



WESTON TURVILLE NEIGHBOURHOOD PLAN 2017 – 2033



Pre-submission Version

Foreword

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

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

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

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

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

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

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

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

Our thanks go to all those who have helped in the production of the Plan but particularly to the members of the Steering Group who have given up a lot of their time to bring together the Neighbourhood Plan

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Contents

Foreword	2
Contents	3
1. Introduction.....	4
2. Planning Policy Context	5
3. About Weston Turville Parish.....	6
4. Vision and Objectives	9
5. Sustainable Development	13
6. Policies.....	14
Policy H1: Weston Turville Settlement Boundary	16
Policy H2: Development within the settlement boundary of Weston Turville	16
Policy H3: Development within the Conservation Area	17
Policy H4: Design of New Developments	18
Policy T1: Improvements to road safety and ease traffic congestion	18
Policy T2: Strategy for improving pedestrian and cycle connections within the Parish and to surrounding area.....	18
Policy T3: Encourage better planning of public transport.....	19
Policy E1: Protection of Local Green Spaces	20
Policy E2: Protection of key views and vistas.....	22
Policy E3: Biodiversity.....	22
Policy C1: Retention and enhancement of community facilities	23
Policy C2: Replacement of community facilities	23
Policy HE1: Improvements to Health facilities by contributions from developers of new housing or employment schemes	23
Policy HE2: Access to Education provision	23
Policy B1: Revitalisation of the village centre	24
Policy B2: Encouragement of growth and development of small businesses.....	24
Policy B3: Improvements to broadband and other fibre optic connections.....	24
7 Implementation.....	25
Appendix A: Identification of Priority Projects for Community Infrastructure funding.....	26
Appendix B: National Planning Policy Framework Paragraph 55.....	27

