. Voting at the general election of 1820 would have been restricted to male freeholders and tenants paying £50 or more a year in rent – a lot of money. In this same year, Florence Nightingale was born, the Royal Astronomical Society was formed, and tomatoes were declared to be ‘non-poisonous’!

1.8 The local area around the village (especially including Tring) was somewhat notorious as a ‘hotbed’ of religious dissent. A number of worship groups had broken away from the Established Church of England to form their own fellowships - mainly of the Baptist persuasion.

Aston Clinton Today

1.9 The present parish covers 3,809 acres (1,541 ha) and is about 4 miles (6.4 km) east of Aylesbury and currently has an approximate population of 4000 (specifically 3682 from 2011 census). It is some 5 miles (8km) North West to South East and less than 1.5 miles (2km) across.

1.10 The village is at the foot of the chalk escarpment of the Chiltern Hills, at the junction of the pre-historic track the Icknield Way, and Akeman Street Roman Road. It is crossed both at the northern end of the parish by the Aylesbury Arm and in the centre of the parish by the Wendover Arm of the Grand Union Canal. South of this canal, (more than half the total Parish area) the land is within the Chilterns Area of Outstanding Natural Beauty (AONB) which under current legislation is normally protected from any intrusive development industrial or domestic. The village centre is north of the Wendover canal, although it does not truly have a centre because in earlier times it has been subject to somewhat unruly ribbon developments as individual plots and fields have been sold off.

1.11 In recent times, Aston Clinton has been described as one of the precious Vale villages that the local authority was at pains to preserve as a specific and separate settlement. There was an identifiable village community focused through strong church and secular society affiliations. There used to be a number of established farms in the parish, both dairy and arable. Apart from College farm these have largely disappeared or been absorbed. The local dairy farm (Church Farm) is presently under planning application for a housing development. The surrounding (remaining) arable and livestock fields are now managed by contractors.

Heritage Assets

1.12 Heritage buildings are divided into designated and non- designated heritage assets. Designated heritage assets are included in Appendix A. Non-designated heritage assets are listed in Section 3, and Aston Clinton Parish Council will work with third parties (such as AVDC and English Heritage) to establish these buildings as important local buildings.

Pre-Historic, Roman & Medieval Remains

1.13 The Parish has a number of historic ancient remains, including medieval moted sites and manorial remains. The remains include:

- ◇ a moated site at Vatches Farm; and
- ◇ medieval manor remains to the south of the church

Recent developments

1.14 There has already been an unplanned growth in housing numbers in the past 4 years, in contrast to the evolution of the village over the previous 20 years. The 2001 census listed 1434 dwellings in the village. In 2011 there were 1561 dwellings, an increase of 8.9%.

1.15 Please see following tables 1a and 1b for committed and completed developments. For further details on housing commitments and completions, please see **Appendix B**.

Table 1a: Committed & completed developments - Housing

Location	P.P.S	Complete	Gross Dwellings	Dwellings Lost	Total Net Dwellings
Land Off Chapel Drive and Rear off Green Street	v	0	95		95
Land North of Brook Farm, Brook Street	v	0	91		91
Land Rear Of (93) Aylesbury Road	V	0	50	0	50
Land At 108 Weston Road and Longhorn Farm	V	0	50	0	50
Land at Stablebridge Road	PC	44	48		48
Land Off Chapel Drive	PC	44	47		47
Land at Stratford Close	V	0	30		30
Land off Brook Street and Aylesbury Road	V	0	29	2	27
138 London Road	V	0	10	1	9
Land off Chapel Drive, Aston Clinton	V	0	7		7
Land Adj Old Rectory, London Road	V	0	4		4
93 Weston Road	V	0	2		2
The Paddock House, 31 London Road	V	0	2		2
Land adjoining Overways, Aston Clinton	V	0	1		1
The Bungalow, Green Park, Stablebridge Road	V	0	1		1
Longhorn Farm, Weston Road	C	0	1		1
Masons Meadow, Aylesbury Road	C	0	1		1
42 & 46 Green End Street	V	0	1	2	-1
Conifer Cottage, Chivery	V	0	0	1	-1
Land South Off Aylesbury Road	S	0	93		93
Land at Park Farm, Church Lane	S	0	36		36
Woodgate House, Park View	C	7	7		7
Brook Farm, Brook Street	C	4	4	1	3
Stables Chivery	C	1	1		1
The Partridge Arms PH 50 Green End Street	C	1	1		1
14 London Road	C	1	1		1
Land adj 21 London Road	C	1	1		1
The Gables, 8A New Road,	C	1	1		1
22 Brook Street	C	3	3	1	2
Garage Site 417999G, Longcroft,	C	6	6		6
	Totals	113	624	8	616

Key: (PPS) Planning Permission Status, V = Approved, S = awaiting Section 106 agreement, C = Complete, PC = Partially Complete, P = Pending, Net DW: Net Dwellings

Table 1b: Committed & completed developments - Employment

LOCATION	P.P.S.	P.P.D.	NOTES
Woodlands Enterprise Zone, A41 Bypass,	Id		Woodlands / Arla Enterprise Zone, A41 Bypass,
land to East of College Road North,	V	11/12/2014	Installation of electricity generation plant
Masons Meadow Holdings, Aylesbury Road,	V	27/03/2015	Change of use of agricultural building to Class B1(c) light industrial.
Chivery Hall Farm, Chivery,	C	28/04/2015	Erection of agricultural storage building.
Chivery Farm, Chivery,	A	28/05/2015	Erection of two storey agricultural storage and worker's welfare building with external access stairs.
Rookery House, London Road,	V	19/06/2015	Refurbishment and conversion of existing stables with new dormer windows, erection of a new domestic garage with home office above, removal of existing single garage, removal of an old store/WC, formation of a new external doorway to existing pantry.
Seven Acre Farm, Aylesbury Rd	C	20/01/2016	Extension to Industrial Unit.
Kingspan Environmental Ltd, College Road North,	V	18/03/2016	Change of use of workshop from Class B2 (industrial) to Class B1 (office) and provision of addition mezzanine floor space.
Kingspan Environmental Ltd. College Road North,	V	14/04/2016	Erection of extension to existing workshop building.
Phase 3, Halton Brook Business Park, Weston Road,	V	08/08/2016	Demolition of former dairy buildings and redevelopment of site for B2 industrial use with ancillary B1 and B8 uses for the production of medical equipment.
Phase 2, Halton Brook Business Park, Weston Road,	V	09/08/2016	Demolition of former dairy buildings and redevelopment of site for B2 industrial use with ancillary B1 and B8 uses for the production of medical equipment.
Aston Clinton Veterinary Ltd, Raglan 107 Aylesbury Road,	V	29/09/2016	Demolition existing timber outbuilding and erection of part two storey/ part single storey rear extension.
Green Park Activities & Training Centre, Stablebridge Road,	V	07/12/2016	Single storey side extension and new side entrance. Internal alterations.
South land to east College Road North,	V	12/01/2017	Approval of reserved matters pursuant to planning permission 15/00904/APP relating to layout for Phases 1 and 2.
land to East of College Road North,	V	12/01/2017	Approval of reserved matters pursuant to planning permission 15/00904/APP.
Quaintways, 26 Aylesbury Road,	V	06/02/2017	Demolition of an existing agricultural building and erection of replacement commercial storage building.
North-West land to East College Road North,	C	23/02/2017	Approval of reserved matters pursuant to outline permission 16/00044/APP.
North Land To East College Road North,	V	23/02/2017	Approval of reserved matters pursuant to outline permission 16/00044/APP.
Hengrove Wood, Chivery,	A	02/03/2017	Provision of open fronted storage barn for logs and tractor.
Merrymead Farm, College Road North	A	12/05/2017	Erection of a hay storage barn.
Longhorn Farm, Weston Road,	A	17/06/2017	Conversion of agricultural barn to dwelling house.
Seven Acre Farm, Aylesbury Road	V	26/06/2017	Extension to Industrial Unit.
Dropshort Farm, College Road North,	V	29/06/2017	Erection of workshop building, concreting of existing hard-cored storage yard area and removal of existing soil bund.
Barnowls Nursery, New Road,	V	01/10/2017	Erection of single storey outbuilding for nursery. (Was missed when originally permitted)
32 Weston Road,	V	16/10/2017	Change of use of outbuilding from commercial use to residential use ancillary to the main dwelling.
The Oak PH, 119 Green End Street	V	11/12/2017	Single storey rear extension
Woodside Farm, Chivery	A	24/01/2018	Erection of agricultural building for storage of hay, straw and machinery

Key: (PPS) Planning Permission Status, (PPD) Planning Permission Date, V = Approved, C = Complete, A = Agricultural, Id = Identified

Current Leisure facilities

1.16 Aston Clinton is well equipped with leisure facilities including:

Aston Clinton Park.

1.17 There are a large number and variety of facilities providing activities for a wide range of ages and interests. Within the park itself there are the following:

- ◆ Bowls and tennis clubs
- ◆ Children's play area (which has new equipment added to it regularly) including equipment for less able children
- ◆ A multi use games area (MUGA)
- ◆ A skate park – which has had new equipment added to it
- ◆ An all-weather football pitch (which is soon to be upgraded)
- ◆ Fitness trail
- ◆ Football facilities for Aston Clinton Football Club and Aston Clinton Colts (and use of the youth club building on match days)
- ◆ A café (which provides soft play for the very young)
- ◆ A youth club which restarted with great success in January 2017 and which also rents its hall to soft tennis, table tennis and dance groups
- ◆ A lunch club for the older residents which started in February 2017
- ◆ Allotments
- ◆ Simply Walks organised by Bucks County Council (Bucks CC)
- ◆ General park facilities including a path which allows access for all to much of the park, and
- ◆ Picnic areas



1.18 The park also hosts some commercial activities such as The Fitness Division. The park is very well used by both local residents and visitors from outside of the village.

Green Park

1.19 Green Park is an ex-Rothschild estate set within rolling parkland and mature woodland. It is owned by Bucks CC but leased by ALF (Adventure Learning Foundation). This is a charity that provides recreational and educational facilities for young people offering both indoor and outdoor activities, and has a range of facilities including; footgolf, zip-wire, climbing, camping, educational facilities and a swimming pool which is also open to the public at limited times. This will all need further investment in future years.

Anthony Hall

1.20 The hall (a Rothschild endowment to the village) is hired to a variety of local groups, including dance groups and slimming clubs. This has charitable status and is run by a committee of local volunteers and trustees.

Other leisure activities

1.21 Aston Clinton has active Guide and Scout groups and a number of commercial leisure activities, such as Pilates and judo. Walking is also an activity which many enjoy – both on footpaths, in the park and along the canal.

1.22 The Baptist church also runs a further youth club and drop in youth café as well as a tot spot on Tuesday and Thursday during term time. U3A are also active within the village. Aston Clinton also has two cafes and four pubs, two of which offer food, and a Chinese restaurant.

Wendover Woods & Canal

1.23 Wendover Woods is a large area of outstanding natural beauty with a café, children play areas, a fitness trail, outdoor BBQ area and many beautiful walks, and is Aylesbury Vale's largest multi-functional green infrastructure productive woodland, as detailed in AVDC's Green Infrastructure Strategy.

1.24 The Wendover Arm of the Grand Union Canal is an important recreational area for walking and cycling.

Current business

1.25 According to figures published in the Aylesbury Vale Councillor Update Economic Profile AC Ward, April 2014, Aston Clinton has a high level of those who work from home and are self-employed. Aston Clinton has 5.3% of the district's total businesses providing work for 4.5% of the district's workforce.

1.26 There is a varied range of companies within the Aston Clinton area from hospital & medical supplies, milk production, environmental treatment systems, car showroom, a drinks company, together with a wide range of small businesses from builders and plumbers to computer repairs.

1.27 From the source quoted above, currently there are 34 small businesses in and around Aston Clinton that are run from home or have staff of less than ten. In the Aston Clinton ward there are a total of 428 businesses, of these 91 or 21.3% are BBF and the range of employment for these range from staff levels of over 250, 100, 50, right through the range to 1-5 staff and self only 12. The largest employers are ARLA and the business park at Halton Brook. Aston Clinton has one restaurant: a Chinese, two public houses/restaurants, and two drinking public houses with no or limited food offered, a coffee shop and facilities in Aston Clinton Park "Your Café in the Park" which also offers alcoholic refreshment. A weekly café within the local church offers tea, coffee and homemade cakes. There are a range of shops & services including a garage, a general store, and post office and off licence, hairdressers,



veterinary practice, car sales & repairs, a bridal shop and a specialist model railways shop.

1.28 Broadband is an issue in the village with broadband being currently run through one exchange, as it is often too slow and intermittent due to cabling issues.

Details of Employment in Aston Clinton:

1.29 The 2011 census information shows that at 62.7% of 16 to 74 year olds, Aston Clinton's employment rate is amongst the highest in the country. It has a proportion of 36.6% of its residents qualified to degree level or higher, a further 55.3% work in managerial, professional or technical occupations.

1.30 There are a number of trading estates within the Parish including business units at Harebridge Lane, Halton Brook Business Park off Weston Road, units at 50 Aylesbury Road, and the business areas near the ARLA enterprise north of the A41. The Halton Brook Business Park is identified in the draft VALP as a key employment site.

Sectors of Employment in Aston Clinton are –

Agriculture	3%
Manufacturing	14%
Construction	7%
Wholesale/Retail	18%
Hotels/Catering	5%
Transport/Comms	7%
Financial	5%
Real Estate/Renting Business	21%
Public Admin	8%
Health	11%
Other	7%

All people aged 16 - 74 – economically active – Employed 71%

All people aged 16 - 74 – economically active – Un-employed 2%

All people aged 16 - 74 – economically inactive 27%

Current Transport

Public Transport Links

1.31 According to an Internet travel search (Carlberry.co.uk) there are five regional bus services which pass through Aston Clinton: numbers 50 (Ivinghoe – Aylesbury), 61 (Aylesbury – Dunstable), 164 (circular route linking Aylesbury to outlying villages) 500/501 (Aylesbury – Hemel Hempstead/Watford). The 882 is a school service and the Tesco designated service T9 and T10 offer restricted bespoke services. The five regional bus services are widely reported as being poor and unreliable, providing no confidence in a timely bus service through the village. Late night or evening services are severely limited. This is evidenced by regular and extensive comment on social media and other public information sites.

1.32 There are designated school bus services running during term time to Aylesbury (Sir Henry Floyd School) and to Wendover (John Colet School).

1.33 Currently children travelling to Tring School use the public service and supply is not meeting current demand with children regularly left stranded in the village and late for school as the services are full upon entering Aston Clinton, highlighting that transport infrastructure is already stretched beyond capacity. Again this is evidenced by extensive public comment.

