



Weston Turville Neighbourhood Plan



Evidence Report

January 2018

Topic Headings:

1. Housing
2. Traffic and Transport
3. Environment, Heritage and Conservation
4. Business
5. Community Facilities

1. Housing

Location and history of parish:

Weston Turville is a parish to the south and east of Aylesbury. To the west it is bounded by the A413 southwards, turning eastward along Halton Lane, (abutting the parish of Wendover) joining Aerodrome Road at Bye Green and proceeding to the outskirts of Aston Clinton; to the North the boundary runs south of Bedgrove, before crossing the A41 and going south of Broughton until it crosses the A41 (Akeman Street) again. It then follows a southerly route to Weston Road at the most westerly point of the parish of Aston Clinton. It follows Weston Road to Bye Green where the boundary is marked by Aerodrome Road. The parish itself consists of a village of modest size with two satellite communities at Hampden Hall on the borders of Stoke Mandeville and at the northern end of New Road on the A41, east of Bedgrove and Aylesbury.

The Parish Population and Growth:

Weston Turville has origins extending back to late Saxon times. In 1901 the population was 791 consisting of 164 households. By 2013 the population had reached 3127 persons, consisting of 1490 men and 1637 women occupying some 1181 households. The population increased by 55% between 1901 and 1961 and by over 54% since 1961. (791 in 1901, 1424 in 1961, 3127 in 2013 i.e.55.5% and 54.46%) By age, there are 806 children under the age of 18 (25%); 1858 adults between 16 and 64 (58%); and 548 adults 65 and over (17%). In the Parish 1545 people are economically active; 11 are inactive and 638 are retired.

Settlement characteristics

The parish which is in a rural setting, consists of green fields and farm land including a village and two smaller settlements at Hampden Hall and at the A 41/New Road confluence. There are several farms within the parish, a travellers' site, two sets of allotments, a reservoir, playing fields with facilities for tennis and football, a children's playground, horse-riding opportunities, a rugby club, a golf course, three public houses, two retirement homes and one care home for disabled young people. There is one church, medieval in origin, a non-conformist Union chapel dating from 1839, a combined age primary school and some shops. About 75 units of social housing were built but subsequently privatised or managed by Vale of Aylesbury Housing Trust.

Landowners and land uses

The village of Weston Turville contains at its centre three fields, owned by residents or by the Diocese of Oxford as glebe lands. The parish consists of fields owned by a number of landowners, the oldest of which is the Widow Turpin who died three hundred years ago leaving her field to the parish as a charity currently administered by trustees. Aylesbury College owns the largest swath of land in the northern half of the parish, extending from Hampden Hall across New Road to the A41, which is currently subject to a planning application. There are two working farms and some land rented for grazing. A small number of residents own ten acres or more. The travellers of the parish own their site at the Marroway. The two sets of allotments are owned by the Allotment Society. The Aylesbury Rugby Club and the Weston Turville Golf Club are also land owners as is the Parish Council which has two fields used for various sports and games and a children's play area.

Housing Characteristics, Accommodation and development

The parish is a mixture of older and listed buildings, some late Victorian housing and from the 1950s onwards a considerable number of detached, semi detached houses and bungalows in a more modern style. There is an existing conservation area. Characteristic of the village are small enclaves and culs-de sac. There is evidence of land division leading to single house building. All the 1181 households are unshared of which 1136 are whole houses or bungalows. There are 601 detached dwellings, 425 semi-detached and 110 terraced. There are 45 flats and apartments, under 4% of all households. There is a preponderance of larger houses to smaller. 925 dwellings have at least three bedrooms, some 78% of all household spaces.

House prices, affordable and social housing

The average price over the last year 2016-17 is £440,426 while the current average value is £554,485 - an increase of 7% on the previous year. There are a small number of houses (bungalows) for the elderly and two care homes. There is some evidence of larger houses being under occupied and too little provision for the independent elderly, wishing to downsize into smaller units of housing. The disposition of housing in the parish suggests that there is little provision for young families wishing to be resident in the area. There appears to be but one unit of social housing.

Current housing pressures:

The local district council is under considerable pressure to provide some 27,000 houses over twenty years 2013-2033. Before the Aylesbury Vale Local Plan 2013-2033, November 2017 was prepared, published and put out for consultation, many developers took the opportunity to submit proposals for housing development. The parish of Weston Turville, within the District of Aylesbury Vale is subject to these developments. Housing developments may be categorised as :-

1. Extensive (1000 + units), such as the Hampden Fields Consortium, 3000 houses in the parish and the Woodlands Development, 1100 houses partly in the parish;
2. Large developments (100 -999) and would include the Manor Oak Homes proposal (340 -360 homes) in Stoke Mandeville, adjacent to the parish, the Cala Homes Development (120 homes) in Aston Clinton Road and several significant proposals for development at the A41 end of New Road which are within the parish. These include 135 houses being built by Redrow, 60 houses behind the Holiday Inn, 400 houses proposed for the Aston Clinton MDA site and 177 houses at Westonmead Farm, Aston Clinton Road.
3. Modest Developments (under 100 units) such as 32 houses to be built at Quakers Mead, 26 houses in land off Worlds End Lane and 11 houses behind High Trees in Brook End.
4. House improvements and single unit developments, which are considered by the Planning Committee of the Parish Council.