1. Introduction

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

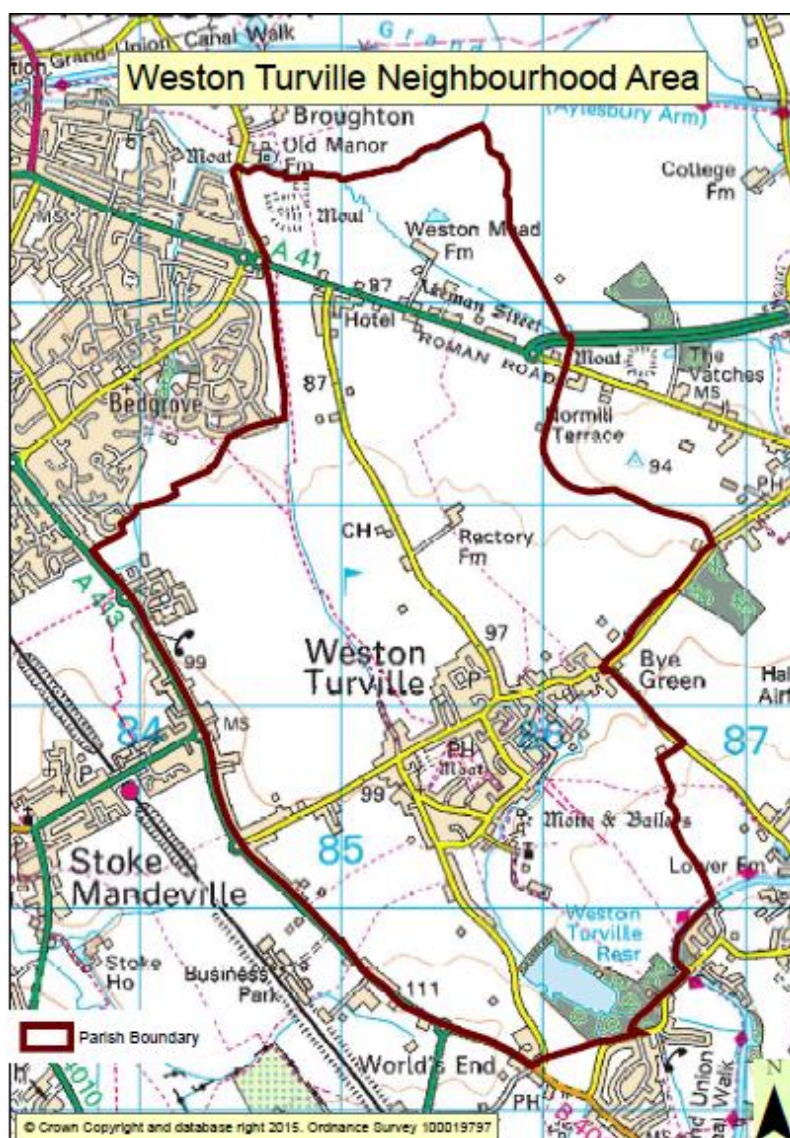


Figure 1 Weston Turville Designated Neighbourhood Plan Area

- 1.3 The purpose of the Weston Turville Neighbourhood Plan (WTNP) is to make planning policies that can be used to determine planning applications in the parish. Its policies will encourage development for the benefit of the local community and aim to protect the character of the parish.
- 1.4 The Parish Council has led the preparation of Weston Turville Neighbourhood Plan (WTNP) which will cover the period 2017-2033. The WTNP sets out specific policies and proposals for the use and development of land in the Neighbourhood Area over that period.

2. Planning Policy Context

- 2.1 Weston Turville parish is part of Aylesbury Vale District and in the county of Buckinghamshire. Each of these administrations has policies and proposals that have a significant influence over the content of the WTNP.
- 2.2 The National Planning Policy Framework (NPPF) published in 2012 is also an important guide in the preparation of local and neighbourhood plans. WTNP must demonstrate that it is consistent with the NPPF and the Vale of Aylesbury Local Plan when it is adopted.
- 2.3 A full policy review was carried out to create the WTNP Policy Review, September 2016.¹

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

- Policies GP2 to GP4 relating to affordable housing.
- Policy GP8 relating to the protection of amenity of residents and Policy GP9 extensions of dwellings.
- Policy GP53 relating to new development in and adjacent conservation areas.
- Policy RA13 and RA14 development within and at the edge of Appendix 4 settlements
- Policy GP35 Design of new development proposals: This advises on the criteria for considering new development
- Policies GP38 relating to the need for landscaping to be an intrinsic part of any new development
- Policies GP39 and GP40 encouraging the retention of existing trees and hedgerows and planting of new trees and hedgerows
- Policy GP59 offering advice for dealing with the preservation of archaeological remains
- Policy GP77 providing advice on horse related development.
- Policy RA2 relating to loss of open gaps and consolidation of settlements
- Policy RA8 relating to development in the areas of attractive landscape and local landscape areas
- Policy RA11 providing advice for conversion of buildings in the countryside
- Policy GP86 and GP87 relating to provision of outdoor playing space and open space.
- Policy GP91 referring to the provision of amenity areas
- Policy GP92 relating to the safeguarding of allotment land
- Policies GP93 and GP94 relating to the provision of community facilities
- Policy GP17 referring to the retention and continued use of existing employment sites
- Policy GP32 encouraging the retention and continued use of buildings used as shops, public houses and post offices
- Policy GP69 referring to hotel and motel development
- Policy GP70 referring to changes of use of rural and historic buildings
- Policy RA29 relating to proposals for new employment uses in the countryside

- 2.4 The emerging Vale of Aylesbury Local Plan (VALP) states that Weston Turville village is not required to take any additional housing due to its proximity to the growth of Aylesbury, part of which is within the parish of Weston Turville. WTNP therefore does not seek to allocate any development sites as the housing need for the parish is met within the emerging VALP.
- 2.5 The WTNP is not in a position to resist the growth of Aylesbury into the parish as it would not pass examination by Aylesbury Vale District Council and the Planning Inspectorate.

¹ www.dropbox.com/s/a9s583wa8kux8qd/WT%20NP%20Policy%20Review.pdf?dl=0

3. About Weston Turville Parish

- 3.1 Weston Turville is a village and a civil parish within Aylesbury Vale district in Buckinghamshire. It is located about a mile and a half south east of Aylesbury and borders the villages of Aston Clinton, Halton and Stoke Mandeville and the market town of Wendover. The parish is bisected across the top by Akeman Street, an old Roman road. The parish itself consists of a village of modest size with two satellite communities' along the A41 (Akeman Street) Aylesbury to Aston Clinton and the A413 Wendover to Aylesbury which includes the Hampden Hall estate. The parish covers an area of about 930 hectares (2,300 acres) and has a population of approximately 3,127 (census data from 2013)
- 3.2 The village name 'Weston' is Anglo Saxon in origin, and means 'western estate' or western homestead as 'tun' means an enclosed farm in Anglo Saxon. In the Domesday Book of 1086 the village is recorded as Westone. The suffix 'Turville' was added later, referring to the lords of the manor in the 13th century, and to differentiate the village from other places called Weston. Between 1236 and 1539, Weston Turville had grown to have five areas or ends which still exist today - Church End, Brook End, South End, West End and World's End.
- 3.3 In medieval times farming was based on large fields, known as open fields, in which individual yeomen or tenant farmers cultivated scattered strips of land, known as ridge and furrow, which can still be seen in some of our fields today. Prior to the Enclosure Acts in the late 1700's, there were three very large open fields in Weston Turville. After enclosure the land was divided between about six influential and wealthy landowners. This land was subsequently sold off to different land owners.
- 3.4 The reservoir was constructed in 1797 to supply water to the nearby Wendover Arm of the canal. It covers approximately 70 acres with a mix of woodland, water, marshy fen, reed-beds and was designated a Site of Special Scientific Interest (SSSI) in 1986 (*as notified under Section 28 of the Wildlife and Countryside Act 1981*).
- 3.5 The village has two scheduled monuments and 48 listed buildings as defined by Historic England most of them being grade II* or grade II. (*Grade II*: particularly important buildings of more than special interest. Grade II: buildings that are of special interest, warranting every effort to preserve them.*) Full details of the listed buildings within Weston Turville are provided in the background document "WT NP E-H-C 9, March 2017"². The type of listed building varies from thatched cottages, the Manor House, a barn on Main Street to the front gate and railings outside Cadel House. The listed buildings are located mainly within the village boundaries as can be seen in figure 2 overleaf.