1.34 Chiltern Railways serve Stoke Mandeville, Aylesbury, and Wendover railway stations (3.6, 4.5 and 3.6 miles respectively from Aston Clinton) and offer access to London Marylebone, with 3 trains per hour during peak periods. It is worth noting however that there is no direct bus route to Wendover or Stoke Mandeville from Aston Clinton. Aylesbury railway station can be reached by bus. Tring Station is 5.6 miles away from Aston Clinton and offers a service along the main Euston - Birmingham line. There is no direct bus link from Aston Clinton to Tring Station.

1.35 There are no public transport links to either Tring or Wendover stations and the car park at Tring is often full for commuters, as is Berkhamsted.

Road Networks

1.36 The A41 within Aston Clinton links Tring, Berkhamsted, Watford and the M25 to Aylesbury. The A413 connects Wendover, Amersham and south Buckinghamshire to Aylesbury. Access southeast via A41 towards Watford and London is adequate however travel in all other directions has not been substantially improved in 100 years – at peak times it can take over 30 minutes to access our nearest town, Aylesbury, which is only 4 miles away. All other roads around the village are at best 'B' road status.

1.37 The A41 Aston Clinton Bypass which opened in October 2003 was intended to take (non-village access) traffic away from the village centre. However, at peak times the level of traffic within the village suggests that drivers wishing to join the A41 are often avoiding the predictable traffic jam at Woodlands roundabout, and using the village as a 'rat-run'.

1.38 The carriageways on the side roads such as Brook Street are subject to on-street parking by residents. New housing development has not taken into consideration the problems this creates. The creation of a one way system between Brook Street and Green End Street could potentially alleviate congestion.

1.39 There are three main roads, which feed the village with a fourth minor road carrying smaller vehicles into the centre. The infrastructure supporting these roads is negligible, on-street parking serves to reduce speed but also adds to congestion.

1.40 In the early 1950's the addition of a new estate (Rosebery/Beaconsfield Road) which was designed on a circular road, accessed from the Lower Icknield way. In the 1970's more housing was necessary and an estate (Rothschild) was added which led off from this circular road and joined the then un-adopted New road. Over time this road was adopted and became the through route from Lower Icknield Way to the crossroads at Twitchell Lane and Green End Street. Similarly, more circular estates followed: Putnams Drive and Wenwell Close and more recently Bishops Field and Stablebridge have been built with no through road. Every estate relies on the three main roads. The recent extensive development off Chapel Drive (which is off Green End Street) comprising of 142 houses and the development off Brook Street, 122 houses, has placed considerable strain on what are essentially side roads causing significant congestion and road safety concerns. To sustain the amount of approved housing and business additions to the village presents a difficult problem.

1.41 A traffic survey has been undertaken by Aston Parish Council. A copy of this is attached as [Evidence Paper 1](#)



Current Health

1.42 Buckinghamshire Healthcare NHS Trust is the major provider of integrated hospital and community services for people who live in Bucks and surrounding counties. It has five community hospitals and two acute hospitals with a total staff of around 6000.

1.43 It treats half a million patients a year. Alongside the NHS trust there is the Clinical Commissioning Group (CCG). These are NHS organisations set up by the Health and Social Care Act of 2012, to organise delivery of NHS services. Aston Clinton is situated in the Aylesbury Vale Central locality, the largest in Bucks. It has 103,000 registered patients spread around seven GP practices. Surprisingly it has a smaller proportion of +65 age group, a larger proportion of 20-59 age group, and a more deprived and ethnic mix than the average. This is not reflected in Aston Clinton itself where there is an ageing population which is not very ethnically diverse.

1.44 The Central Locality CCG has a budget of £220M a year, and is looking to merge with Chiltern CCG to improve efficiency and save money. They formally federated on 1st July 2016 but have not yet merged.

1.45 Within the CCG there are seven groups of surgeries of which Westongrove is the group local to Aston Clinton with surgeries at Aston, Wendover and Bedgrove. It was formed in 1998 and has 28,000 registered patients. The Aston Clinton surgery has three partners and two further GPs. It also has a pharmacy alongside the surgery.

1.46 As of 30 Sept 2014 the Aylesbury Vale CCG had a doctor patient ratio in the bracket 1625-1800 patients per GP, which is the within the second highest bracket within NHS England. (source NHS Digital) . The increased housing already committed will only further increase this ratio.

1.47 There is a dentist within the village that has three clinicians, one hygienist, and an implant and orthodontist specialist available. They serve around 6000 patients and treat fully exempt patients for the NHS. They are extending hours from January 2017 to provide better availability for patients.

1.48 The challenges facing the CCG and the Westongrove partnership are many.

1.49 There is the national problem of too few GPs and the growing needs of the populace especially in the older age groups. In the Central Locality, the percentage of 65yr or older is set to rise to 33% and included within that figure is the proportion of 85yr or older which is going to be 52%. These figures are forecast between 2016 – 2026 – these numbers came from the Bucks Public Health report dated November 2016. This increasing age group within Aston Clinton will certainly be higher owing to its current demographic.



Current Education

Current position (Primary and Junior).

1.50 For Primary and Junior School Education, the parish of Aston Clinton is considered by the local education authority as being in a cluster containing the village schools at Wendover, Halton, Aston Clinton, and Weston Turville. Of these, Halton has seen recent expansion and Weston Turville has no scope for expansion.

1.51 BCC recently expanded capacity at Aston Clinton School to allow it to admit an additional half a class each year to meet the increasing demand within the area. The table below, from a January 2016 paper shows the surplus/deficit places at schools in the planning area:

School Name	Admission Number		Capacity		2013/14 Pupils		Surplus/Deficit (2013/14)			
	4+	7+	KS1	KS2	KS1	KS2	Key Stage 1		Key Stage 2	
							Actual	%	Actual	%
Aston Clinton	58	58	174	232	175	218	-1	-1%	14	6%
Halton Combined	30	30	90	120	88	75	2	2%	45	38%
John Hampden	90		300		297		3	1%		
Wendover CE Junior		90		360		352			8	2%
Weston Turville CE	30	30	90	120	88	110	2	2%	10	8%
Total	208	208	654	832	648	755	6	1%	77	9%

1.52 Already, in Jan 2016, the surplus capacity in the cluster for primary schooling was being exceeded by the capacity required to provide for existing planning approvals and the position has worsened considerably since then.

Current position: Pre-school

1.53 As well as nurseries and crèches in the village, there is a community pre-school which is based at the Anthony Hall. This is at capacity. Discussions are on-going as to whether the pre-school could relocate to the planned Community Hall or potentially Green Park.

Current position: Secondary

1.54 Most children from Aston Clinton progress to Secondary Schooling provided by BCC Education Committee in the Aylesbury Area. A selective schooling policy is in place and there are 3 grammar schools (one male, one female, and one mixed) in Aylesbury and 4 other secondary schools in Aylesbury and one in Wendover. The majority of Aston Clinton secondary school pupils are at the John Colet School in Wendover or the Grange School in Aylesbury. Other Aston Clinton children attend the Comprehensive School in Tring operated by Herts Education Committee.

The present education estate: Primary School buildings

1.55 The Rothschild family, who moved into the village in 1853, donated the funds for two schools in the village: one for boys and one for girls. To this day the Rothschild heritage of the school is

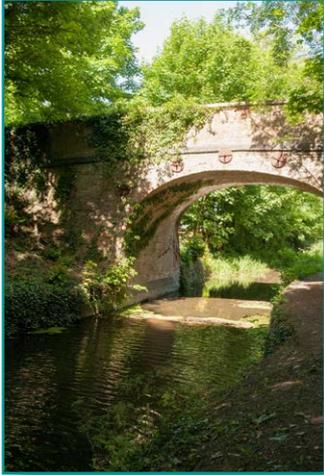
commemorated by the school badge which includes the five arrows from the [Rothschild](#) coat of arms. The girl's school later burnt down but the Grade II listed 'Victorian Clock' school building remains a feature of the village. This building housed the original boys' school and later became a Church of England Primary School. It is still in use as part of the school. In 1973 Aston Clinton School became a Local Education Authority school, catering for children from Rising 5 to 11+. Most of the current school buildings were opened at that time, and classrooms have recently been augmented by a modern sedum roofed extension.



Current Environment

1.56 South of the Wendover Arm, near to 50% of the parish area (some 600ha) is taken up by the Chilterns Area of Outstanding Natural Beauty (“AONB”) which embraces and protects Wendover Woods, Dancers End SSSI (Site of Special Scientific Interest) and Nature Reserve, Aston Clinton Rag Pits SSSI and the Chilterns Golf Club. In the AONB there is significant conservation work carried on by Bucks, Berks and Oxford Wildlife Trust and others of the unique Chilterns grasslands. Within the parish boundary, there are a number of highly endangered black poplar trees.

1.57 Aston Clinton Rag Pits SSSI is a small, botanically rich site currently under pressure from visitor impacts and climate change. Sensitive species include greater butterfly-orchid, pyramidal orchid and fragrant orchids.



1.58 Dancers End Reserve which nestles within two sheltered valleys deep in the Chilterns, and was made a nature reserve in the 1940s. Woodland habitats were replanted in the 1950s with mixed woodland including beech, ash, cherry and oak. Now maturing, these woods have stunning displays of spring flowers. There are also a number of old woodland plants including the white hanging bells of Solomon’s-seal and the unusual winter-flowering stinking hellebore. These woods are home to many birds including woodpeckers, tawny owls, marsh tits and the very rare Firecrest. Between the woods a series of grassy clearings were rescued from scrub in the 1970s and have become a haven for butterflies (including the rare chalkhill blue and small blue) and other insects. Delicate fly orchids and spectacular greater butterfly orchids flower here. The SSSI is under pressure from climate change and would respond poorly to increased recreational pressure.

1.59 In spring, there are carpets of bluebells in the woodlands. At the clearings and woodland edges, primroses and cowslips flourish alongside wood vetch, the only place in Buckinghamshire where it grows. In spring and summer, these sheltered sites encourage a range of butterflies such as dingy and grizzled skippers, chalkhill blue, silver-washed fritillary, marbled white and meadow brown. Autumn brings a large number of fungi, including the amazing collared earthstar and the scarlet elfcup which found on rotten moss-covered twigs in winter and early spring.



1.60 The village benefits from an extensive network of footpaths and bridleways in the village centre and also leading into open countryside in all directions.



1.61 Southern access is somewhat restricted by the established privacy of the Green Park Estate, and northern access has been heavily diverted by the 2003 by-pass construction, but once out in the hills and woods, there are wonderful walks and vistas to enjoy. The Ridgeway National Trail passes through the southern tip of the parish.

1.62 There are beautiful views all over the parish, from the outstanding views from Aston Clinton Park over to the Chilterns, across to Halton airfield and in Wendover woods itself. Aston Clinton is a village surrounded by a lovely and varied environment which from the results of the community events is clearly enjoyed by many in the local area.

1.63 Aston Clinton Parish Council has commissioned a landscape survey which details the areas of natural beauty and other environmental matters. This is attached as **Evidence Paper 2**.

Footpaths and by-ways

1.64 Aston Clinton has a number of footpaths and rights of way. These are listed in **Appendix C**

Why Does Aston Clinton Need a Neighbourhood Plan?

1.65 Aston Clinton is facing many challenges, not least that of many housing developments being built or planned in parts of the village where accessibility is an issue. The Parish Council wanted the people of Aston Clinton to have a say in all aspects of the future of Aston Clinton. Therefore, the decision was made to develop a plan which reflected the thoughts and feelings of local people with a real interest in their community. The Aston Clinton Neighbourhood Plan (“**ACNP**”) sets out objectives regarding housing, transport, leisure, environment, health and education. It builds on current and planned activity and details what the Parish Council and its partners will work to.

The Neighbourhood Plan Committee

1.66 The Parish Council set up a committee comprising of councillors and volunteers and its current members are:

Colin Read (Chairman)

Liz Tubb (Vice – Chair)

Peter Wyatt (Councillor)

Lesley Ronson (Councillor)

Roisin Stewart (Councillor)

Marion Mason (Councillor)

Keith Loxley (Volunteer)

Ed Peile (Volunteer)

Tony Winterbottom (Volunteer)

Elaine Barry – Clerk responsible for Planning and the Neighbourhood Plan

All councillors and volunteers are unpaid.

1.67 The Committee would like to thank the residents and businesses in Aston Clinton who have participated in and contributed to the development of the ACNP in many ways, including attending consultation meetings, drop-in sessions and completing questionnaires.



The Process

1.68 The ACNP committee (“**the Committee**”) was formed in 2014 and instructed outside consultants in the same year using the government grants available under the Localism Act 2011.

1.69 The Committee engaged with the local community at an early stage to ensure the maximum engagement. Significant consultation has been undertaken throughout the preparation of the plan and the village has been updated by various means including the ACNP website.

1.70 Key public consultations included:

- ◆ Initial consultation event when the process was explained and ideas sought in September 2015. The event was held over two days to maximise attendance.
- ◆ Online and paper questionnaire delivered to all households and businesses in the village in March 2016
- ◆ Questionnaire feedback exhibition and consultation event on 28th September 2016 and 1st October 2016
- ◆ Final consultation event on 3rd December 2016 explaining the objectives of the village taken from the previous events and the questionnaire and asking for agreement or otherwise
- ◆ Traffic survey – results August 2016
- ◆ A further and later consultation event was held in relation to Green Park on 6th September 2017 together with a questionnaire being placed on the website with a closing date for responses of 13th September 2017.

1.71 All events were publicised either through social media, community groups, leaflet drops, poster advertisements and in the village magazine.

1.72 Additionally, face to face events were held with two groups, one for under 18s and one for over 65s to ensure that their thoughts and views were captured. Additionally, in February 2016, a meeting was held between Aston Clinton School and the members of the Committee, with the headmistress and governors present. The details of that meeting is outlined under the Education Policies and how those policies were reached.

1.73 Meetings were also held with the local doctor’s surgery and the dentist, in the later part of 2016.

1.74 Copies of all the results of these events will be provided to the examiner and are on the ACNP website (www.astonclintonneighbourhoodplan.org). There have also been notifications of next steps and invitations to make comments through the Parish Council Facebook page. The ACNP has also been discussed at the public Parish Council meetings, and the minutes published both on the Parish Council website and the ACNP website.

1.75 Once the ACNP was drafted, it underwent Regulation 14 pre-submission consultation which means it had to be the subject of a six-week public consultation with residents, businesses and statutory consultees, which closed at 5pm on 26th July 2017, before being submitted to the local authority for independent examination. The Committee has then to take into account any and all comments and representations made during this consultation, and will modify the Plan accordingly in preparation for submission to the Local Planning Authority, AVDC.