While development is not discouraged local information suggests that it should be modest and commensurate with the character and style of building within the parish. There is considerable concern about the impact of so much development on the green spaces of the parish which are much used. Residents who have offered their opinions favour the rural character of the land which enhances the parish. The impact of traffic (already a significant problem) as a consequence of development is mentioned time and time again as a source of deep anxiety.

Possible future pressure from emerging policy of Aylesbury Vale District Council - Vale of Aylesbury Local Plan (VALP)

AVDC have produced a draft consultation document during summer 2016 called the Vale of Aylesbury Local Plan (VALP) which is intended to manage and direct growth up to 2033 with the predicted number of new homes to be built in that time frame being about 27,000 new homes of which about half are being built or having planning permission. The final document was published in November 2017 and put out to consultation.

Weston Turville is identified in the VALP as a medium village but within table 3 of the proposed settlement hierarchy in this document, no specific separate amount of development was indicated. However, this is because a requirement for additional growth for the Parish of 240 dwellings has been added under “additional requirement for the integral growth of Aylesbury”.

Currently detailed consideration is being given not only to the projected 240 new dwellings and their location but also to the potential sites suggested around Aylesbury as indicated in the Appendices to the VALP but described as “Potential Housing allocations south East of Aylesbury” which lie within the Parish boundary.

As part of the research background to the emerging VALP, AVDC had commissioned the Aylesbury Vale Housing and Economic Land Availability Assessment (HELAA) and that report identified possible sites in Weston Turville Parish that might be suitable for housing and employment development.

Reference was also made to the Buckinghamshire Housing and Economic Development Needs Assessment (HEDNA) 2015.

To assist in the selection and further examination of possible development sites Aylesbury Vale commissioned Lepus Consulting to prepare a Sustainable Appraisal of the VALP Reasonable Alternatives Report dated July 2016, which involved considering the responses to the call for sites as at June 2016 as well as examining the findings of the HELAA and HEDNA.

Weston Turville NP Steering Group are considering the implications for the parish and for the role of the neighbourhood plan and will discuss the results of these reports and consultations and the proposed overall scale of possible development with their Community and AVDC.

Sources of information:

- Aylesbury Vale Housing and Economic Land Availability Assessment (HELAA) Report v3 to inform -
- VALP draft plan May 2016, Aylesbury Vale District Council -
- VALP Local Plan 2013 -2033 November 2017 Aylesbury Vale District Council
- Consultation with local parish groups including the Souper Loo Lunch Club (the parish church group), the Chandos Lunch Club, the Hampden Hall Care Home, the Youth Cafe, the U3A group, two open days and the village fete.
- Eaton Hamish, Weston Turville : A History, Kimble Press, Great Kimble, Aylesbury Bucks, 2nd ed. 2011)
- Office for National Statistics; Neighbourhood Statistics : Area, Weston Turville (Parish)
- Weston Turville Parish Footpaths
- Weston Turville Village Plan (2012)
- Weston Turville Conservation Area (2007)
- Weston Turville Historical Society

- Housing Completions Aylesbury Vale
- Aylesbury Vale Housing and Economic Development Needs Assessment 2015 –
- Sustainability Appraisal of the Vale of Aylesbury Local Plan Reasonable Alternatives Sites July 2016 by Lepus Consulting
- Vale of Aylesbury Local Plan policy Review

Policies

1. A policy review was carried out in September 2016, a copy can be found here – <https://www.dropbox.com/s/a9s583wa8kux8qd/WT%20NP%20Policy%20Review.pdf?dl=0>
2. Emerging policy in the Vale of Aylesbury Local Plan August 2016 (policies designated as GP)
3. Emerging policy in the Vale of Aylesbury Local Plan 2013-2033 November 2017 (policies designated in various ways)

The Policy review referred to the Adopted Development Plan that comprises the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 - 2011 adopted in January 2004. The policies include the following details that are relevant to housing issues faced by Weston Turville and the details are expanded in the Policy review text

- Policies GP2 to GP4, H1 relate to affordable housing.
- Policies H6 & H7 relate to housing mix and dwelling size
- policy E5 Development outside town centres
- Policy GP8, BE 3 relates to the protection of amenity of residents and Policy GP9 extensions of dwellings.
- Policy GP35 relates to the design of new development and Policies GP38, GP39 and GP40 relate to landscaping and trees and hedgerows.
- Policy BE1 Heritage assets
- Policy BE2 Design of new development
- Policy BE 4 Density of new development
- Policy NE 1 Protected sites
- Policy GP53 relates to new development in adjacent conservation areas.
- Policy RA2 relates to loss of open gaps and consolidation of settlements.
- Policy RA11 refers to conversion of buildings in the countryside and policies RA13 and RA14 relates to development within and at the edge of settlements.
- Policy NE4 The Chiltern AONB and setting
- Policy NE5 Landscape character and locally important landscape
- Policy NE7 Local Green Spaces
- Policy NE9 Trees, hedgerows and woodlands

In June 2016 Aylesbury Vale District Council issued a consultation document Vale of Aylesbury Local Plan (VALP) and a summary of the details are provided under the link listed above. These emerging policies are also relevant to housing issues in Weston Turville.