² <https://www.dropbox.com/s/213us4bcptu7spt/WT%20NP%20E-H-C%209.pdf?dl=0>



Figure 2 Weston Turville Designated Neighbourhood Plan Area

- 3.6 The majority of houses sold within the parish of Weston Turville during the last year were detached properties, selling for an average price of £641,042. Semi-detached properties sold for an average of £370,434, with flats fetching £192,175. This gives the overall average house price of £458,305, a 10% increase since 2010. (numbers supplied by Rightmove, 2017³).
- 3.7 The 1801 Census shows there 497 inhabitants in 109 families living in 72 houses recorded in Weston Turville. Over the next 110 years the population increased gradually resulting in 737 inhabitants registered as living in Weston Turville in 1911. In 1931 the population was recorded as 1,040 and by 1951 it had risen to 1,614 persons. The 2001 census shows a total of 2,802 persons but at this time the parish boundaries had changed and no longer included Bedgrove. In 2011 there were 3,127 residents living in 1,181 households. The majority of these households reside in accommodation built in the past 60 years or within small estates built during the housing boom of the 1970's and 1980's.
- 3.8 The 2011 census reveals that the majority of residents are aged between 45 and 74, with 96.9% classifying themselves as having a white ethnic background and 93.9% being born in the UK. The largest religious group is Christian (1475 persons) with the second largest, stating they have no religion (448 persons).
- 3.9 Historically employment within the parish was mainly based around agriculture until the early/mid-20th century with Victorian/Edwardian women doing straw plaiting, lace making and the rearing of Aylesbury ducks which were bred for meat and sold in London. Figure 3 shows the duck pond in the centre of Weston Turville taken c1900.
- 3.10 The 1939 Register (*a National Register that listed the personal details of every civilian in Great Britain and Northern Ireland. This Register was used to coordinate the war effort at home, to issue identity cards, organise rationing and more*); shows the majority of women were doing unpaid domestic duties (housewives), paid domestic duties (servants) or shop work. The men listed were predominantly undertaking 'blue collar' manual jobs.
- 3.11 Today Weston Turville is commuter area with limited employment opportunities based within the parish.

³ www.rightmove.co.uk/house-prices/Weston-Turville.html



Figure 3 Weston Turville c1900

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

4. Vision and Objectives

4.1 Vision

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

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

To safeguard the rural identity of the parish whilst providing housing that meets local needs which includes protecting and improving landscaping and green

4.2 Objectives

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

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

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

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

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

Housing

Main issues raised during consultation with local residents:

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

OBJECTIVES

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

POLICIES

- H1 Weston Turville Settlement Boundary
- H2 Development within the Settlement Boundary
- H3 Development within the Conservation Area
- H4 Design of new developments

Transport

Main issues raised during consultation with local residents:

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

OBJECTIVES

- To work with the Highways Authority to improve road safety and ease traffic congestion in the parish to ensure new development does not have an adverse impact
- To preserve and enhance existing sustrans (sustainable transport – footpaths, cycleways and bus routes) network infrastructure in the village

POLICIES

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

Environment, Heritage & Conservation

Main issues raised during consultation with local residents:

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

OBJECTIVES

- To protect green spaces and important views to the countryside to help maintain the rural and historic character of the parish.
- To maintain significant green space between the historic village of Weston Turville and the growth of Aylesbury and surrounding settlements.