1.76 After the ACNP is submitted to AVDC, it will undergo the Regulation 16 Submission Consultation, a second statutory six week consultation which represents the final stages for comments on the final draft of the Neighbourhood Plan. When the consultation closes, AVDC will then submit the ACNP to the appointed independent examiner. Subject to the examiner’s recommendations, the ACNP will then proceed to a public referendum of the local electorate.

Implementation and Monitoring

1.77 The ACNP will be delivered and monitored over a long period and by different stake holders and partners.

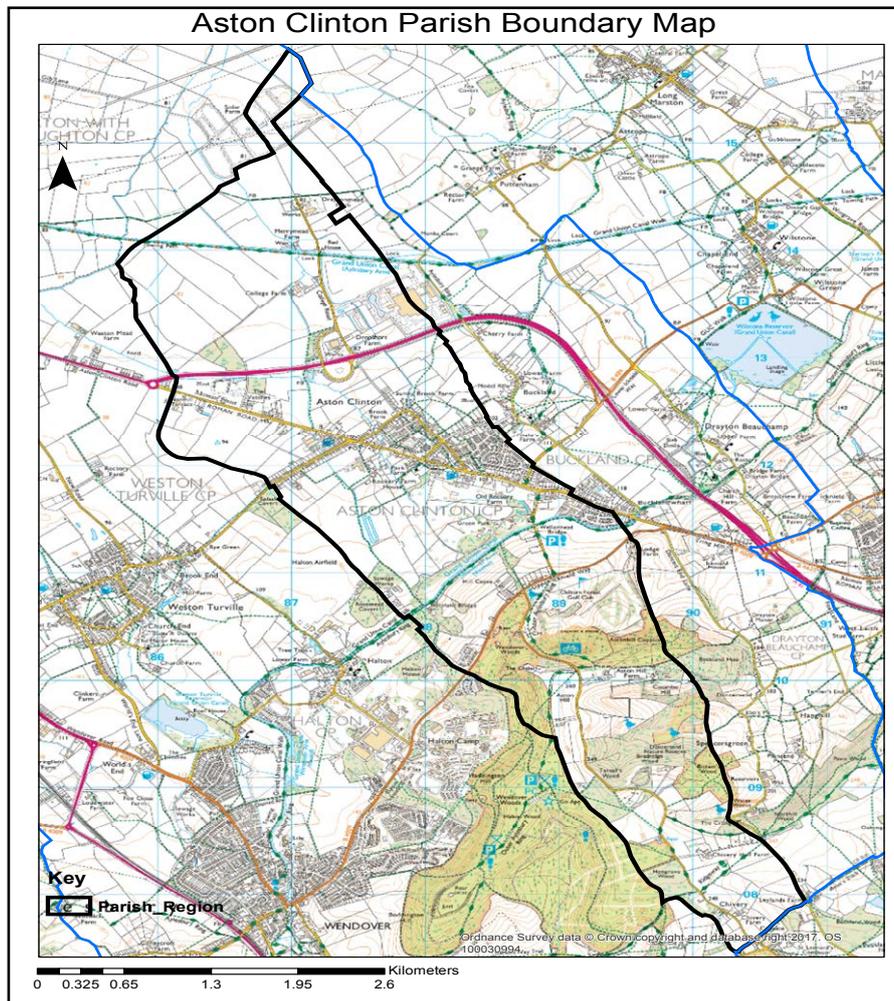
1.78 The ACNP will be used by the Parish Council to:

- Guide comments on planning applications
- Negotiate with landowners and developers to achieve the best possible outcomes for the village from any new development
- Lobby local authorities to support the parishioners wishes and aspirations

Aston Clinton Parish

1.79 The local planning authority, AVDC, designated the Aston Clinton Neighbourhood Area on 22nd April 2015. A map of the Neighbourhood Area which is within the Parish boundary is shown below and in Appendix D. Aston Clinton Parish boundary runs from Wendover Woods to the Canal on the other side of the A41, to the Woodlands roundabout and to the Buckland boundary. **The Neighbourhood Area** will be called '**The Parish**' throughout this document.

Figure 1: Map illustrating the Parish Boundary of Aston Clinton



Settlement Boundary

1.80 The settlement boundary, as defined in policy H1 of the ACNP, forms a boundary agreed between the ACNP committee and AVDC. A map of the boundary is contained in Figure 2 and [Appendix E](#).

The Planning Policy Context

1.81 The Parish lies within the Aylesbury Vale District in the County of Buckinghamshire and shares a border with the neighbouring parishes of Western Turville, Buckland and Halton.

1.82 The National Planning Policy Framework (**NPPF**) published by the government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The ACNP must demonstrate that it is consistent with the provisions of the NPPF.

1.83 The ACNP must be in general conformity with the strategic policies of the Local Development Plan (LDP) as required by the 2012 Neighbourhood Planning (General) Regulations. The current LDP is the Aylesbury Vale District Local Plan (AVDLP), adopted in 2004 and covered the period to 2011. Although the housing policies are out of date, a number of other policies have been saved by the Secretary of State to be used in determining planning applications across the district.

1.84 Continual dialogue has taken place through the development of the ACNP, as part of a collaborative relationship between the Parish Council and AVDC.

Other Policies

1.85 The following saved policies from the Adopted Aylesbury Vale District Local Plan (AVDLP) have relevance to the ACNP.

GP2	Affordable housing
GP8	Protection of amenity of residents
GP32	Retention of shops, public houses & post offices
GP35	Design of new development
GP39 & 40	Encourage the retention of existing trees & hedgerows and planting of new trees & hedgerows
GP59	Archaeology
GP84	Public rights of way and their improvement for leisure purposes
RA2	Loss of open gaps and consolidation of settlements
RA 7 & RA8	Development in the Chilterns Area of Outstanding Natural Beauty and areas of attractive landscape and local landscape
RA13	Development within settlements listed in Appendix 4
RA14	Development at the edge of settlements listed in Appendix 4

THE VALE OF AYLESBURY LOCAL PLAN. (VALP)

1.86 The most relevant strategic and other policies of the emerging VALP are.

S1	Sustainable development for Aylesbury Vale	T4	Delivering Transport in new development
S2	Spatial strategy for growth	T5	Vehicle parking
S3	Settlement hierarchy and cohesive development	T6	Footpaths and cycle routes
S4	Green Belt	BE1	Heritage assets
S5	Infrastructure	BE2	Design of new development
S7	Previously developed land	BE3	Protection of the amenity of residents
S8	Neighbourhood Plans	BE4	Density of new development
S9	Monitoring and review	NE1	Protected sites
D1	Delivering Aylesbury Garden Town	NE2	Biodiversity and geodiversity
D-AGT3	Aylesbury north of A41	NE3	River and stream corridors
D-AGT4	Aylesbury south of A41	NE4	The Chilterns AONB and its setting
D2	Proposals for non-allocated sites at strategic settlements, larger villages & medium villages	NE5	Landscape character and locally important landscape
D-HAL003	RAF Halton	NE6	Pollution, air quality and contaminated land
D5	Provision of employment land	NE7	Local green space
D6	Town, village and local centres to support new and existing communities	NE8	Best and most versatile agricultural land
H1	Affordable housing	NE9	Trees, hedgerows and woodlands
H2	Rural exception sites	C1	Conversion of rural buildings
H3	Rural workers dwelling	C2	Equestrian development
H4	Replacement dwellings in the countryside	C3	Renewable energy
H6	Housing mix	C4	Protection of public rights of way
E1	Protection of key employment sites	I1	Green infrastructure
E5	Development outside town centres	I2	Sports and recreation
E7	Tourism development	I3	Community facilities and assets of community value
E9	Agricultural development	I4	Flooding
T1	Delivering the Sustainable Transport vision	I5	Water resources
T2	Protected Transport schemes		

VISION STATEMENTS AND CORE OBJECTIVES

1.87 The Vision Statement and Core Objectives were developed with the local community through a series of consultations. They form the foundation of the ACNP.

THE VISION STATEMENT

To conserve and enhance the long-established integrity and identity of the village of Aston Clinton within its rural setting and its special historic and architectural character while managing change and embracing appropriate local development which meets the social, economic and environmental needs of the community both at present and in the future in a way that protects the village setting and surrounding open countryside.

THE FUTURE VISION FOR ASTON CLINTON

1.88 The policies contained in this document provide the overall future vision for Aston Clinton. The ACNP includes the following high level visions broken down by topic:

Housing

The consultations undertaken by the Committee showed that residents of the village were not opposed to new housing development but wanted the following:

- ◆ Aston Clinton to remain as a discrete village in Aylesbury Vale
- ◆ Aston Clinton must have a settlement boundary which allows access to but protects open space surrounding the village
- ◆ Size and scale of developments to be in keeping with the village character and infrastructure
- ◆ New dwellings should incorporate provision for smaller (1 and 2 bedroom) dwellings to help older people remain in the village
- ◆ New dwellings should be available for young people including young families either through affordable rents or shared ownership.
- ◆ Priority given to brownfield sites and conversion of empty or derelict buildings

Business

- ◆ A business community with access to the latest broadband technology.
- ◆ Availability of small business units and improved facilities for home workers.
- ◆ To encourage small 'local' shops servicing the community.
- ◆ To maintain current existing local businesses including agriculture and to encourage suitable new businesses
- ◆ To maintain existing businesses serving the community i.e. pubs restaurants and cafes

Transport

- ◆ To adopt the traffic proposals detailed in the report by Bancroft traffic consultants – a copy of the report is attached as **Evidence Paper 1**.
- ◆ To introduce new separated cycle ways in and around the parish to improve connection to community facilities and the countryside

Education

- ◆ To enable the village school to expand capacity to accommodate all children resident within the village.

Leisure

- ◆ To maintain and improve access to public open space and the countryside through a well-maintained network of footpaths, cycle and bridleways
- ◆ To renew and continue to improve the facilities at Aston Clinton Park
- ◆ To retain facilities at Green Park and open those facilities up further to the public

Environment

- ◆ To protect green spaces and important views to the countryside, especially those across to the Chilterns and Halton Airfield from Aston Clinton Park, to help maintain the rural character of the parish.
- ◆ To maintain protect and improve footpaths, cycle ways and rights of way
- ◆ To protect and enhance nationally protected sites Aston Clinton Ragpits SSSI and Dancers End SSSI
- ◆ To preserve the landscape character of the Chilterns AONB and its settings
- ◆ To preserve ancient woodland and other wooded areas within the parish

Health

- ◆ To improve accessibility to GP services including provision of more parking spaces.
- ◆ To maintain a dental practice within the confines of the village.

THE CORE OBJECTIVES

The Core Objectives are grouped under seven headings:

- ◆ **Education**
- ◆ **Leisure**
- ◆ **Health**
- ◆ **Business**
- ◆ **Environment**
- ◆ **Transport**
- ◆ **Housing**

For each heading, there are some comments about the issues raised at the public consultation events followed by the core objectives that were developed from these comments. The slides that follow reflect comments that were made from the consultation events. The objectives focus on land use planning matters that can be achieved by the Policies of the ACNP.

It is important to remember that the ACNP is primarily a planning document and can only set down enforceable policies in relation to land-use planning related matters. Matters that are not planning related but which remain an important objective of the residents and businesses of the Parish are addressed as aspirational and are contained in Section Three.

EDUCATION

Main comments raised by local people during the consultation include:

- Local school places wanted for local children.
- Safety & well-being for school children.
- Better traffic control near village school, and encouragement of walking/cycling to school.
- Easily accessible secondary schools and affordable school transport.
- Preserved space for outdoor play and school playing field.
- Development money used for growing our village school facilities.

OBJECTIVE: To support the provision of school places for local children by providing for the expansion of the village school (ACCS).

OBJECTIVE: To promote highway safety and encourage provision of improved cycleways.

OBJECTIVE: To promote safe routes to bus stops for children travelling to secondary schools.

LEISURE

Main comments raised by local people during the consultation include:

- Footpaths and green spaces to be maintained and protected.
- More cycle paths needed in and around the village.
- New Community Centre to be built.
- Aston Clinton Park must be preserved.
- Views of the Chilterns must be protected.
- There should be more venues for children and the elderly.

OBJECTIVE: To maintain and improve access to public open space and countryside through a well-maintained network of footpaths, cycle tracks and bridleways.

OBJECTIVE: To encourage the improvement of facilities at Aston Clinton Park.

OBJECTIVE: To retain facilities at Green Park and encourage more use and enhancement where possible.



HEALTH

Main comments raised by local people during the consultation include:

- Unacceptable waiting times for doctors' appointments
- Poor parking availability.
- Maintain the dental practice.
- Provide housing for the elderly.

OBJECTIVE: To support the expansion and/or upgrading of health services and facilities for the village.

OBJECTIVE: To encourage the provision of housing for the elderly.

BUSINESS

Main comments raised by local people during the consultation include:

- More new small businesses needed.
- Agriculture should be preserved.
- The role of shops is important in creating a village centre.
- The latest broadband technology is needed.
- Improvements to transport links.

OBJECTIVE: To protect and support the growth of existing and new businesses, including retail. To support the development of locally-based businesses through improved transport links, better broadband coverage and more premises.

OBJECTIVE: To support the rural economy.

OBJECTIVE: To plan for a future village retail hub as and when a suitable site becomes available.



ENVIRONMENT

Main comments raised by local people during the consultation include:

- Footpaths and green spaces should be preserved and improved.
- To preserve a green buffer zone, to assure separation from neighbouring villages, and prevent Aylesbury encroachment.
- Concerns about increased traffic, and inadequate parking on minor roads.
- Improve public transport services to reduce car use.
- To protect nominated views and areas: Aston Clinton Park, land towards the Wendover Arm of the Grand Union canal, Dancers End and the golf course.

OBJECTIVE: To maintain the village's rural character, protect special green spaces and important countryside views. To protect specific views of the countryside, in particular the locally significant view of the Chilterns from Aston Clinton Park.

OBJECTIVE: To support, encourage improvement and protection of footpaths, cycle tracks and bridleways.

OBJECTIVE: To improve road safety and ease traffic congestion in the Parish.

OBJECTIVE: To plant replacement trees and hedgerows, and create green areas and 'buffer zones' to separate neighbouring settlements, and to prevent encroachment from, and/or coalescence with, Aylesbury.

OBJECTIVE: To maintain Aston Clinton's distinctive character as an attractive rural village surrounded by open countryside.

TRANSPORT

Main comments raised by local people during the consultation include:

- There are concerns over traffic congestion in the village, especially around the school.
- Easily accessible secondary schools are wanted, with affordable school transport.
- Adequate infrastructure for all new housing developments needed.
- The volume and speed of the traffic was a concern when travelling around the Parish, along with inadequate off road parking.
- Improved links to Tring & Wendover stations needed during peak hours.
- Resurfaced advisory cycle lanes.