- [Aylesbury Vale Housing and Economic Land Availability Assessment \(HELAA \) Report v3 to inform -](#)
- [VALP draft plan November 2017, Aylesbury Vale District Council](#)
- Eaton Hamish, Weston Turville : A History, Kimble Press, Great Kimble, Aylesbury Bucks, 2nd ed. 2011)
- [Office for National Statistics; Neighbourhood Statistics : Area, Weston Turville \(Parish\)](#)
- Weston Turville Parish Footpaths – Appendix C
- [Weston Turville Community Led Plan \(2012\)](#)
- [Weston Turville Conservation Area \(2007\)](#)
- Weston Turville Historical Society
- Housing Completions Aylesbury Vale
- [Aylesbury Vale Housing and Economic Development Needs Assessment 2015 –](#)
- [Sustainability Appraisal of the Vale of Aylesbury Local Plan Reasonable Alternatives Sites July 2016 by Lepus Consulting](#)

2. Traffic & Transport

Introduction

The parish of Western Turville, South-East of Aylesbury, lies between the A413 (Wendover Road) and the A41 (Tring Road). The parish is bisected by the B4544 (the Marroway, Main Street, Brook End and Weston Road). Running from North to South is New Road from the A41 to Main Street, and World's End Lane from the Marroway/Main Street to the A413 near Wendover.

Motor Transport, Private and Public

Of the 1181 households in Weston Turville, 1091 (92.4%) have one or more cars or vans, a total of 2099 vehicles. Some 90 households (7.6%) do not use this method of transport. There is no train station in Weston Turville though Stoke Mandeville and Wendover stations provide reasonable access to London and the south (via Amersham or High Wycombe) and to Birmingham Snow Hill via High Wycombe and the North. The No.50 bus Aylesbury - Halton runs via Wendover Road (Hampden Hall), the Marroway and World's End Lane along the west side of the village, making it difficult for those who live beyond Main Street to use. The 50 Bus operates approximately every half-hour, hourly on Saturdays, three times a day on Sundays and on public holidays. It does not run in the evening. Bus No.55 Aylesbury - Chesham via Wendover Road to Wendover, Gt. Missenden and Amersham runs five times a day, every two hours. Bus No. 500/501 Aylesbury - Watford via Tring Road & Aston Clinton (serves New Road/) runs every 30 minutes and operates until quite late at night. The Bus No. 61 Aylesbury - Dunstable via Tring Road & Aston Clinton (serves New Road/A41) is a ninety-minute service. There appears to be no direct bus route from Aylesbury to Luton Airport.

A bus is provided by Tesco on Wednesday mornings at The Chandos c. 09. 42.and at New Road a few minutes later. There are a number of school buses, dedicated and otherwise. Coach use is confined to the combined C. of E. primary school and various leisure groups.

Pedestrian Transport- Footpaths and rights of way

In spite of the high incidence of car ownership, walking is a favoured pursuit among the residents of Weston Turville. The provision of public footpaths is patchy. The Marroway, for example, has footpaths on both sides of the road only where there are habitations; the rest is a poorly maintained path on one side only which ends at the Chandos roundabout. Main Street and Brook End have a dedicated footpath on one side only. There is a poorly maintained path on the right side of Weston Road as far as Aston Clinton. New Road has no footpaths beyond the village boundary. World's End Lane has dedicated footpaths on both sides, on the right where there is housing; the left footpath provides a variably maintained route for pedestrians and cyclists to Wendover. Within the village itself footpaths are absent opposite older housing but prevalent in the newer enclaves and culs-de-sac. The parish has an extensive network of well-used Rights of Way which are maintained by Buckingham County Council.

Transport Issues to, from and through Weston Turville

1. Access to Aylesbury for those without personal transport, those not within easy reach of Main Street or the young is restricted by the No.50 bus which does not operate after c.18.30, and hourly on Saturdays and three times on Sundays and public holidays. Moreover, the timetable is inconsistent during afternoons as the 50 bus also operates as a school bus. Confusingly the timetable changes at least twice a year for no obvious reason. These concerns are relevant to those who live in Hampden Hall also served by the No. 50 bus. Residents who live near New Road are better served by the 500 and the 61. Access by bus to Aston Clinton, the nearest village is not possible from Weston Turville except by a long detour through Aylesbury.
2. The condition and incidence of footpaths is a matter of concern for both pedestrians and cyclists.
3. The roads affecting the parish have been listed above. Given that two of them, the A413 and the A41 are main routes to and from Aylesbury, the county town, these roads have high volumes of traffic. The problem that arises for drivers is how best to connect the A413 to the A41, a main route north and south connecting to motorways. Without a dedicated ring road around Aylesbury the common prognosis is that traffic density will increase. Drivers solve this problem by using the B4554 though Weston Turville. We noted the increase in traffic density for the Marroway since 2000. While the traffic count of the Aylesbury Walton Street gyratory is down by 1.8%, it is notable that the two counts for the Marroway (B4544) both show increases of 4.1% and 4.97%. The Marroway, a former country lane, is a narrow single road in both directions. Residents revealed in the village plan of 2012 concerns about speeding. A universal concern among residents is how traffic density will affect the character of the parish and the village as a consequence of extensive and untrammelled building development. There is currently considerable disquiet about such densities through the village and the use of the B4544 as a "rat-run". The impact of various large developments on the important A41, a main route into Aylesbury and on the Eastern side of the parish, and its traffic management, is the subject of much comment and frustration.