POLICIES

- E1** Protection of Local Green Spaces
- E2** Protection of key views and vistas
- E3** Biodiversity

Community Facilities

Main issues raised during consultation with local residents:

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

OBJECTIVES

- To preserve and enhance existing community facilities
- To provide additional leisure facilities as necessary
- To promote healthy living by making the surrounding countryside and community facilities accessible to all

POLICIES

- C1** Retention and enhancement of community facilities
- C2** Replacement of community facilities

Health and Education

Main issues raised during consultation with local residents:

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

OBJECTIVES

- To improve access to health services for residents of the parish
- To ensure sufficient capacity for children living in the parish to access primary and junior education within the parish

POLICIES

HE1 Improvements to health facilities by contributions from developers of new housing or employment schemes

HE2 Access to education provision

Business and Employment

Main issues raised during consultation with local residents:

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

OBJECTIVES

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

POLICIES

B1 Revitalisation of the village centre

B2 Encouragement of growth and development of small businesses

B3 Improvements to broadband and other fibre optic connections

5. Sustainable Development

- 5.1 The Neighbourhood Plan has been informed following a review of the extant and emerging policies of Aylesbury Vale District Council and deliberately avoids repeating national and local planning policies which are supported and therefore the proposed policies of the Neighbourhood Plan will focus on a relatively small number of development issues.
- 5.2 These are written against the background that the Neighbourhood Plan must contribute towards the sustainable development of the area.
- 5.3 WTNP meets the requirement for sustainable development by:
- Encouraging provision of new homes for young families
 - Encouraging provision of new homes for older people wishing to downsize
 - Requiring high quality designed developments which complement the existing character of the parish and neighbouring properties
 - All new housing will comply with environmental legislation
- 5.4 The proposals and following policies of the plan therefore do not require a sustainable appraisal, nor a strategic environmental assessment.

6. Policies

Spatial Plan for the Parish: Settlement boundary

- 6.1 This policy establishes and defines the three separate Weston Turville Settlement Boundaries to distinguish the consideration of planning applications within existing settlements from those outside the boundary.
- 6.2 Each Settlement Boundary is formed from a detailed consideration of the character of the parish as identified in the adopted Aylesbury Local Plan and from a detailed survey of the form and location of properties and their inter-related spaces undertaken as part of the evidence gathering for the Neighbourhood Plan
- 6.3 Planning applications outside the three settlements will be resisted unless they are a site identified as part of the growth strategy for Aylesbury as defined within the emerging Vale of Aylesbury Local plan.