OBJECTIVE: To ensure relevant development has no severe adverse impact on highway safety.

OBJECTIVE: To encourage the provision of separated cycleways and improved connections to community facilities and the countryside.

OBJECTIVE: To encourage the improvement of public transport, to reduce car use.



HOUSING

Main comments raised by local people during the consultation include:

- More low cost social housing is wanted so that young people can stay in the village where they were born and brought up.
- The village in its current form and structure, with a good school and local facilities (including medical) is very important.
- There should be more diverse housing – not just 4/5 bedroom properties – and to include small starter homes available to rent or buy.
- New housing should include sheltered accommodation for the disabled and the elderly.
- New homes should be built with adequate off street parking, and the design should fit in with the existing streetscape.
- No more large scale housing developments are wanted and any small-scale housing schemes should only be permitted by exception and must include – housing for young people, the elderly and disabled, either at affordable rents or shared ownership.
- It is of crucial importance that the village boundaries are characterized by green fields and development-free zones.

OBJECTIVE: To ensure that new housing development meets Aston Clinton's needs and is sustainable.

OBJECTIVE: To support housing growth that is appropriate for the Parish. To ensure that Aston Clinton is not overwhelmed by unsustainable development that detracts from the very qualities that make Aston Clinton a special place.

OBJECTIVE: To influence the design and type, tenure and scale of all new housing.

Other factors to be considered for the future

Proposed Cambridge – Milton Keynes – Oxford Corridor

1.89 An interim report Autumn 2016 on the proposed 'Corridor' linking Cambridge, Milton Keynes and Oxford was published which assesses the economic case for planned road and rail investment, maps planned local and national growth, regeneration and quality of life and future opportunities over the next 30 years.

1.90 A final report to be produced in late 2017 will provide recommendations to boost connectivity, growth, jobs, housing, sustainability, local governance and a framework to measure the impact on investment.

1.91 The pressure for large scale housing development in Aylesbury Vale is likely to increase rather than decrease and will have governmental support as a lack of housing is a major threat to the 'Corridor' infrastructure development project which aims to link people living along 'the corridor': Buckinghamshire with Oxford, Cambridge and London in order to establish a 'Silicon Valley' workforce who can get to the industrial powerhouses.

1.92 Future road and rail plans in Buckinghamshire and how this impacts on Aston Clinton will need to be considered in the light of any decision on the route the 'Corridor' will take in particular links to Bicester and Winslow as well as those to Wendover and Tring. More information can be found on the www.gov.uk website.

The Draft Aylesbury Transport Strategy

1.93 At the beginning of 2016 Buckinghamshire County Council BCC commissioned a transport strategy for Aylesbury which detailed the improvements needed to support the growth of the town between 2016 – 2033 and to inform the VALP. Aylesbury is identified as a potential 'garden town' a centre providing opportunities for housing development, investment in economic activity and regeneration, retail/employment development, co-ordination of a coherent transport strategy and new infrastructure relating to health, education, the local community, countryside, sports/leisure and public services.

<http://www.buckscc.gov.uk/services/transport-and-roads/consultations/consultation-for-the-draft-aylesbury-and-buckingham-transport-strategies/>

High Speed 2 (HS2)

1.94 HS2 is the controversial plan by the Government to construct a new high-speed rail network linking London, the West Midlands, Leeds and Manchester. Phase 1 will connect London to the West Midlands and the Government's plans envisage the line being operational by 2026. On 23rd February 2017, Royal Assent was granted for Phase 1 of HS2. In the next 18 months, extensive preparation work will take place with major construction expected to begin in 2018. The route for phase 1 will cut directly into the Chiltern Hills Area of Outstanding Natural Beauty (AONB), through Wendover and Stoke Mandeville. The expected route is South East of Aston Clinton and during construction there will be significant impact to all areas of Aylesbury and the surrounding villages. Phase 2 would see new high speed rail lines extended from the West Midlands onto Leeds and Manchester. This stage is expected to be operational by 2033.



SECTION TWO

INTRODUCTION TO POLICIES

2.1 **Section One** set out the overall vision for Aston Clinton, and detailed the consultation and engagement with the residents and local businesses within the Parish. It also outlines the objectives that were reached as a result of the consultation process. This section sets out the policies to support and deliver the vision. The policies are grouped under the following topics:

- ◆ **High Quality Design**
- ◆ **Housing**
- ◆ **Business and Leisure**
- ◆ **Community – Health and Education**
- ◆ **Transport**
- ◆ **Environment**

2.2 Each topic has its own chapter. The policies are all followed by supporting information.

2.3 The policies of the ACNP should be read as a whole. As part of the development plan, the policies should also be read alongside other development plan documents.

2.4 A further **Section Three** has been added for aspirational wishes of the village which are not related to land use but are still deemed important and are required.

HIGH QUALITY BUILDING DESIGN

The policies developed for building design are as follows:

Policy HQD 1 - High Quality Design

All development in the Parish should be of high quality design and a good standard of amenity for all existing and future occupants and should reflect the attractive vernacular of Aston Clinton, and be in keeping with local character. To achieve this, development proposals will be supported, provided:

- i) Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, have understood and reflected the character and scale of the surrounding buildings and of distinctive local landscape features; and**
- ii) Landscape schemes for housing include the planting of trees and/or hedges and the provision of private amenity space to the front and/or rear; and**
- iii) They make provision for off-street car parking spaces in accordance with adopted standards, unless a clear case can be made for why the proposal will result in fewer spaces being required; and**
- iv) Parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene; and**
- v) The proposals take full account of any relevant considerations concerning the historic environment and heritage assets in the area.**

Policy HQD 2 - High Quality Design

Proposals for housing should include:

- i) Well designed modern housing, which should integrate with, and compliment, the village; and
- ii) Materials should, where appropriate, reflect the local vernacular; and
- iii) Buildings should not exceed two storeys, unless it can be demonstrated that it would be in keeping with its surroundings and not appear incongruous.

2.5 It is accepted that no single style of design can be prescribed to cover the period of the ACNP. However, the local community has emphasised the importance of the Rothschild architectural heritage in the Parish, as exemplified by the designs of George Devey. It is considered helpful to show these below examples of housing design which have been approved for the Parish in the recent past, and which have received support in the consultations.



HOUSING

2.6 There is no requirement for a neighbourhood plan to allocate housing land for development. The ACNP does not allocate any new housing sites, but does include housing policies that provide for further sustainable housing growth.

2.7 The Settlement boundary has included in it all areas that have final planning permission and has in some areas where houses have a large amount of garden or other land, cut through that garden or land to keep the village boundaries consistent.



The policies developed for housing are as follows:

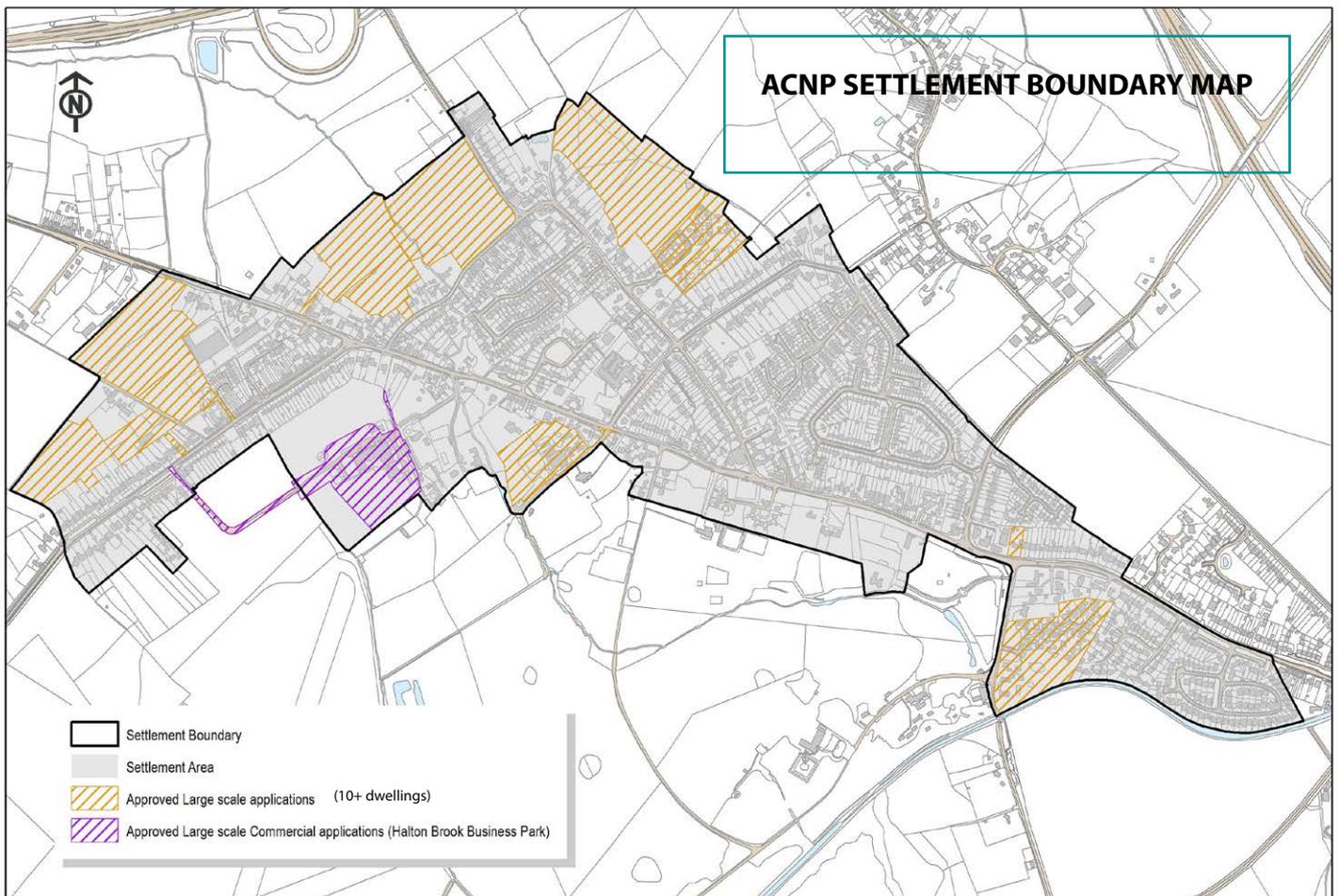
POLICY H1 - Settlement Boundary

The ACNP defines the Settlement Boundary for Aston Clinton as shown on the map below. Proposals for infill development within the Settlement Boundary will be supported provided they accord with the design and development management policies of the ACNP. Proposals outside the Boundary, or not forming part of, or facilitating the delivery of, the Woodlands Enterprise Zone, or allocated in the VALP, will be supported if they are suitable to a countryside location.

Development proposals, other than for rural housing exception schemes on land outside the Settlement Boundary will not be permitted in the countryside 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) They involve the re-use of redundant or disused buildings and well-designed new buildings; and,
- iii) They are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment.

Figure 2: Map illustrating the ACNP Settlement Boundary and committed large scale applications



POLICY H2 - Housing Development

To provide for sustainable housing growth, developments of 5 or less dwellings on infill and/or redevelopment sites will be supported if they are located within the settlement boundary. All proposals must accord with the design and development management policies of the ACNP.

POLICY H3 - Affordable Housing

The provision of affordable housing for rent, for shared ownership and for discounted sale will be supported. The provision of affordable housing and starter homes within the settlement boundary will be strongly supported. Affordable housing, where provided, should be integrated with other housing either near to it or in a development. The type and size of affordable homes should meet local needs, taking into account the most up to date housing needs survey at the time. All sites of 11 or more dwellings will be expected to provide 25% affordable housing unless it can be demonstrated that the abnormal costs associated with the scheme will render it unviable and a lower proportion is agreed.

POLICY H4 - Housing for Older People

Proposals for the development of retirement housing, including extra-care housing, will be supported, provided they are suitably located within the Settlement Boundary, and their design meets the requirements of a design & development plan policy.

POLICY H5 - Mix of Housing

Proposals should set out how they have considered housing mix and those that will provide a mix of housing types to include 1,2 and 3 bedroom dwellings will be supported.

Supporting Information

2.8 The ACNP is required by the basic conditions of the Neighbourhood Planning (General) Regulations 2012, to be in conformity with both national and local level policy. The ACNP has clearly expressed the wishes of the community for Aston Clinton to remain a small discrete village, separate from neighbouring settlements. However, the ACNP accepts the greater need for housing provisions in relation to matters of strategic development as set out in the emerging VALP, and the Garden Town bid document.

2.9 AVDC has designated an area within the Parish as an Enterprise Zone, which has been approved by Government. A map of the Enterprise Zone is attached as Appendix G. As of October 2017, an outline application including up to 1,100 dwellings has been approved by AVDC in support of the Woodlands Enterprise Scheme. All proposed 1,100 dwellings to be sited within the Parish of Aston Clinton. See Appendix G for application plan with site boundary marked in red.

2.10 The consultations undertaken by the Committee showed that residents of the Parish were not opposed to new housing development but were very concerned that

- Aston Clinton remain as a discrete village in Aylesbury Vale
- Aston Clinton has a clear settlement boundary which allows access to but protects open space surrounding the village
- The local school and medical facilities maintain their village scale and service
- New dwellings should incorporate provision for smaller (1 and 2 bedroom) dwellings to help older people remain in the village, as recent development in the Parish has failed to cater for the needs of both the younger and older generations
- New dwellings should be available for young people including young families either through affordable rents or shared ownership

2.11 These views from the Parish come before the main construction of the vast bulk of the 624 new approved dwellings, with only 113 of these having been built to April 2017 (See [Appendix B](#) for table of commitments and completions). Therefore, there is a strong likelihood that most of the residents will not be aware of the many more large scale housing schemes that have already been approved by AVDC but not yet built. Given the scale of the approved homes in the pipeline and other large scale proposals for up to 448 homes currently waiting decision, as at October 2017, it is important that the ACNP policies become relevant as soon as possible.

2.12 The ACNP is a clear expression of the community's wish to conserve and enhance the long-established integrity and identity of Aston Clinton village, and for this reason it is felt appropriate that a Settlement Boundary be defined and established for the village as a means to facilitate sustainable development within the Settlement Boundary. The Settlement Boundary is shown in Figure 2, and Appendix E. Reference should also be made to the landscape report commissioned by ACPC attached as [Evidence Paper 2](#).

The ACNP supports the sustainable economic growth of Aston Clinton. The policies developed for business are as follows:

POLICY B1 - Community Facilities

It is important that the Parish retains important community facilities, including the post office, public houses, eateries/coffee shops, Anthony Hall, the Guide Hut and Green Park buildings. Proposals that result in the loss of an existing community facility or employment use will be resisted, unless it can be demonstrated 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.