A detailed Plan showing the location of the important main routes of road and rail and other Infrastructure and their relationship to main employers is to be found here - [WTNP Transport Infrastructure](#).

Local Comments on Transport Issues

The numerous housing development plans, outlined in the section on Housing and Development, which are seen by many residents as a threat to the integrity of the parish, are also castigated for their impact on traffic density on local roads. Many commented on various forms of traffic calming and the need to slow traffic down. While many residents favoured better bus services and the need to maintain footpaths and walkways, the distaste for and alarm of increased traffic because of current developments figured heavily in

much local comment. It is important to note that the residents of the parish are mostly car owners making their comment on traffic and roads particularly trenchant.

Further Comments on Transport issues from the consultation events are to be found here - [WTNP Transport Infrastructure 2](#)

Sources of Information

- [Consultation with local parish groups including the Souper Loo Lunch Club \(the parish church group\), the Chandos Lunch Club, the Hampden Hall Care Home, the Youth Cafe, the U3A group, two open days and the village fete.](#)
- [Office for National Statistics; Neighbourhood Statistics : Area, Weston Turville \(Parish\)](#)
- Weston Turville Parish Footpaths – Appendix C
- [Weston Turville Community Led Plan \(2012\)](#)
- [Weston Turville Conservation Area \(2007\)](#)

Policy

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2. [Emerging policy in the Vale of Aylesbury Local Plan August 2016](#)

The Policy review referred to is the Adopted Development Plan which comprises the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 -2011 adopted in January 2004. The policies include the following details that are relevant to housing issues faced by Weston Turville and the details are expanded in the Policy review text.

Policies for development implicitly have transport and traffic implications and so consideration should be given to the following policies:

- Policy GP17 refers to the retention and continued use of existing employment sites
- Policy GP32 encourages the retention and continued use of buildings used as shops, public houses and post offices
- Policy GP69 Hotel and Motel development
- Policy RA13 and RA14 development within and at the edge of Appendix 4 settlements
- Policy T1 Delivering the sustainable transport vision
- Policy T4 Delivering transport in new development
- Policy T6 Footpaths and cycle routes
- Policy C4 Protection of Rights of Way

In June 2016 Aylesbury Vale District Council issued a consultation document Vale of Aylesbury Local Plan (VALP) and a summary of the details are provided under the link listed above. These emerging policies are also relevant to the traffic and transport issues in Weston Turville.

3. Environment, Heritage and Conservation

Introduction

The village of Weston Turville contains at its centre three fields, these are owned by residents or by the Diocese of Oxford as glebe lands. These fields are crossed by a number of rights of way which gives access to the five “ends” of the village – Brook End, Church End, South End, West End and Worlds End. The fields behind Manor Farm and Barley Close is an historically important area, containing a number of historic footpaths and with a key relationship to the surrounding buildings. In the north west corner of the field there survive the remains of a mediaeval moat. The historic Glebe contains a block of three enclosed furlongs and strips. The survival of enclosed furlongs and strips is significant within the context of Aylesbury Vale, where survival of such features is rare. For this reason, preserved furlongs and strips are considered by Aylesbury Vale District Council to be worthy of special designation as part of the historic environment.

Constraints

- **Environmental Constraints:**

Within and adjacent the parish boundaries are several environmental constraints that range from the detailed outline of the conservation areas,⁴¹ listed buildings, archaeological notification areas, scheduled ancient monuments and historic parks and gardens. These details help to determine the character of the parish and are important aspects of the neighbourhood plan. A plan of these constraints is provided in drop box at WTNP EHC2.

- **Historic Constraints:**

A plan of the detailed historic constraints for the village of Weston Turville show the extent of the Conservation Areas, the locations of listed buildings, the site of a scheduled ancient monument, and archaeological notification areas.

Two of the most important historic features in Weston Turville relate to the 13th Church of St Mary the Virgin and to The Manor House.

The 13th Century church is the parish church for Weston Turville and is a grade 1 listed building. A church has existed on the land at the end of Church Walk since the 12th Century, however all that remains of the original church is the font. The church underwent major restoration in the 1860s and again in 1960s. It has been subject to a number of repairs and improvement over the last 50 years but still retains its structure.

The remains of a Motte and Bailey castle can be found within the grounds of the Manor House in Church Walk, an early 18th Century building with a later 18th Century west wing.

The protection of these important features will be a consideration of the neighbourhood plan. A plan of these constraints is provided here in Appendix C.

Landscape Character:

The landscape character of Weston Turville Parish is identified as farmland on the edge of the village with examples of mediaeval furlongs and strips. Mostly these areas are all located within the character type of “Vale”.

A small section of the Parish is situated on the south eastern side at the base of the chalk foothills. A plan of this character is provided in Appendix C.

Footpaths

The parish is crossed by several public footpaths that link the village to the north, south, east and west across the fields to adjacent villages and into Aylesbury. These routes are shown on the plan provided in Appendix C.