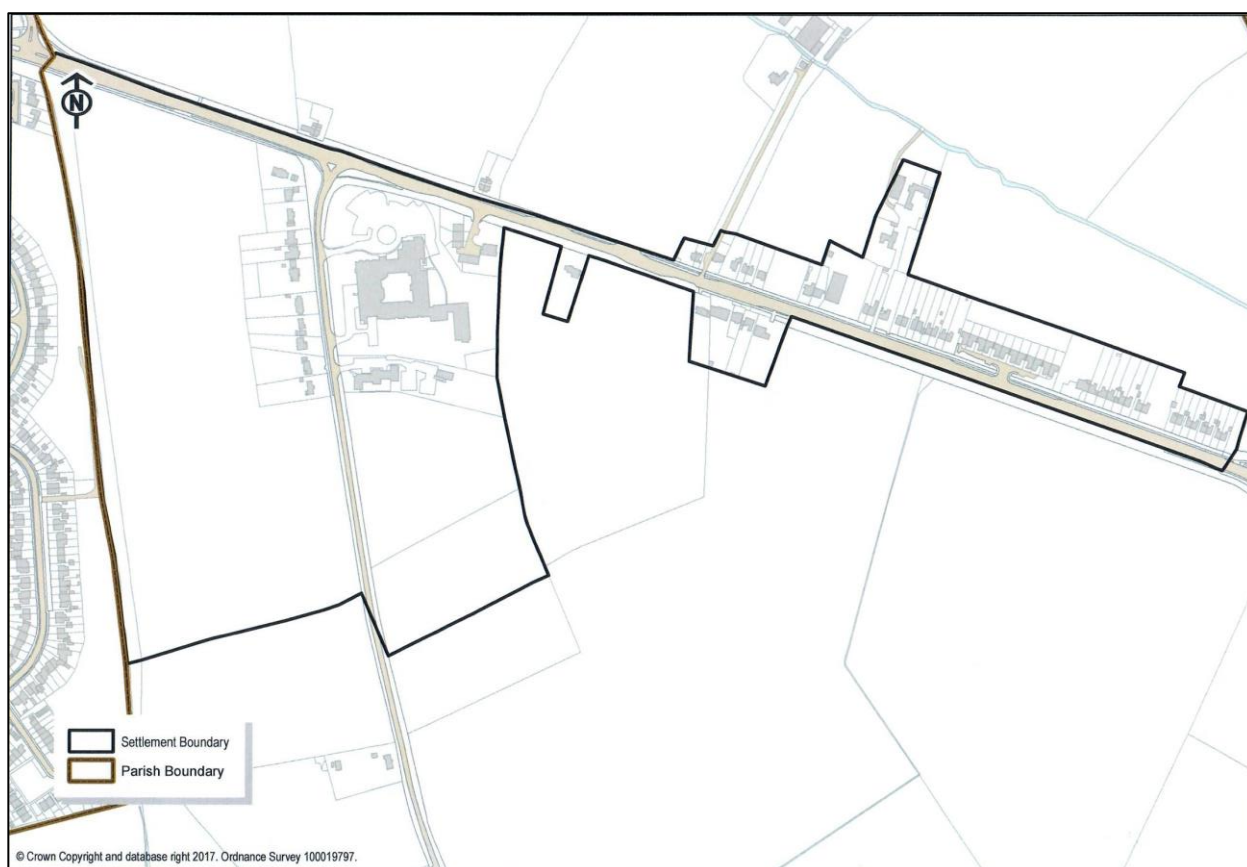


Figure 4 Settlement Boundary 1 - Aston Clinton Road

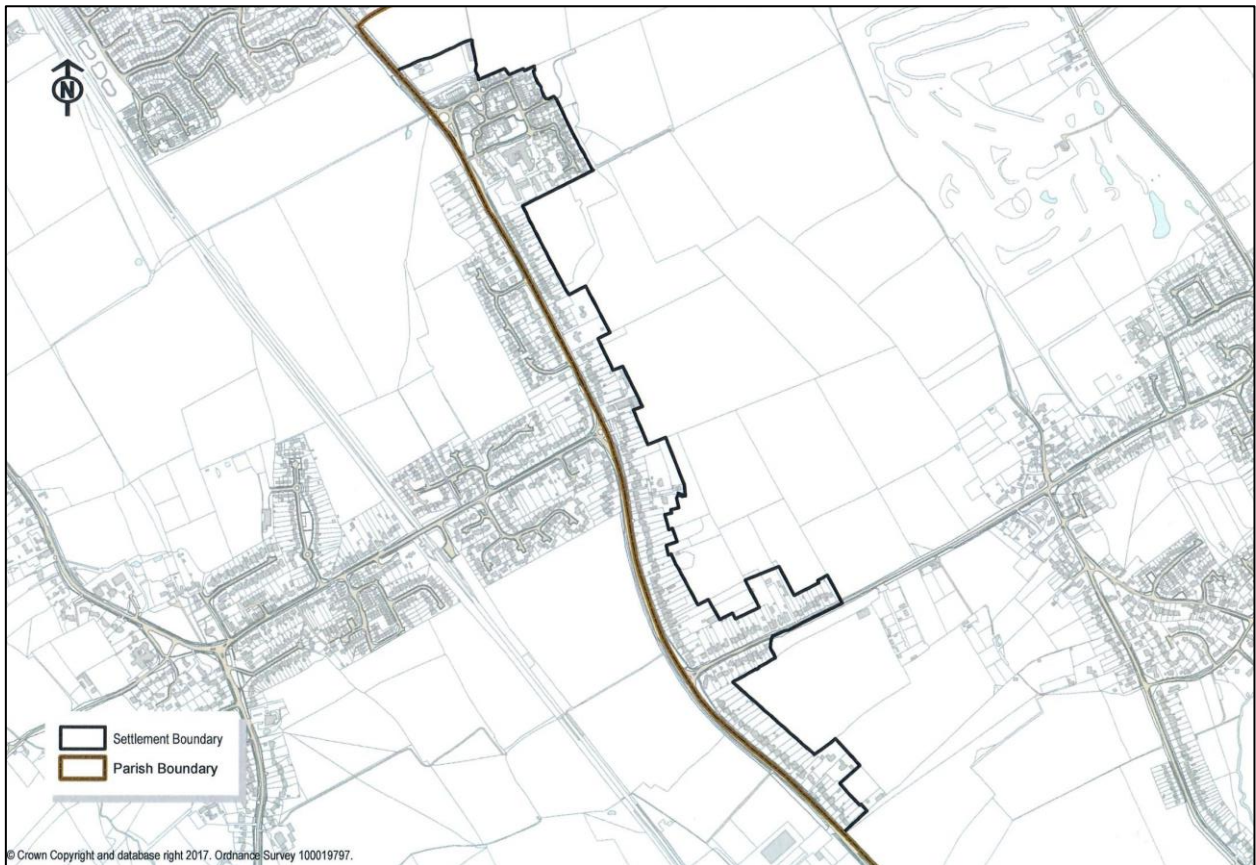


Figure 5 Settlement Boundary 2 - Wendover Road and Hampden Hall

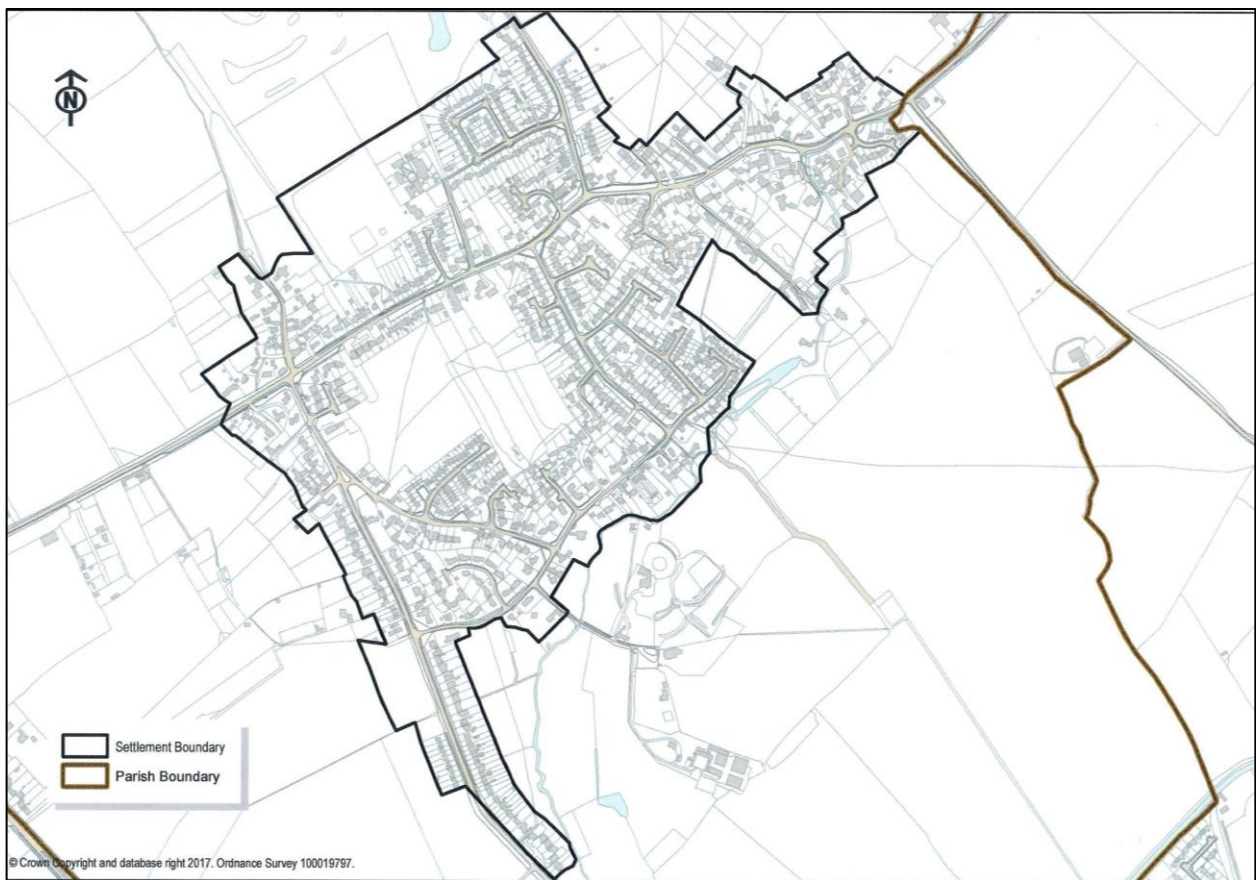


Figure 6 Settlement Boundary 3 - Weston Turville Village

Policy H1: Weston Turville Settlement Boundary

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

Development of land outside the Settlement Boundaries will not be permitted in the countryside unless it is part of the growth of Aylesbury as defined in the emerging Vale of Aylesbury Local Plan or meets the circumstances set out in paragraph 55 of the NPPF (see Appendix B for further detail)

Development within Weston Turville settlement boundary

6.4 The results of the consultations indicate a general acceptance of the importance of protecting the village and enabling developments within the settlement boundary that meet a proven need and which improve the sustainability of Weston Turville.