Proposals to expand or alter existing community, retail or employment uses will be supported as long as they respect heritage - including traditional frontages and local character in general as well as all other relevant plan policies.

POLICY B2 - Rural Employment

Proposals to support agriculture and farming in the Parish and small scale rural employment uses that contribute to the social, economic or environmental fabric of the village will be supported, subject to any such development respecting local character and the amenity of neighbouring occupiers as well as all other relevant plan policies.

POLICY B3 - New Employment Opportunities

Proposals to develop new employment opportunities and proposals that lead to additional employment, including new small shops, community facilities and services, will be supported within the settlement boundary. New commercial buildings must be of high quality design, integrate with local character and reflect their surroundings. Mixed use development – ground floor shop frontage, office and/or residential to the first floor will be supported, provided that:

- i) It does not generate unacceptable noise, fumes, smell or result in other disturbance to neighbouring residential properties; and**
- ii) That the amenity of neighbours, highway safety and the rural character of the Parish are not unduly harmed; and**
- iii) That access and off-street parking should be provided in accordance with AVDC's parking standards; and**
- iv) There is no significant harm to adjoining residential and non-residential uses; and**
- v) Economic development which forms part of the Woodlands Enterprise Zone (WEZ) will be permitted within the WEZ boundary.**

POLICY B4 - High Speed Broadband

Proposals to support the provision of high speed broadband, and to expand communications infrastructure and high speed broadband technology will be supported:

- i) Where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; and**
- ii) Where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and**
- iii) Where the development has been sited and designed to minimise the impacts on the character and appearance of the village and takes account of views from the Chilterns Area of Outstanding Natural Beauty.**
- iv) Apparatus should be removed immediately it is no longer required.**

The ACNP promotes a healthy community. The policies for leisure are as follows:

POLICY L1 - Aston Clinton Park

To conserve and enhance the leisure facilities in Aston Clinton park, improvements and extensions to existing sports and recreation facilities that increase opportunities for local people to participate in leisure, recreation, play and/or associated social activities will be supported provided that: They will not result in significant harm to neighbouring residential properties by way of noise, light spillage and unsociable hours; Proposals should result in net gains in biodiversity.

POLICY L2 - Public Open Spaces, Footpaths, Cycle & Bridleways

Proposals to provide and improve access to existing public open space through a well maintained network of footpaths, cycle paths and bridle ways; and the improvement and enhancement of public rights of way will be supported.

POLICY L3 - Community Centre

Proposals for the replacement of the existing community centre in Aston Clinton Park with a new community centre will be supported, subject to consultation with village residents and other stakeholders and provided that:

- i) The proposal will not result in significant harm due to noise, fumes, smell or other disturbance to neighbouring occupiers; and**
- ii) The proposal will not result in harm to highway safety; and**
- iii) That it is appropriate in scale and design and conforms with the development and design policies contained in the ACNP.**

Supporting Information for Business

2.13 As outlined previously Aston Clinton has a variety of businesses, which offer sources of local employment, and should be supported and retained. Any further commercial development must be sensitive to the landscape and biodiversity and not significantly affect the local road network.

2.14 There is a general feeling to encourage business expansion to meet future needs with the move to offer more premises to rent within the parish. New housing developments will put further strain on the existing bandwidth and therefore it is essential to the village that superfast broadband becomes available to all.

2.15 While there are a number of large businesses in Aston Clinton there is a need to be able to deliver areas for smaller companies, for example, Arla have areas of land that they are advertising for smaller units. This particular development is known as "Aston A41". As larger developments are being put forward such as Woodlands, these not only encompass housing but will include business units of various sizes, from smaller workshop/offices to larger sites such as ARLA itself, all within the Aston Clinton Area.

2.16 To help future businesses to be attracted to Aston Clinton there should be improved transport links to other areas, particularly to Luton Airport and links to local train Stations, (Tring for links to Berkhamsted, Hemel Hempstead, Watford. Wendover for links to Amersham and stations through to London).

2.17 The proposed enterprise zone in the 'Woodlands' development will have its own set of guidelines, decided by AVDC.

Supporting information for Leisure:

2.18 Aston Clinton is very lucky in the wide range of facilities that it currently enjoys and most residents use these facilities during the year at some point. Details of the current leisure provision can be found in the introduction to the ACNP. Walking is a very popular activity especially in the park, on the footpaths and in Wendover Woods. Every consultation response received comments saying that all these facilities must be maintained and enhanced where possible. The wish for no development in the park, in the surrounding fields, or in Green Park, so the views were maintained, was overwhelming.

2.19 The Wendover Arm of the canal is another area that is used for walking and is popular with local residents.

2.20 Aston Clinton Parish Council is currently contemplating building a new community centre and has won a grant of £500,000 from the New Homes Bonus. In addition, significant S106 monies have been allocated for the project. A public consultation event on the proposed centre has been held and is ongoing.



EDUCATION AND HEALTH

The policies developed for education are as follows:

POLICY E1 - Doctors & School Expansion

The expansion of the doctor's surgery, at X on the plan below; the expansion of the school, into the area marked Y on the plan below; and the provision of a car park at Z on the plan below, will all be supported, subject to demonstrating that proposals would not result in significant harm to local character, residential amenity or highway safety.

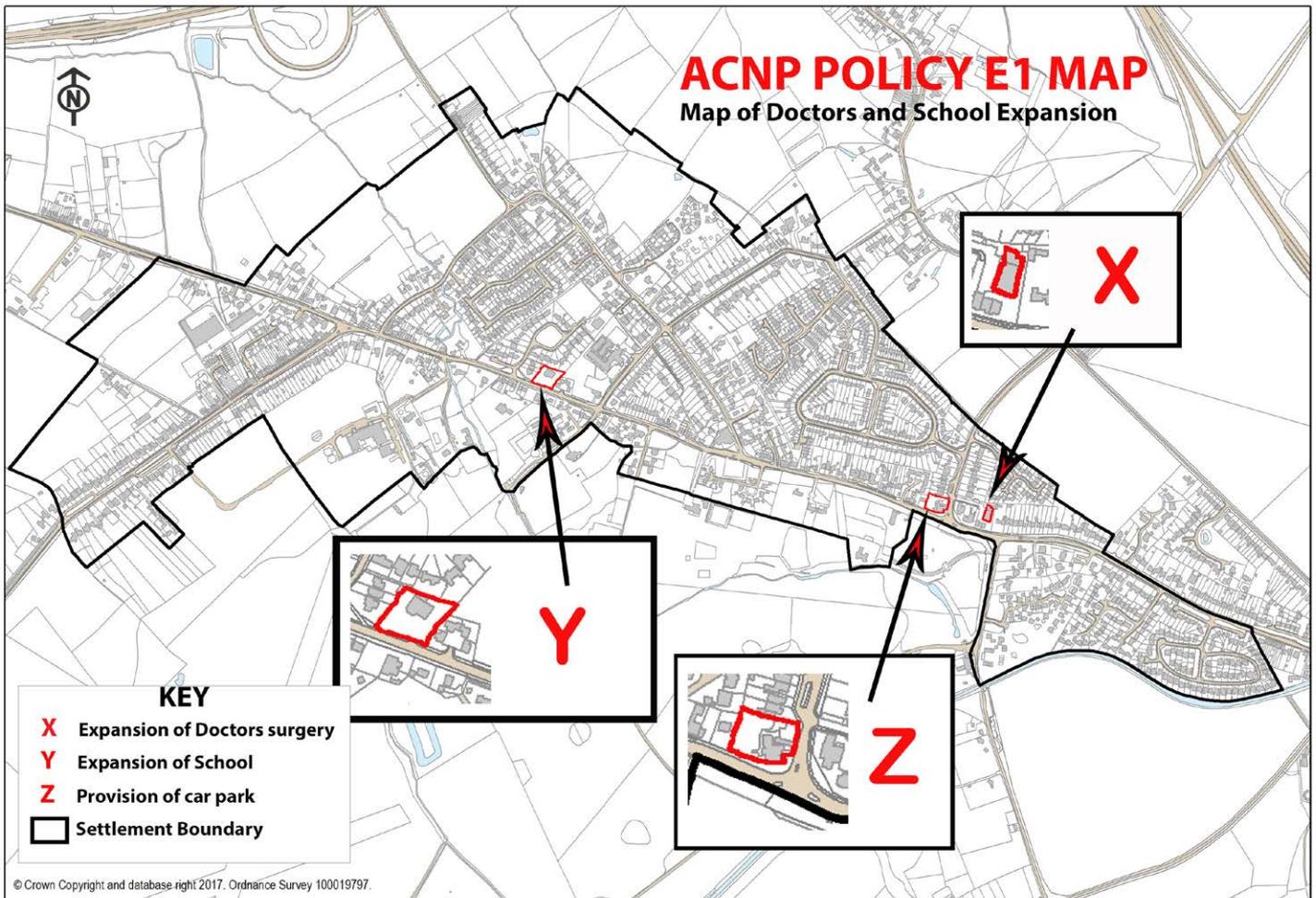


Figure 3: ACNP Policy E1 Map of Doctors & School expansion

See [Appendix F](#) for larger scale plan.

POLICY E2 - Improvements & Expansion to the School

To improve and expand the existing school, proposals will be supported providing that:

- i) There is no unacceptable noise, or other disturbance that would create significant adverse impacts on the health and quality of life on neighbouring residential properties; and**
- ii) There is provision for safe and suitable access; and**
- iii) There is a design and access statement which will identify off-street parking provision; and**
- iv) The development is in keeping with local character and history and if appropriate landscape buffering will be provided.**

Supporting information for Education:

2.21 It is government policy that local planning authorities should be proactive in ensuring that sufficient choice of school places is available to meet the needs of existing and new communities, and give great weight to the need to create, expand or alter schools in the planning process.

2.22 For primary schooling, a gradual increase in the number of local children in the annual intakes at the village school and a corresponding reduction in the number of new entrants that come from outside the village is happening. This is a very slow process compared to the rapid influx of children from new builds in the village. Over time, it is estimated that around 100 children from the new developments in the village could be absorbed at the existing school (Feb 2016 consultation with Head and Governors). Planned developments will exceed this capacity. Not only the village school but all local schools will be under huge pressure with the development in Aston Clinton.

2.23 Without the addition of a second storey it is difficult to see how the present school could expand and not infringe on valuable play space. However, the school has a valuable asset in terms of the playing field to which there is access behind an electricity substation. Increased accessibility of the larger play-space would enable intelligent development of the school buildings in the future. In addition to this we have identified in policy E1 another site that could possibly be suitable for a well-designed expansion of the school and associated facilities. Our consultations have shown that it is a priority for this village that a single primary school has capacity for all children living in the community so that children can develop a sense of belonging to the community and the school gates continue to provide valuable interaction for village parents.

2.24 The unanimity of Aston Clinton residents around accommodating village children at the local school is also directed at safety and traffic issues. The priorities are to ensure better safety for children in the congested streets around the school; to encourage walking to school; and to reduce traffic out of the village in the mornings and into the village in the afternoon. Both bussing children to primary schools and car use for exporting children are seen as unacceptable locally.

The Policies developed for transport are as follows:

POLICY T1 - Traffic Mitigation

Development proposals will need to demonstrate that appropriate site access and traffic mitigation can be delivered in order to minimise any significant adverse impacts on the highway network arising from the new developments.

POLICY T2 - Encourage Walking & Cycling

To support cyclists and pedestrians throughout the Parish, proposals to enhance walking, cycling and/or the use of buses will be supported. The provision of cycle lanes on main roads and/or the provision of new cycle paths within the core of the village will be supported. Provision of new safe cycling routes through the village to provide access to the countryside, or safe cycling routes to schools, will be supported. The widening of footpaths and creation of 'designated' cycle lanes along the 3 main approach roads to the village (Aylesbury Road, London Road and Weston Road) will be supported.



Supporting Information for Transport

Speed and School Traffic Congestion

2.25 On the single main road through the centre of the village the speed and volume of traffic has increased considerably in recent years and congestion creates safety issues. With more homes proposed on roads adjoining London Road the junctions at Brook Street, Green End Street and Twitchell Lanes are difficult to negotiate safely at peak times.

2.26 Traffic and parking congestion around the school is steadily increasing; a significant cause for concern. On street parking means vehicles are straddling pavements reducing the passing space for pedestrians and parking at junctions, which is obscuring visibility for motorists and pedestrians.

2.27 It has been noted that vehicles once free of congestion increase their speed to make up time on their journeys, which is a grave concern. Reducing speed limits to 20mph through the centre of the village is now required.

Zebra Crossings

2.28 As the village has grown over the past few years it has become apparent there are insufficient places for pedestrians and children to cross safely on their way to and from school. There is a clear need for a zebra crossing at Green End Street, at the junction with footpath ACL 8. For details of footpaths, please see Appendix C. The absence of an appointed School Crossing Patrol Warden (lollipop person) means parents and children must negotiate the main and side roads unsupported in order to get to school.

2.29 Bancroft Consulting Limited (BCL) were appointed by Aston Clinton Parish Council to provide highways and transportation advice in respect of the cumulative effect of committed and proposed developments on the local highway network in Aston Clinton.

2.30 The key objectives were to identify both consented and planned developments in and around Aston Clinton in order to establish how current traffic conditions through the village may change in the future. The report identifies potential issues resulting from the traffic increases, and provides an overview of opportunities for potential mitigation measures, in the form of traffic calming.

Summary of Proposed Traffic Mitigation Measures

2.31 The survey revealed the need for a cohesive package of traffic calming measures throughout the village, including:

Zone 1: Reduce speed limits from 50 to 30 mph; priority controlled narrowing, resurface advisory cycle-lanes, controlled narrowing gateway signage, on approach to junction with Weston Rd change to 20mph, zebra crossing before roundabout.

Zone 2: Change mini roundabout to compact roundabout and include granite sets (or similar), change existing crossing to zebra, over-runnable block paving features, raised junction table at Putnams drive, zebra outside Anthony Hall, raised table junction at Twitchell Lane junction with reduce speed 20mph limit passed the school and into zone 3.

Zone 3: Creation of a 20mph zone shared surface village centre to include block paving and minimal road markings, change existing to zebra crossing, to include two indicative pedestrian crossing points, to include parking outside the existing local shop, raised junction table at Mount Close.

Zone 4: Raised table Tompkins Close and at Stablebridge Road/roundabout, surface level granite sets, replace mini roundabout with compact roundabout and realign.

Zone 5: Speed limit reduction to 30mph throughout zone, narrowing features and centreline road markings alignment, changing priority at Upper Icknield Way/Tring Hill with signalisation.

See **Evidence Paper 1** dated 2016.