Conservation Areas

The Conservation Areas in Weston Turville were designated by AVDC on 17th October 2007. There are two large Conservation Areas and one small one shown on the Conservation Areas boundary map in the report and provided in drop box at Appendix C

Wherever possible the boundaries of the Conservation Areas have been drawn tightly around the surviving historic buildings and features and the Conservation Areas incorporate green spaces, all of which contribute to the special character of the village.

The designation of a conservation area cannot in itself prevent development and should not inhibit the natural organic growth of the settlement, but the designation should inform planning decisions and the strategy of the emerging Neighbourhood Plan.

Details of the document Weston Turville Conservation Areas can be found at;

http://www.aylesburyvalcdc.gov.uk/sites/default/files/page_downloads/Updated-2009-Weston-Turville-complete-doc.pdf

Weston Turville Reservoir-Site of Scientific Interest (SSSI)

The reservoir was constructed in 1797 to supply water to the Wendover Arm of the Grand Union Canal. It is currently owned by the Canals and Rivers Trust and used by Aylesbury Sailing Club, Angling Club, Wildlife Trust (BBOWT)

It covers approximately 70 acres with a mix of woodland, water, marshy fen, reedbeds and is designated a **Site of Special Scientific Interest (SSSI)** notified under Section 28 of the Wildlife and Countryside Act 1981.

This very special place of marshy fen, extensive reedbeds and small woodland is home to teal, shoveler, tufted duck and bittern. Seasonal visitors include reed warblers, water rail, starlings and swallows. A total of 46 bird species are known to breed at this site. As well as the reedbeds there are hundreds of spring flowering early marsh-orchids, lesser reedmace, purple loosestrife, gipsywort, water mint and yellow iris. A total of up to 190 different plant types has been noted.

Weston Turville is very fortunate to have this SSSI site within the Parish and many residents of both Weston Turville and Wendover make use of the walks and hides during both winter and summer months. It is therefore important to ensure that the peace and tranquillity of this unique site are preserved.

Details of this site are provided in Appendix A.

Wendover Arm Grand Union Canal

The Wendover Arm links the picturesque village of Wendover in Buckinghamshire with the main Grand Union Canal at the Tring Summit in Hertfordshire. Nestled in the Chiltern Hills, the canal follows the 390 foot contour around the hills and has no locks. It was opened in 1799. It is possible to walk the entire Arm along the towpath, however boats are currently restricted to the first 1.5 miles from Bulbourne to a newly constructed winding hole at Little Tring.

The Wendover Arm starts at Wharf Road, Wendover, although the water source is from a natural spring at Wellhead, near St Mary's Church. The Arm flows from Wendover through Weston Turville, Halton, Buckland Wharf, Drayton Beauchamp, Little Tring and 6 ¾ miles later it joins the main Grand Union Canal at Bulbourne Junction, near Tring, Herts.

Sources of Information

- [Consultation with local parish groups including the Souper Loo Lunch Club \(the parish church group\), the Chandos Lunch Club, the Hampden Hall Care Home, the Youth Café, the U3A group, two open days and the village fete.](#)
- Weston Turville Parish Footpaths – Appendix C
- [Weston Turville Community Led Plan \(2012\)](#)
- [Weston Turville Conservation Area \(2007\)](#)

Policies

1. A policy review was carried out in September 2016, a copy can be found here – <https://www.dropbox.com/s/a9s583wa8kux8qd/WT%20NP%20Policy%20Review.pdf?dl=0>
2. [Emerging policy in the Vale of Aylesbury Local Plan August 2016](#)

The Policy review referred to the Adopted Development Plan that comprises the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 -2011 adopted in January 2004. The policies include the following details that are relevant to the environment, heritage and conservation issues faced by Weston Turville and the details are expanded in the Policy review text.

- Policy GP 35 Design of new development proposals: This advises on the criteria for considering new development
- Policies GP38 relates to the need for landscaping to be an intrinsic part of any new development
- Policies GP39 and GP40 encourages the retention of existing trees and hedgerows and planting of new trees and hedgerows
- Policy GP53 provides advice for new development in and adjacent to Conservation Areas
- Policy GP59 offers advice for dealing with the preservation of archaeological remains
- Policy GP70 gives advice where change of use of rural or historic buildings could be permitted.
- Policy GP77 provides advice on horse related development.
- Policy RA2 relates to loss of open gaps and consolidation of settlements
- Policy RA8 relates to development in the areas of attractive landscape and local landscape areas
- Policy RA11 provides advice for conversion of buildings in the countryside

In June 2016 Aylesbury Vale District Council issued a consultation document Vale of Aylesbury Local Plan (VALP) and a summary of the details are provided under the link listed above. These emerging policies are also relevant to the environment, heritage and conservation issues in Weston Turville.

4. Business

General description on the character of employment in the Parish

There are no dedicated industrial sites within the parish. Perry's Garage and the Holiday Inn, both on A41 Aston Clinton Road and Wyevale Garden Centre, Wendover Road are the largest businesses in the parish. Calibre, a national charity which provides audio books for the visually impaired is based in New Road, near the A41.

There are a four small business units in Brook End providing accommodation for small local businesses.

There is a parade of four retail premises in Main Street which consists of a takeaway food outlet, hairdressers, general stores and an alternative therapy studio. A second hairdressers is located round the corner in New Road.