Policy H2: Development within the settlement boundary of Weston Turville

Development proposals for small scale development of less than 12 houses within the defined settlement boundary of Weston Turville will be supported, provided the proposals meet the other policies of this Neighbourhood Plan and Aylesbury Vale Local Plan and where:

- *Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, reflect the character and scale of the surrounding buildings and of distinctive local landscape features*
- *It retains and enhances natural boundaries, including hedgerow and water courses, which contribute to visual amenity or are important for their ecological value*
- *It provides a biodiversity net gain for the parish*
- *Retains and considers the distinctive qualities of the special and attractive areas of open space within the village*
- *It preserves and enhances the setting of any heritage asset*
- *It does not adversely affect neighbouring properties by way of loss of privacy, daylight, noise, visual intrusion or amenity.*

The Conservation Area

6.5 The village of Weston Turville has a designated Conservation Area which was last reviewed in 2007. The importance of this area is documented within the Conservation Area report and this evidence supports the policies in the Neighbourhood Plan. The Conservation Area is shown in the map below and must be safeguarded for the future.



Figure 7 Weston Turville Conservation Area⁴

Policy H3: Development within the Conservation Area

This policy seeks to conserve and enhance the Conservation Area. Development within it must preserve or enhance the architectural and historic interest of the Weston Turville Conservation Area and maintain the integrity of the street scene and create a sense of place;

Any new boundaries should be traditional and reflect the character of the surrounding area.

⁴ www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Updated-2009-Weston-Turville-complete-doc.pdf

Design

6.6 This policy requires all development proposals to deliver high quality schemes that reflect the character of the existing settlement.

6.7 Materials used in any development shall complement those used in the adjacent surroundings

6.8 In response to the consultations the community in Weston Turville indicated that they want any new development to include a proportion of affordable housing and provide a mix of housing types and tenure.

Policy H4: Design of New Developments

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

- In line with AVDC policy, 30% of the total number of dwellings for any development greater than 10 units are provided as affordable homes; (or are subject to a contribution to provide affordable homes in an alternative location within the village)
- A proportion of the open market and/or affordable dwellings in development over 10 units are provided with designs that are suited to occupancy by older person households;
- A mix of housing types is provided that is reflective of the most up to date assessment of housing needs arising in the parish, including 2 and 3 bedroom homes for young families;
- Their scale, density, height, landscape design, layout and materials reflect and enhance the character and scale of the surrounding buildings and of distinctive landscape features:
- Provision for off street car parking spaces in accordance with the adopted standards of AVDC
- Any car parking spaces should use permeable surfaces to allow for rainwater absorption
- Any new development does not result in the loss of any existing publically accessible open space.

Transport

6.9 One of the main issues raised during the consultation process was the level of traffic congestion and the need for traffic calming measures linked with improvements to pedestrian safety.

6.10 The community identified a need for improvements to existing pedestrian and cycle routes and for their integration with surrounding residential and employment areas.

6.11 In addition there was a wish to improve public transport links especially the bus services.

Policy T1: Improvements to road safety and ease traffic congestion

Development proposals should demonstrate that they can deliver appropriate site access and traffic mitigation through agreement with the Highways Authority and Parish Council, to ensure no adverse effects on traffic congestion by new development.

Development contributions will be sought to pay for traffic calming schemes and road safety improvements.

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

Development proposals must demonstrate how the site connects with existing sustainable transport links and where lacking, secure improvements to ensure safe access for all in line with current industry standards and the Highways Authority policies.

Policy T3: Encourage better planning of public transport

Development proposals will be required to submit a sustainable transport strategy.

Where there is a lack of adequate sustainable transport links, developers will be required to incorporate sustainable transport connections into the site as part of the site plan and transport strategy.

Developments should be no more than 400m from a bus stop and there should be suitable and safe public footpath access to the nearest bus stop.

Environment

Local Green Spaces

- 6.12 National Planning Policy allows Neighbourhood Plans to protect green spaces that are of significance to a community by designating them as Local Green Spaces.
- 6.13 Weston Turville Parish has two areas where green spaces are considered important.
- 6.14 The first area is shown in figure 8 and identifies 6 specific locations which the Neighbourhood Plan seeks to identify and protect from development.
- 6.15 Connected green space allows species to adapt to climate change and provides for resilient landscapes.



Figure 8 Important Green Spaces in Weston Turville village

6.16 The second area is shown in figure 9 below and this relates to the development site known as Hampden Hall and a play area and amenity area.