Cycle paths/Cycle lanes

2.32 At present, there are no safe cycle routes through Aston Clinton leading to the surrounding areas. The Wendover arm of the Grand Union canal provides a short link via the towpath between Aston Clinton and Wendover. Families use it for recreational purposes and during the summer months the older children use it as a cycle route to the John Colet School. Footpaths could be widened to incorporate designated cycle areas along the three main approach roads into the village. Access from Aston Clinton to Tring or Aylesbury uses busy main roads, which are not suitable for cyclists. Indeed, the London Road/ Tring Hill section was the site of a recent fatal collision involving a cyclist.

2.33 From the Woodlands roundabout Advisory Cycle Lanes marked with a broken white line were installed, which provide little or no protection, run adjacent to a largely disused pavement and are rarely used. Another Advisory Cycle Lane exists along London Road between the Brook Street roundabout and Lower Icknield Way. The width of the road however does not allow for vehicles and cycles to traverse side by side so requires motorists to overtake cyclist by crossing the carriageway onto oncoming traffic. Road debris in the form of stones along with drainage channels means cyclists are required to occupy a position approx. 1 metre from the curb side.

2.34 The consultations showed that safe cycle routes are something that residents want to be installed.

ENVIRONMENT

The policies developed for Environment are as follows:

POLICY EN1 - Development Impact on Biodiversity

New development in the Parish will be required to: Respect nationally protected SSSIs and woodlands; Retain trees and hedgerows in accordance with current Bs5837 national best practice (as updated). Where trees and hedgerows are unavoidably lost, replacement trees and hedgerows using species of native provenance must be provided, such that no overall loss arises; Minimise impact on natural habitats and species and provide net gains to biodiversity. Ecological information provided in support of applications must conform to the British Standard BS42020, Biodiversity – code of practice for planning and development; Respect local landscape character and important views into and out of the village and the Chilterns AONB (as indicated in the Landscape Report in Evidence Paper 2).

POLICY EN2 - Protecting Biodiversity

To avoid impacts on and to provide net gains in biodiversity, development should:

- i) Safeguard designated sites, protected species and habitats, ancient or species rich hedgerows, grasslands and woodlands; and**
- ii) Provide measures to mitigate any adverse effects of development on biodiversity by providing a biodiversity net gain; and**
- iii) Where possible and appropriate, provide sustainable drainage facilities and a restrictive use of storage lagoons or similar retentive systems discharging to surface water receptors.**

Trees with tree preservation orders (TPO) must also be protected. Development that results in the loss, damage or deterioration of these will be resisted.

2.35 The areas of natural woodland listed below (referenced in **Evidence Paper 2, Policy EN2** and shown on the plans in **Appendix H1 and H2**) are regarded as important natural features. The designated sites are as follows:

- Wendover Woods
- Woodland between the churchyard, Park View and London Road
- Copse next to Chapel Drive
- Woodland behind Vatches Farm
- Woodland at the end of Aston Clinton Park

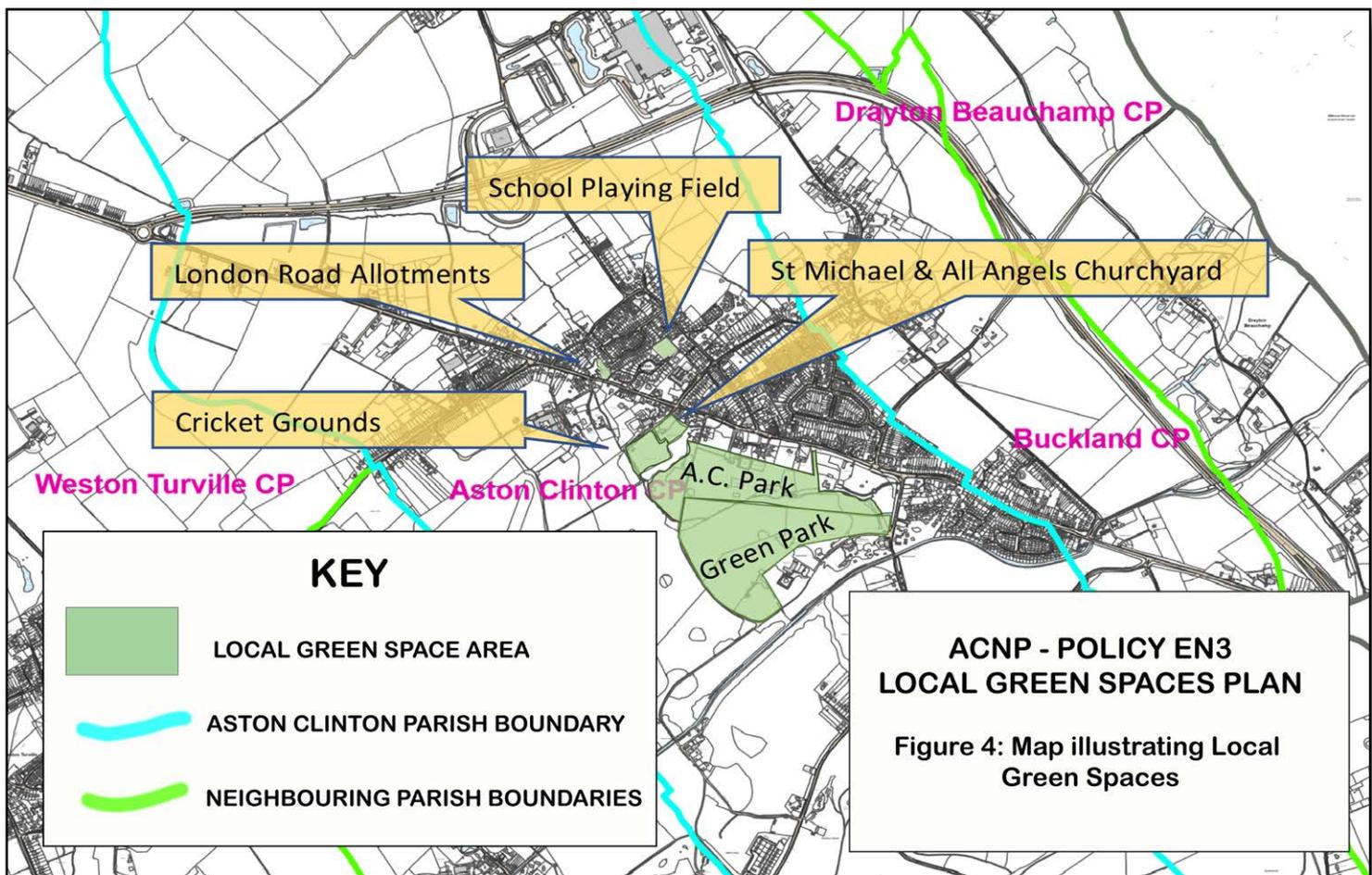
POLICY EN3 - Local Green Spaces

The following sites are designated as Local Green Space, where development is ruled out other than in very special circumstances.

- Aston Clinton Park
- Allotments on London Road
- Cricket Club and ground
- the northern and western area of Green Park adjoining Aston Clinton Park
- Aston Clinton Primary School playing field
- St Michaels and All Angels Churchyard

Local Green Space in the Parish is protected from development by its designation as a Local Green Space, in accordance with sections 76 & 77 of the NPPF. (See Aston Clinton Local Green Spaces Report contained in the evidence base for details and justification of each site)

Small scale increase in facilities (such as toilets or extra public use buildings) will be permitted if in character with the surrounding buildings (if any) and the open character of the local green space is preserved.



POLICY EN4 - Abating Flood Risk

All development proposals with flood risk implications should:

- i. Demonstrate that flood risk is not increased elsewhere; and**
- ii. Ensure that surface water run off does not exceed the existing rate using sustainable drainage and permeable paving and surfacing; and**
- iii. Be sited in areas of the least flood risk.**

Supporting information for Environment

2.36 Environment in this context is defined as all the inter-relationships of water, air, land, physical, biological and cultural surroundings that affect quality of both human and animal life both locally and globally. It is therefore a multi-disciplinary subject including many aspects of natural sciences and economics.

2.37 The landscape survey explains the environment and provides detail please see [Evidence Paper 2](#).

2.38 There is a well-used road layby on the Upper Icknield Way together with a number of positions in the Wendover Woods that have superb views over a large part of the Aylesbury Vale. While it is unrealistic to preserve the entire scene as it was 50 years ago, there are already too many unsightly 'lumps' appearing that are unnecessary and spoil the rural tranquillity. Arla and the A41 builders have taken careful and expensive steps in landscaping, and these should be emphasised as a serious precedent in all future developments.

2.39 Presently, Green Park is leased by a private concern that appears to have sympathy with the local environment, although the estate access is still strictly limited, whereas in former Rothschild time, it was open to all to roam on the pathways that cross it; there is no reason why this could not happen again.

2.40 Finally, within the village boundaries there is a need to preserve the 'special' countryside sites described above.

2.41 82% of residents are firmly of the opinion that 'green buffer spaces' should be established and preserved to maintain village integrity, and to avoid integration risks into surrounding conurbations. The village needs to maintain separation from Aylesbury (86%), Weston Turville and Buckland, and establish a separation zone from the proposed new Woodlands site.

2.42 Emphasis should be placed on the continuing Green Belt protections as applied to the Chilterns escarpment ranging from Ivinghoe Beacon round to Wendover Gap and beyond.

2.43 An additional and separate consultation was undertaken in relation to designating Green Park as a Local Green Space. This resulted in over 493 questionnaires being returned, all confirming that Green Park should be so retained, and a well-attended drop-in consultation event. Details of the outcome of that consultation is contained in an appendix to the Consultation Statement.



SECTION THREE

ASPIRATIONS OF ASTON CLINTON

3.1 The list has been drawn up in no particular order, but all points have been expressed by residents and businesses in the Parish.

1. There is a need for more school bus services as the expected growth of the Aston Clinton and the increasing demand of school places means that a large number of children from the village will need to be bused elsewhere around the county.
2. There is a need for a reliable weekday commuter bus service to Aylesbury, Tring and Wendover stations twice each morning and twice each evening to coincide with the commuter rush hour.
3. There is a need for a lollipop person/traffic warden whilst the village waits for, or alongside, traffic mitigation measures.
4. The plan in a wider context looks at making the village a vibrant community. The Parish Council will hold discussions with AVDC and the County Council to look at ways the necessary resources can be secured to support the school and medical facilities required as a result of the approved housing schemes.
5. Secondary schools remain accessible for village children.
6. Local school places for local children.
7. That all primary schools are located in walking distance from most properties.
8. A new secure home is found for the pre-school.
9. The Wendover Arm of the Grand Union canal runs NE / SW of the main village. Green Park and Park Farm borders it. All land to the south is an Area of Outstanding Natural Beauty, together with the SSSI of Rag Pits (next to Chiltern Forest Golf Course). Views and access to these areas are of great importance, especially when seen from Aston Clinton Park.
10. Reopening of a picturesque route from Park View along the border of Green Park towards Harelane Bridge.
11. Halton Airfield is to be closed for flying and likelihood is the land will be sold off. Although in Halton Parish the Aston Clinton boundary lies along the edge, and views from the Aston Clinton Park are substantially affected by its appearance. If development is to be proposed it should be in sympathy to the village and the rural nature of the area.
12. Aylesbury has already recommended a green buffer zone on its outskirts. There should be a buffer zone to the west (along a line Rectory Farm, The Vatches, College farm) to separate the village community from the urban sprawl.
13. Accepting the proposed Woodlands development, there is a need to protect our views around the NW round to NE sectors (a line from Merrymead farm round to Puttenham Lock).
14. Particularly sensitive is the separation of Buckland from Aston Clinton.
15. Substantial tree and hedgerow planting is recommended in any appropriate development area.
16. To encourage the funding of an expansion to the Westongrove partnership in terms of GP availability.
17. Retain the dental practice.
18. If the Woodlands development occurs, then a new surgery will be needed.

NON-DESIGNATED HERITAGE ASSETS

Consultation showed that residents of the Parish wanted to protect non-designated heritage assets.

The following buildings comprise important buildings in the Parish. Aston Clinton Parish Council will work with third parties with the aim of establishing these buildings as non-designated heritage assets.

- ◆ The Rothschild's Arms Public House – 82 Weston Rd, Aston Clinton, HP22 5EJ
- ◆ The Partridge Public House – 50 Green End Street Aston Clinton, HP22 5EX
- ◆ The Baptist Church – 52 Green End Street, Aston Clinton, HP22 5GE
- ◆ The West Lodge Hotel (19th Century Rothchild's Lodge – 45 London Rd, Aston Clinton, HP22 5HL
- ◆ Honeysuckle Cottage – 39 London Rd, Aston Clinton, HP22 5HL
- ◆ Rothschild's Fountain – London Rd Aston Clinton, HP22 5HN
- ◆ 21 London Rd Aston Clinton HP22 5HG
- ◆ Elm Tree Cottages - 25-29 London Rd, Aston Clinton, HP22 5HG
- ◆ 10 & 12 London Rd, Aston Clinton, HP22 5HQ
- ◆ 6 Brook Street, Aston Clinton, HP 22 5ES
- ◆ 15-17 Brook Street, Aston Clinton, HP22 5HQ
- ◆ 21 Brook Street, Aston Clinton, HP22 5HQ
- ◆ Pembroke Villa (1880), 34 Brook Street, Aston Clinton HP22 5ES
- ◆ Bakers House, 54 Brook Street, Aston Clinton, HP22 5ES
- ◆ Rose Cottages (1863) 104 Brook Street, Aston Clinton, HP22 5ET
- ◆ 109 Green End Street, Aston Clinton, HP22 5EU
- ◆ 10 & 12 Green End Street, Aston Clinton, HP22 5JE
- ◆ 2, 4 (May's Cottage) & 6 New Road, Aston Clinton, HP22 5JD
- ◆ Rosewood House, 124 London Rd, Aston Clinton, HP22 5HS
- ◆ Cottages 112- (116 Ryall Cottage) 118 London Rd, Aston Clinton, HP22 5HS
- ◆ Coffee Shop, 108 London Rd, Aston Clinton, HP22 5HS
- ◆ 104 (Spring Cottage) & 106 London Rd, Aston Clinton HP22 5HS
- ◆ 82 – (84 Honeysuckle Cottage) 88 London Rd, Aston Clinton, HP22 5HS
- ◆ Oakley, 68 London Rd, Aston Clinton, HP22 5HN

APPENDICES

APPENDIX A - DESIGNATED HERITAGE ASSETS

LISTED BUILDINGS IN ASTON CLINTON	
110 London Road Grade II - Mount Close	14 Green End Street Grade II - Turvey Close
19 London Road Grade II - London Road	42, 44 & 46 Green End Street Grade II - Green End Street
62 Aylesbury Road Grade II - Aylesbury Road	Anthony Hall Grade II - 35 London Road
Ballards Row 1-6 Grade II - College Road	Blenheim Cottage Grade II - Green End Street
Brewers House with attached buildings Grade II - The Courtyards, London Road	Church of St Michael & All Angels Grade II* - Church Lane
Minshulls, 21 London Road Grade II - London Road	Moat Cottage, 32 London Road Grade II - London Road
58 Green End Street Grade II - Green End Street	61 Green End Street Grade II - Green End Street
Aston Clinton War Memorial Grade II - London Road	Dog Kennels in the grounds of The Chalet Grade II
Dormer Cottage Grade II	Grand Union Canal Aylesbury Arm Bridge Numbr 10 - Grade II
Gingers Farmhouse Grade II - 59 Green End Street	Large Barn to North of Vatche's Farmhouse Grade II
Old Building, Aston Clinton County Primary School - Grade II - 13 Twitchell Lane	Prospect House Grade II - London Road
Rookery House Grade II - Church Lane	Skittle Alley in the grounds of The Chalet Grade II
South Side (Old Rectory) The Old Rectory Grade II - London Road	Stable Block North of Rookery Park House Grade II - London Road
Sunnybrook Farmhouse Grade II - 6 Sunny Brook Close	The Bell Inn Grade II - London Road
The Chalet Grade II	The Oak Public House Grade II - Green End Street
Threshers Barn Grade II - 2 Turners Meadow	

Some building names may be abbreviated or partial; this is how they are recorded in the original register.
Source taken from British Listed Buildings Online.