There are three pubs in the village – The Chandos Arms, The Chequers Inn and the Five Bells, which also has letting rooms.

There are numerous businesses operating from people's homes (WT NP Business 1.xls)

Leisure businesses located in the parish are the Rugby Club in Weston Road and the Golf Club in New Road.

The majority of the parish can access broadband speeds of 24mbps and above –

<http://maps.thinkbroadband.com/#!/lat=51.79501175541474&lng=-0.7609958574096187&zoom=13&type=terrain&exchanges&tbb-fibre-speeds>

Most of the parish is covered by 4G signal for mobile communications.

Questions and Concerns arising from the evidence have been drawn together under reference [WTNP Community 1](#) and it includes information that relates also to this business section.

Details of businesses that are listed as operating from home have been collated in [WTNP Business 1](#).

Policies

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2. [Emerging policy in the Vale of Aylesbury Local Plan August 2016](#)

The Policy review referred to the Adopted Development Plan that comprises the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 -2011 adopted in January 2004. The policies include the following details that are relevant to business issues faced by Weston Turville and the details are expanded in the Policy review text.

- Policy GP 17 refers to the retention and continued use of existing employment sites
- Policy GP32 encourages the retention and continued use of buildings used as shops, public houses and post offices
- Policy GP69 refers to hotel and motel development
- Policy GP70 refers to changes of use of rural and historic buildings

- Policy RA29 relates to proposals for new employment uses in the countryside

In June 2016 Aylesbury Vale District Council issued a consultation document Vale of Aylesbury Local Plan (VALP) and a summary of the details are provided under the link listed above. These emerging policies are also relevant to the business issues in Weston Turville.

5. Community Facilities

Facilities currently available (at January 2017)

There are a number of community facilities available in the parish of Weston Turville:

Leisure Facilities:

- The Village Hall – used by the pre-school and various other regular groups, including a youth café, dance classes and other exercise groups <http://wturvillehall.weebly.com/> . Also used for adhoc events and parties by the community.
- St Marys Church meeting rooms – planning permission granted
- Union Chapel meeting room – play group and U3A activities <http://theunionchapel.co.uk/>
- Recreation ground with playground, tennis courts, football pitches and cricket pitch
- Village school – premises available to hire outside of school hours
<http://www.westonturville.bucks.sch.uk/page/?title=Home&pid=1>
- Allotments – two sites, one of which is not currently in use due to lack of demand
- Reservoir - <http://www.bbowt.org.uk/reserves/western-turville-reservoir>
- Sailing Club - <https://aylesburysailingclub.org.uk/>
- Extensive footpaths throughout the parish and surrounding area
- Scout hut on Wendover Road
- Horse riding school and stables
- Aylesbury Rugby Club - <http://www.pitchero.com/clubs/aylesburyrfc>
- Weston Turville Golf Club - <http://www.westonturvillegolfclub.co.uk/>

Places of Worship:

- St Marys Church <http://www.stmaryswt.org/>
- Union Chapel <http://theunionchapel.co.uk/>

Other facilities:

- 3 local pubs – Chandos Arms, The Five Bells and The Chequers Inn
- Holiday Inn – hotel, gym, conference facilities
- Small parade of shops, including general stores, takeaway, hairdressers

Education

- Weston Turville CE School is a popular successful school and generally full across all year groups.
- The catchment secondary school is the John Colet School in Wendover. Grammar Schools are in Aylesbury.

Health

- GP services are provided by the Westongrove Partnership with surgeries in Wendover, Aston Clinton and Bedgrove
- Buckinghamshire NHS Trust – Stoke Mandeville, Wycombe, Amersham hospitals
- Dentists – numerous private dentists principally in Aylesbury, Aston Clinton and Wendover, NHS dentists within 5 mile radius
- Chemist – Wendover, Bedgrove, Aston Clinton and Limes Avenue, Aylesbury. Westongrove Wendover surgery also provides dispensing service for patients registered with them.
- Weston Turville Community Voluntary Association – provides assistance for parishioners and wheelchair loans.
- Friends of Wendover Health Centre provide transport to doctors and hospitals.
- Wendover Action Group has a mini bus suitable for transporting wheelchair users.

Questions and Concerns arising from the Community Facilities evidence have been drawn together and are placed in the drop box under reference [WTNP Community 1](#).

A detailed list of the community facilities is provided in the drop box under reference [WTNP Community 2](#).

The above details are listed where relevant with additional links to their respective web sites which can be visited to obtain additional specific information.

Other sources of information on the variety of community facilities can be found at :

- [Weston Turville Fact Pack: from Aylesbury Vale Council](#).
- [Weston Turville Village Hall website](#) – details of clubs/classes held at the village hall
- Residents' Associations
- BCC Education Department for existing and future provision of education services

Policies

1. A policy review was carried out in September 2016, a copy can be found here – <https://www.dropbox.com/s/a9s583wa8kux8qd/WT%20NP%20Policy%20Review.pdf?dl=0>
2. [Emerging policy in the Vale of Aylesbury Local Plan August 2016](#)

The Policy review referred to the Adopted Development Plan that comprises the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 -2011 adopted in January 2004. The policies include the following details that are relevant to the community facility issues faced by Weston Turville and the details are expanded in the Policy review text.