Hampden Hall – Green spaces



Figure 9 Important Green Spaces in Hampden Hall, Weston Turville

6.17 The Neighbourhood Plan designates Local Green Spaces as shown in Figures 8 and 9 above.

6.18 This purpose of this policy is to protect a number of important green spaces in the parish from development by the designation as Local Green Space in accordance with paragraphs 76-77 of the NPPF.

6.19 Each of these pieces of land are an integral part of the parish and are regarded as special to the local community and (4) and (5) are specifically mentioned in the Weston Turville Conservation Area as important to the village and community. The Weston Turville Local Green Spaces Report sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless they are ancillary to a public recreation use or they are required for essential utilities.

Policy E1: Protection of Local Green Spaces

Proposals for development on the designated Local Green Spaces as set out below and shown in figures 6 and 7 which is not ancillary to the use of the land for public recreational purposes will not be permitted, other than in very special circumstances.

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

Key Views and Vistas

- 6.20 The map in figure 10 below shows the key views within the village as defined within the Conservation Area. The relationship of the settlement of Weston Turville with the countryside is important and the key views and vistas shown in the map help to integrate the settlement with the surrounding landscape.
- 6.21 These views and vistas should be retained by avoiding inappropriate locations for any new buildings resulting in unacceptable landscape impact. Any development which impinges on the skyline or which results in significant blocking of views of historic features including St Mary's Church should not be permitted.



Figure 10 Weston Turville Views

Policy E2: Protection of key views and vistas

The visual impact of new development on views from and vistas into the countryside must be protected. An assessment of views from and vistas into the countryside from any proposed development should be provided to show how any visual impact will be minimised through the design of the site location, layout, buildings and landscaping.

Policy E3: Biodiversity

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

- the provision of appropriate measures to mitigate any adverse effects of development on designated European wildlife sites*
- the safeguarding or protection of designated sites, protected species, priority species and habitats, ancient or species rich hedgerows, grasslands and woodlands;*
- a measure of biodiversity for the development showing a net gain of biodiversity on the site, if this is not possible then a net gain of biodiversity within the parish will be expected.*
- Where appropriate development will contribute to the green infrastructure connecting the green spaces within the parish and to wider landscape.*
- the use and adoption of sustainable drainage facilities and a restrictive use of storage lagoons or similar retentive systems discharging to surface or ground water receptors; and*
- Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting.*

Community Facilities

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

- Union Chapel, School Lane,
- Shops in the Parade, Main Street
- The Chandos Arms PH
- The Five Bells PH
- The Chequers PH
- Scout Hut, Wendover Road
- Allotment Sites, West End and Church Lane

Policy C1: Retention and enhancement of community facilities

Development proposals that will contribute to improvements of established community buildings by way of the extension or partial re-development will be supported provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

Policy C2: Replacement of community facilities

Proposals that will result in the loss of a valued community facility, as listed above, will be resisted unless it can be demonstrated that it is no longer viable or that the facility can be replaced elsewhere at the same or better standard on a suitable site within or adjacent to the village.

Health and Education

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

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

Financial contributions will be sought from developers of new housing and employment schemes to fund improvements to existing health care services or to provide additional health care services if sites become available

Policy HE2: Access to Education provision

Developer contributions will be sought in relation to any new development over 5 dwellings towards the funding of new school places to expand the capacity at existing schools or provision of new education facilities.

Business and Employment

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

Policy B1: Revitalisation of the village centre

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

Proposals for change of use from the current retail use for properties located in The Parade, Main Street will be resisted.

Policy B2: Encouragement of growth and development of small businesses

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

Proposals that result in the loss of an existing employment use will be resisted, unless it can be demonstrated that its continued use is no longer viable, which will include evidence that the property has been marketed on reasonable terms at open market value for a period of at least 18 months.

Policy B3: Improvements to broadband and other fibre optic connections

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

Proposals should include the pre-requisite infrastructure required for broadband connectivity and implemented in the sites development at the earliest stage to ensure that they can be connected to the superfast broadband network at the earliest opportunity.

7 Implementation

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

Development Management

- 7.2 Most of the policies contained in the WTNP will be delivered by landowners and developers. In preparing the plan, care has been taken to ensure as far as possible, that the policies are achievable.
- 7.3 Whilst development management is the responsibility of the local planning authority, Aylesbury Vale District Council, the Parish Council will also use the WTNP to frame its representations on submitted planning applications. It will also work with AVDC to monitor the progress of sites coming forward for development.

Infrastructure Projects

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

Appendix A: Identification of Priority Projects for Community Infrastructure funding

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

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

Appendix B: National Planning Policy Framework Paragraph 55

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area.