APPENDIX B - HOUSING COMPLETIONS & COMMITMENTS

AVDC Report of housing completions and commitments for Aston Clinton at May 2017.

(Information provided by AVDC and taken from an audit of housing figures to end of financial year 2016/17)

App. No.	Date App. Rec.	Decision Date	Location	P.P.S	Complete	Gross Dwellings	Dwellings Lost	Total Net Dwelling
15/00300/AOP	29.01.2015	02.09.2015	Land Off Chapel Drive And Rear Of Green St	V	0	95		95
14/02463/AOP	18.08.2014	16.07.2015	Land North of Brook Farm, Brook Street	V	0	91		91
16/00780/AOP (Previous app. 15/01395/AOP refused & dismissed @ appeal07.01.2016)	01.03.2016	23.12.2016	Land Rear Of (93) Aylesbury Road	V	0	50	0	50
15/02569/AOP	24.07.2015	15.12.2016	Land At 108 Weston Road And Longhorn Farm	V	0	50	0	50
14/01813/ADP	16.06.2014	17.10.2014	Land at Stablebridge Road	PC	44	48		48
15/00968/ADP 13/02508/AOP	19.03.2015	12.08.2015	Land Off Chapel Drive	PC	44	47		47
14/03662/APP	16.12.2014	21.08.2015	Land At Stratford Close	V	0	30		30
15/03009/ADP 14/00426/AOP	01.09.2015	04.02.2016	Land off Brook Street and Aylesbury Road	V	0	29	2	27
16/02033/AOP	01.06.2016	21.03.2017	138 London Road Aston Clinton	V	0	10	1	9
16/01774/AOP		14.02.2017	Land off Chapel Drive, Aston Clinton	V	0	7		7
15/02665/AOP	01.08.2015	01.03.2017	Land Adj Old Rectory, London Road	V	0	4		4
15/01275/APP	16.04.2015	21.04.2016	93 Weston Road	V	0	2		2
14/01399/APP	14.05.2014	08.08.2014	The Paddock House, 31 London Road, Aston Clinton	V	0	2		2
13/01184/APP	07.05.2013	08.07.2013	Land adjoining Overways, Aston Clinton	V	0	1		1
16/01291/APP	07.04.2016	07.07.2016	The Bungalow, Green Park, Stablebridge Road	V	0	1		1
14/02149/APP	17.07.2014	04.12.2014	Longhorn Farm, Weston Road	C	0	1		1
16/01003/COUSR	15.03.2016	11.05.2016	Masons Meadow, Aylesbury Road	C	0	1		1
16/00776/APP	01.03.2016	02.06.2016	42 & 46 Green End Street	V	0	1	2	
16/01204/APP	31.03.2016	04.08.2016	Conifer Cottage, Chivery	V	0	0	1	
15/03786/AOP	05.11.2015	30.03.2016	Land South Of Aylesbury Road	S	0	93		93
15/03627/AOP	23.10.2015	25.01.2016	Land At Park Farm, Church Lane	S	0	36		36
16/03314/APP	12.09.2016	04.11.2016	Woodgate House, Park View	C	7	7		7
15/03052/ADP	03.09.2015	01.02.2016	Brook Farm, Brook Street	C	4	4	1	3
14/00981/APP	07.04.2014	02.06.2014	Stables Chivery	C	1	1		1
12/01902/APP	28.08.2012	07.01.2013	The Partridge Arms PH 50 Green End Street	C	1	1		1
11/01008/APP		02.08.2011	14 London Road	C	1	1		1

App. No.	Date App. Rec.	Decision Date	Location	P.P.S	Complete	Gross Dwellings	Dwellings Lost	Total Net Dwelling
10/02193/APP		17.02.2011	Land adj 21 London Road	C	1	1		1
13/00388/APP		11.04.2013	The Gables, 8A New Road,	C	1	1		1
11/02421/APP Refused awarded at appeal 12/00025/ REF		19.09.2012	22 Brook Street	C	3	3	1	2
13/01171/APP		16.01.2013	Garage Site 417999G, Longcroft,	C	6	6		6
					113	624	8	616

Key: (PPS) Planning Permission Status, V = Approved, S = awaiting Section 106 agreement, C = Complete, PC = Partially Complete, P = Pending, Net DW: Net Dwelling

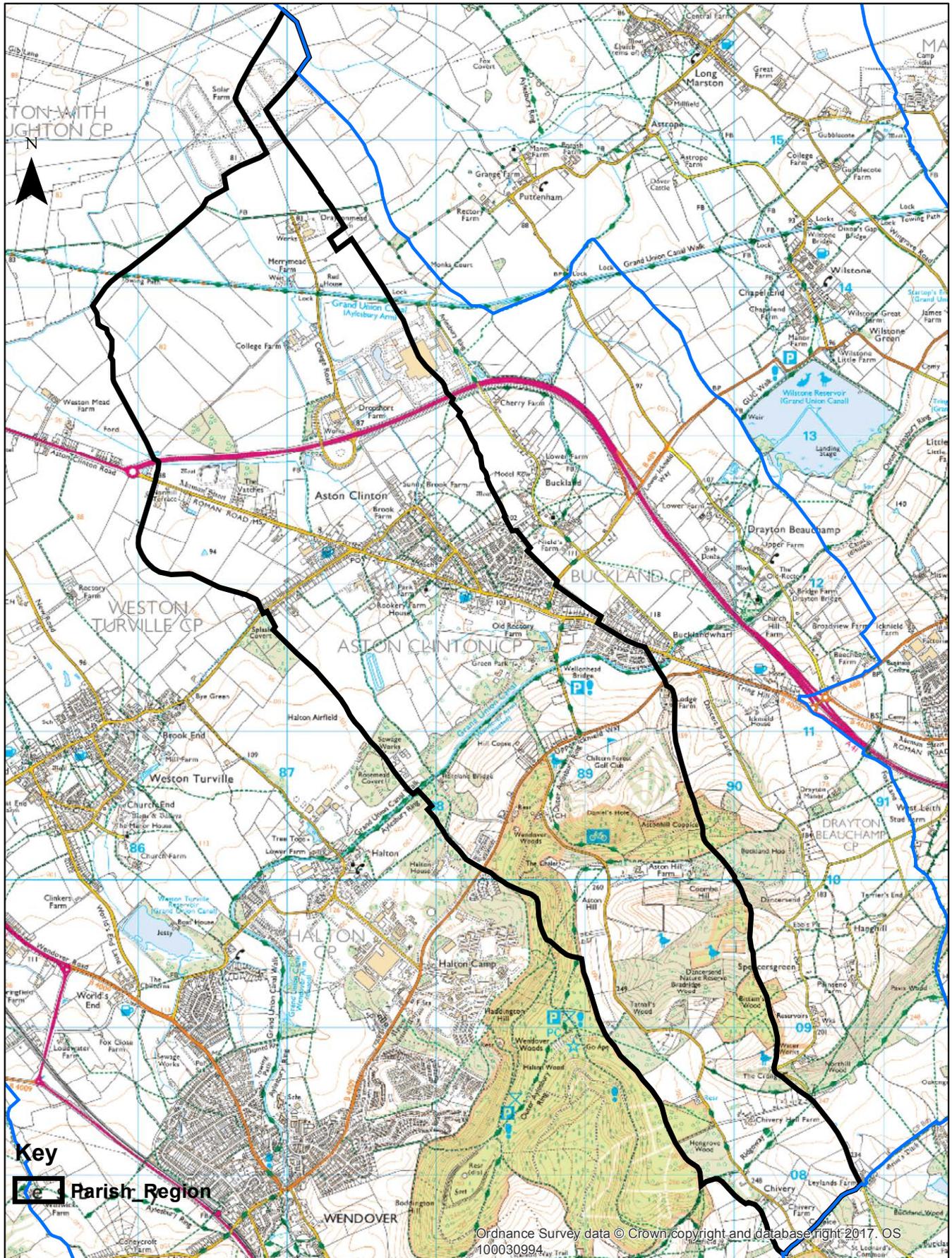
APPENDIX C - FOOTPATHS AND RIGHTS OF WAY

The following rights of way were identified in the year 2000

Footpath	Start	End
ACL/1	Aylesbury Road	College Road North
ACL/2	Boundary with BWB/10 across end of College Road North	Boundary with BLD/1
ACL/3	Sunny Brook Close	Aston Clinton Bypass boundary with BLD/6
ACL/4	Sunny Brook Close	New Road
ACL/5	Intersection with ACL/37 and across Green End Street	Boundary with BLD/12 near Moat Farm
ACL/6	Sunny Brook Close	New Road
ACL/7/1	New Road towards	Yorke Close
ACL/7/2	Beaconsfield Road	Intersection with ACL/8
ACL/8	Green End Street	London Road
ACL/8A	Longcroft	Beechwood Way
ACL/8B	Beechwood Way	Boundary with BLD
ACL/9	Yorke Close towards	New Road
ACL/9A	Yorke Close	Overstrand
ACL/10	Beechwood Way	Lower Icknield Way
ACL/11	Canal Footpath	Upper Icknield Way
ACL/12	Upper Icknield Way	Aston Hill Farm
ACL/13	Aston Hill	Buckland Hoo boundary with BLD/17
ACL/14	Bottom Road	Boundary with BLD/26
ACL/15	Junction with ACL/16 and ACL/14	Boundary with BLD/21
ACL/16	Aston Hill	ACL/15

ACL/17	Aston Hill (Southpark House)	Bottom Road
ACL/18	Aston Hill (Sunny View)	Bottom Road
ACL/19	Aston Hill	Boundary with WEN/42
ACL/20	Aston Hill (Chivery Hall Farm)	Boundary with HAL/15
ACL/21	Aston Hill (Chivery Hall Farm)	Boundary with HAL/15
ACL/22	Aston Hill (Beacon View)	Aston Hill
ACL/23	Intersection with ACL/22	Boundary with HAL/11
ACL/24	Aston Hill (High Meadow Farm)	Boundary with HAL/11
ACL/25	Upper Icknield Way	Boundary with HAL/7A
ACL/26	Aston Hill	Boundary with HAL/5
ACL/27	Canal path (South side) at boundary with HAL/2	London Road (via the airfield and church)
ACL/28	London Road (War Memorial)	Intersection with ACL/27 (on airfield)
ACL/29	Church Lane	London Road, crossing Park View
ACL/30	London Road	Green End Street
ACL/31	London Road	Twitchell Lane
ACL/32	Brook Street, crossing Long Plough	Intersection with ACL/34
ACL/34	London Road	Green End Street
ACL/35	Intersection with ACL/34, crossing Putnams Drive	School
ACL/36	Brook Street	Intersection with ACL/34
ACL/37	Twitchell Lane	Intersection with ACL/34
ACL/39	Aston Hill	Boundary with HAL/14
ACL/40	Canal footpath from boundary with BLD/37 (across College Road North)	Canal footpath from boundary with BWB/13
ACL/41	Canal footpath from London Road	Boundary with HAL/18
ACL/42	Aston Hill (Sunny View)	Boundary with WEN/47
ACL/43	Beaconsfield Road	London Road
ACL/45	Upper Icknield Way	Boundary with HAL/13
ACL/46	College Road South	College Road North