- Policy GP86 and GP87 relate to provision of outdoor playing space and open space.
- Policy GP91 refers to the provision of amenity areas
- Policy GP92 relates to the safeguarding of allotment land
- Policies GP93 and GP94 relates to the provision of community facilities

In June 2016 Aylesbury Vale District Council issued a consultation document Vale of Aylesbury Local Plan (VALP) and a summary of the details are provided under the link listed above. These emerging policies are also relevant to the community facilities issues in Weston Turville.

Appendix A

Weston Turville Reservoir - our very own Site of Special Scientific Interest (SSSI)

History...constructed in 1797 to supply water to the Wendover Arm of the Grand Union Canal.

Current Owner... Canal and River Trust

Official Users...Sailing Club, Angling Club, Wildlife Trust (BBOWT)

Area...covers approximately 70 acres with a mix of woodland, water, marshy fen, reedbeds.

Status....designated a ***Site of Special Scientific Interest (SSSI)*** notified under Section 28 of the Wildlife and Countryside Act 1981

Wildfowl...This very special place of marshy fen, extensive reedbeds and small woodland is home to teal, shoveler, tufted duck and bittern. Seasonal visitors include reed warblers, water rail, starlings and swallows. A total of 46 bird species are known to breed at this site.

Wetland Plants...as well as the reedbeds we have hundreds of spring flowering early marsh-orchids, lesser reedmace, purple loosestrife, gipsywort, water mint and yellow iris. A total of up to 190 different plant types have been noted.

We are very fortunate to have this SSSI site within our Parish and many residents of both Weston Turville and Wendover make use of the walks and hides during both winter and summer months. It is therefore important to ensure that the peace and tranquillity of this unique site is preserved.

Appendix B – Listed Buildings

Listed Buildings in Weston Turville (at March 2017)

Listed Buildings within Weston Turville as drawn from the National Heritage List for England website.

SANNIE COTTAGE

Heritage Category: Listing

Grade: II

Location:

☐ SANNIE COTTAGE, 28, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

CHURCH OF ST MARY

Heritage Category: Listing

Grade: I

Location:

☐ CHURCH OF ST MARY, CHURCH WALK, Weston Turville, Aylesbury Vale, Buckinghamshire

MANOR HOUSE LODGE

Heritage Category: Listing

Grade: II

Location:

☐ MANOR HOUSE LODGE, CHURCH WALK, Weston Turville, Aylesbury Vale, Buckinghamshire

OLD THATCHED COTTAGE

Heritage Category: Listing

Grade: II

Location:

☐ OLD THATCHED COTTAGE, 3, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

COBBLERS COTTAGE

Heritage Category: Listing

Grade: II

Location:

☐ COBBLERS COTTAGE, 9, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

PATH ACRES

Heritage Category: Listing

Grade: II

Location:

☐ PATH ACRES, 46, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

MILL FARMHOUSE WATERMILL ATTACHED TO MILL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

☐ WATERMILL ATTACHED TO MILL FARMHOUSE, MILL LANE,

☐ MILL FARMHOUSE, MILL LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

THE BEECHES

Heritage Category: Listing

Grade: II

Location:

☐ THE BEECHES, 2, SCHOOL LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

OLD GLEBE COTTAGE

Heritage Category: Listing

Grade: II

Location:

❏ OLD GLEBE COTTAGE, 12, WEST END, Weston Turville, Aylesbury Vale, Buckinghamshire

SUGAR LOAF COTTAGE

Heritage Category: Listing

Grade: II

Location:

❏ SUGAR LOAF COTTAGE, 13, WEST END, Weston Turville, Aylesbury Vale, Buckinghamshire

3, 4 AND 5, BATES LANE, 3, 4 AND 5, WILLOW END

Heritage Category: Listing

Grade: II

Location:

❏ 3, 4 AND 5, BATES LANE,

❏ 3, 4 AND 5, WILLOW END, Weston Turville, Aylesbury Vale, Buckinghamshire

THE LAURELS

Heritage Category: Listing

Grade: II

Location:

❏ THE LAURELS, BROOK END, Weston Turville, Aylesbury Vale, Buckinghamshire

25, 25A AND 27, BROOK END

Heritage Category: Listing

Grade: II

Location:

❏ 25, 25A AND 27, BROOK END, Weston Turville, Aylesbury Vale, Buckinghamshire

THE BRILLS

Heritage Category: Listing

Grade: II

Location:

❏ THE BRILLS, 22, BROOK END, Weston Turville, Aylesbury Vale, Buckinghamshire

FRONT GATE AND GARDEN RAILINGS TO NUMBER 17 CADEL HOUSE

Heritage Category: Listing

Grade: II

Location:

❏ FRONT GATE AND GARDEN RAILINGS TO NUMBER 17 CADEL HOUSE, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

THE CHEQUERS INN

Heritage Category: Listing

Grade: II

Location:

❏ THE CHEQUERS INN, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

NUMBERS 8 (LITTLE HOUSE), 10 (FOXGLOVE) AND 12

Heritage Category: Listing

Grade: II

Location:

☛ NUMBERS 8 (LITTLE HOUSE), 10 (FOXGLOVE) AND 12, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