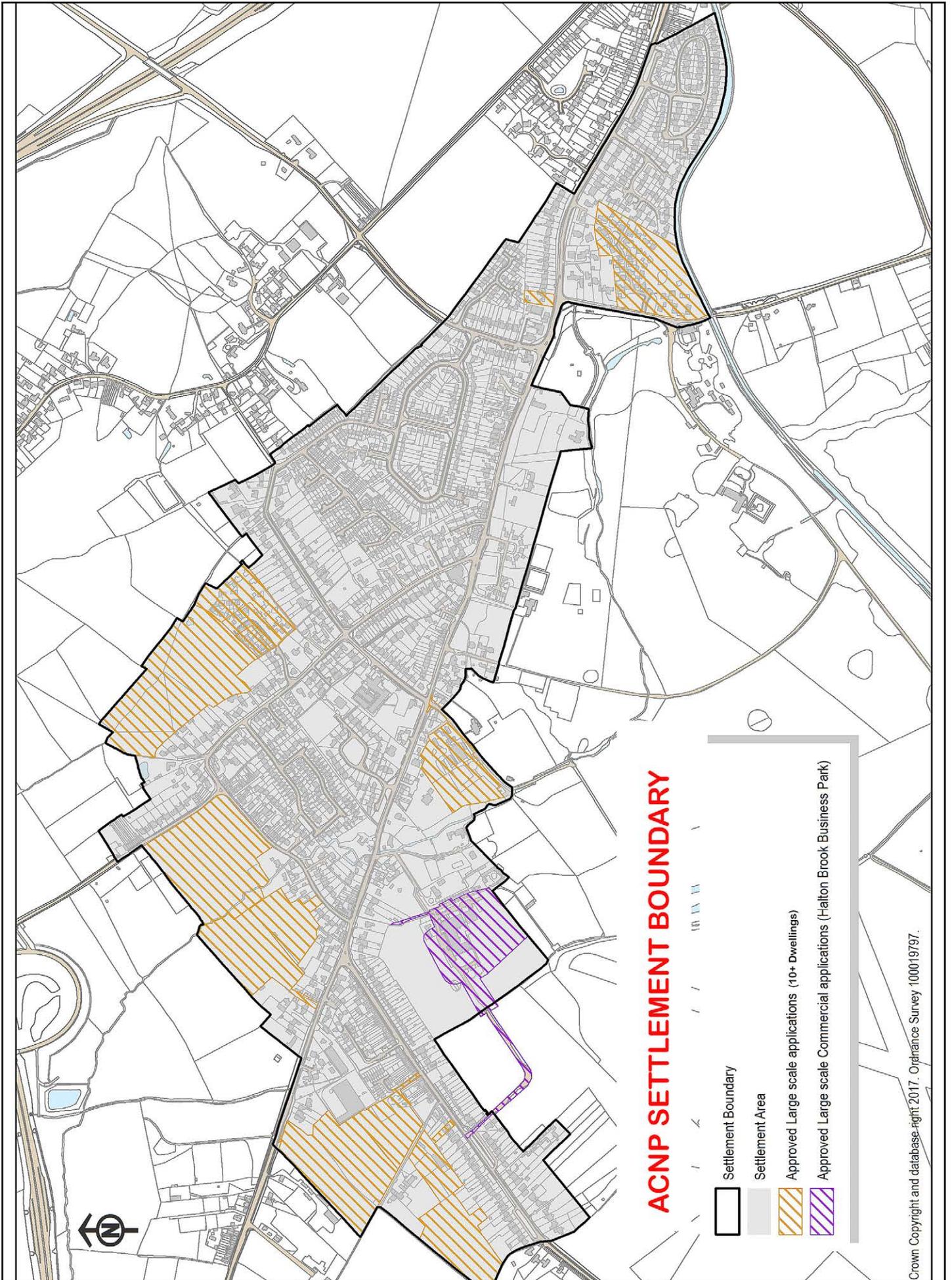
Aston Clinton Parish Boundary Map

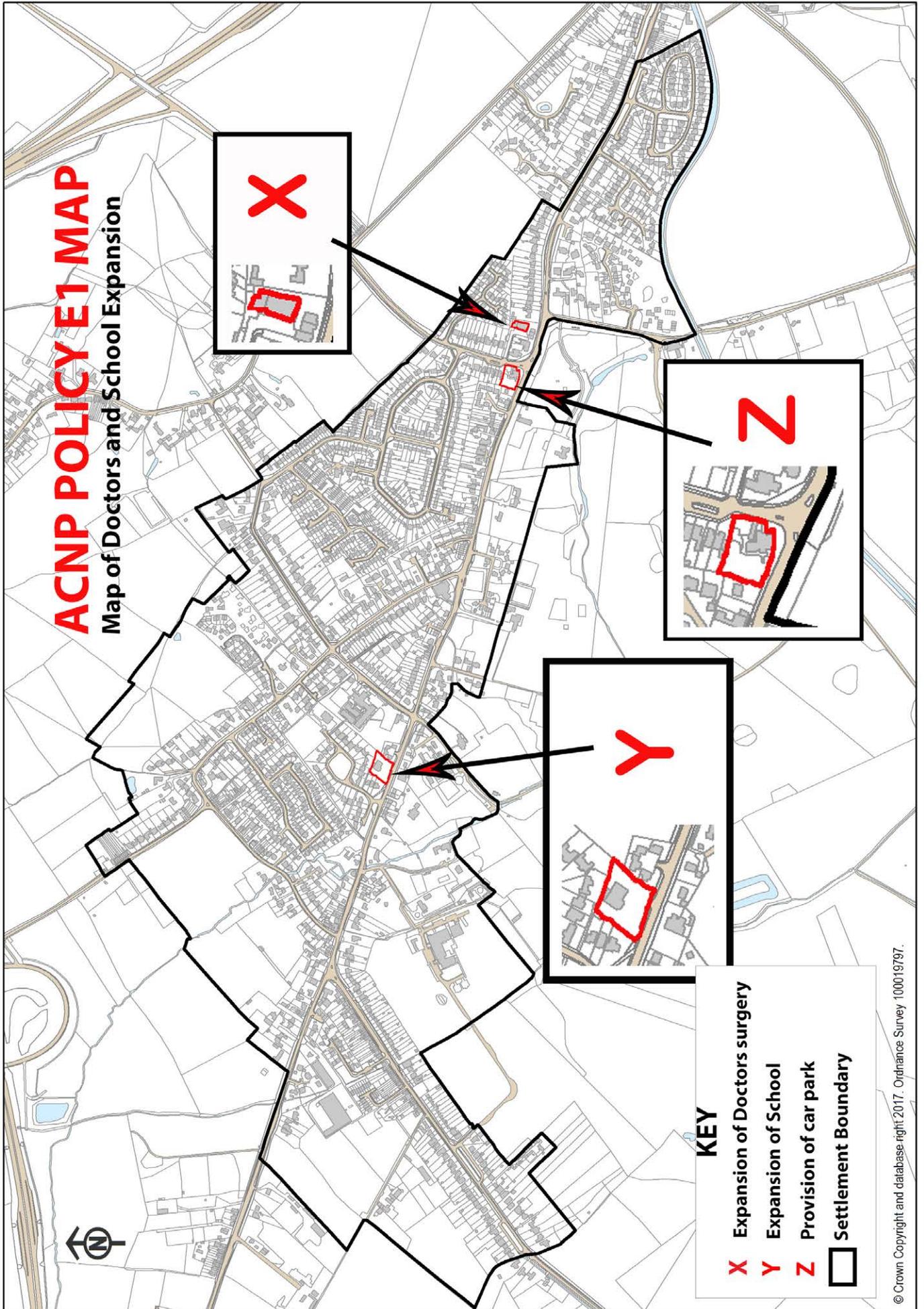


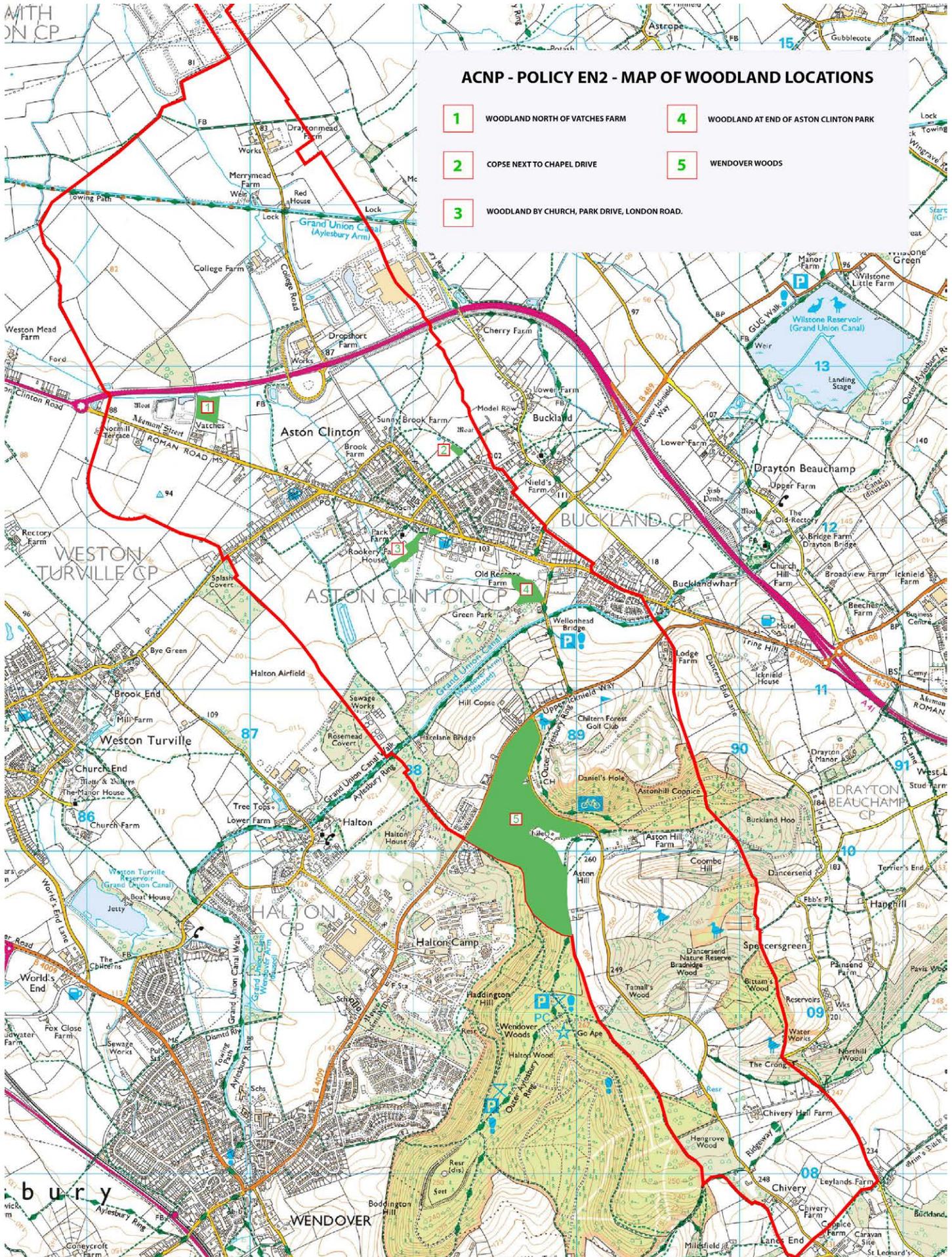
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0 0.325 0.65 1.3 1.95 2.6 Kilometers

APPENDIX E - SETTLEMENT BOUNDARY







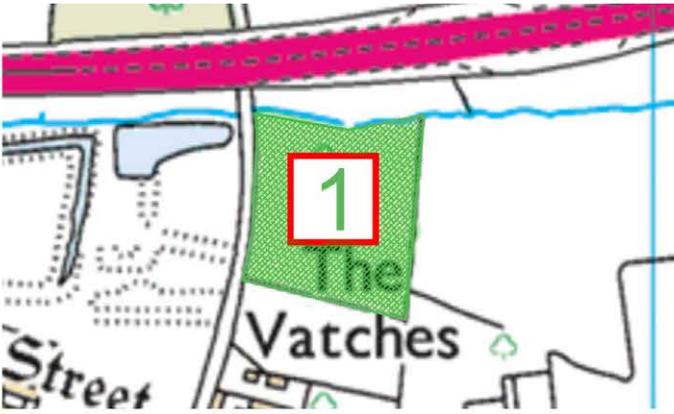
Aston Clinton - Important Woodlands - Location Plan 1:25000

Aston Clinton - Important Woodlands
1:25,000 @ A1
1:50,000 @ A3

SJA362.23 A May 2018
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APPENDIX H2



1 Woodland North of Vatches Farm 1:2000



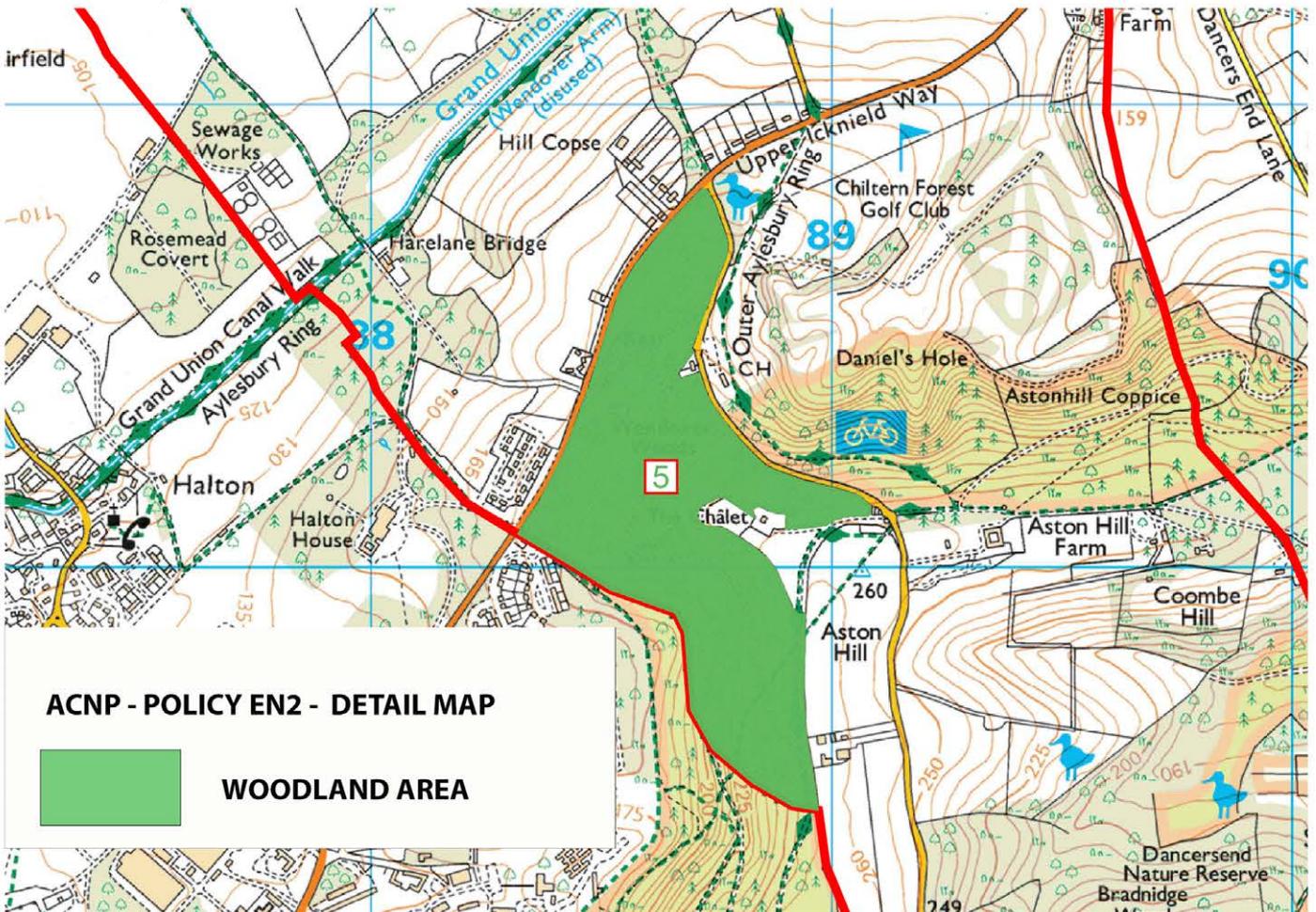
2 Copse next to Chapel Drive 1:2000



3 Woodland by Church, Park Drive, London Road 1:2000



4 Woodland at end of Aston Clinton Park 1:2000



5 Wendover Woods 1:5000

Aston Clinton - Important Woodlands
15,0001:2,000 @ A1
110,0001:4,000 @ A3

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