22, CHURCH LANE

Heritage Category: Listing

Grade: II

Location:

☛ 22, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

PRIMROSE COTTAGE WELLHEAD COTTAGE

Heritage Category: Listing

Grade: II

Location:

☛ WELLHEAD COTTAGE, 20, BATES LANE,

☛ PRIMROSE COTTAGE, 22, BATES LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

FIR FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

☛ FIR FARMHOUSE, 12, BROOK END, Weston Turville, Aylesbury Vale, Buckinghamshire

CADEL HOUSE

Heritage Category: Listing

Grade: II

Location:

☛ CADEL HOUSE, 17, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

PENNANT COTTAGE

Heritage Category: Listing

Grade: II

Location:

☛ PENNANT COTTAGE, 33, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

PEAR TREE COTTAGE

Heritage Category: Listing

Grade: II

Location:

☛ PEAR TREE COTTAGE, 25, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

BUTCHERS ORCHARD

Heritage Category: Listing

Grade: II

Location:

☛ BUTCHERS ORCHARD, 62, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

MILL BARN

Heritage Category: Listing

Grade: II

Location:

❏ MILL BARN, MILL LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

BARN AT BROUGHTON FARM

Heritage Category: Listing

Grade: II

Location:

❏ BARN AT BROUGHTON FARM, TRING ROAD,

❏ BARN AT BROUGHTON FARM, A41, Weston Turville, Aylesbury Vale, Buckinghamshire

APPLESTRAW COTTAGE

Heritage Category: Listing

Grade: II

Location:

❏ APPLESTRAW COTTAGE, 18, WEST END, Weston Turville, Aylesbury Vale, Buckinghamshire

CHANDOS COTTAGE

Heritage Category: Listing

Grade: II

Location:

❏ CHANDOS COTTAGE, 7, WEST END, Weston Turville, Aylesbury Vale, Buckinghamshire

THE OLD CROWN AND THE OLD CROWN COTTAGE

Heritage Category: Listing

Grade: II

Location:

❏ THE OLD CROWN COTTAGE, 21, WEST END,

❏ THE OLD CROWN, 19, WEST END, Weston Turville, Aylesbury Vale, Buckinghamshire

MANOR FARMHOUSE

Heritage Category: Listing

Grade: II*

Location:

❏ MANOR FARMHOUSE, 1, WORLDS END LAND, Weston Turville, Aylesbury Vale, Buckinghamshire

26, SCHOOL LANE Heritage Category: Listing

Grade: II

Location:

❏ 26, SCHOOL LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

SCOTT HOUSE

Heritage Category: Listing

Grade: II

Location:

❏ SCOTT HOUSE, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

APPLE BY MILLBANK

Heritage Category: Listing

Grade: II

Location:

❏ APPLE BY MILLBANK, 18 AND 20, CHURCH LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

CHANTRY COTTAGE

Heritage Category: Listing

Grade: II

Location:

☛ CHANTRY COTTAGE, 7, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

BYE GREEN COTTAGE

Heritage Category: Listing

Grade: II

Location:

☛ BYE GREEN COTTAGE, 15, BROOK END, Weston Turville, Aylesbury Vale, Buckinghamshire

COTTAGE OF CONTENT

Heritage Category: Listing

Grade: II

Location:

☛ COTTAGE OF CONTENT, 5, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

BARN TO SOUTH WEST OF NUMBER 46 PATHACRES

Heritage Category: Listing

Grade: II

Location:

☛ BARN TO SOUTH WEST OF NUMBER 46 PATHACRES, MAIN STREET, Weston Turville, Aylesbury Vale, Buckinghamshire

UNION CHAPEL

Heritage Category: Listing

Grade: II

Location:

☛ UNION CHAPEL, SCHOOL LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

6, WEST END

Heritage Category: Listing

Grade: II

Location:

☛ 6, WEST END, Weston Turville, Aylesbury Vale, Buckinghamshire

NORA'S ARK

Heritage Category: Listing

Grade: II

Location:

☛ NORA'S ARK, 1, WEST END, Weston Turville, Aylesbury Vale, Buckinghamshire

CHURCH END COTTAGE

Heritage Category: Listing

Grade: II

Location:

☛ 45, CHURCH LANE,

☛ CHURCH END COTTAGE, 1, BATES LANE, Weston Turville, Aylesbury Vale, Buckinghamshire

WALNUT COTTAGE

Heritage Category: Listing

Grade: II

Location:

📍 WALNUT COTTAGE, BROOK END, Weston Turville, Aylesbury Vale, Buckinghamshire

CHURCHYARD GATE

Heritage Category: Listing

Grade: II

Location:

📍 CHURCHYARD GATE, CHURCH WALK, Weston Turville, Aylesbury Vale, Buckinghamshire

MANOR HOUSE

Heritage Category: Listing

Grade: II*

Location:

📍 MANOR HOUSE, CHURCH WALK, Weston Turville, Aylesbury Vale, Buckinghamshire

Weston Turville War Memorial

Heritage Category: Listing

Grade: II

Location:

📍 Junction of School Lane and Worlds End Lane, Weston Turville, Buckinghamshire, HP22 5SE, Weston Turville, Aylesbury Vale, Buckinghamshire

Motte and bailey in grounds of manor house

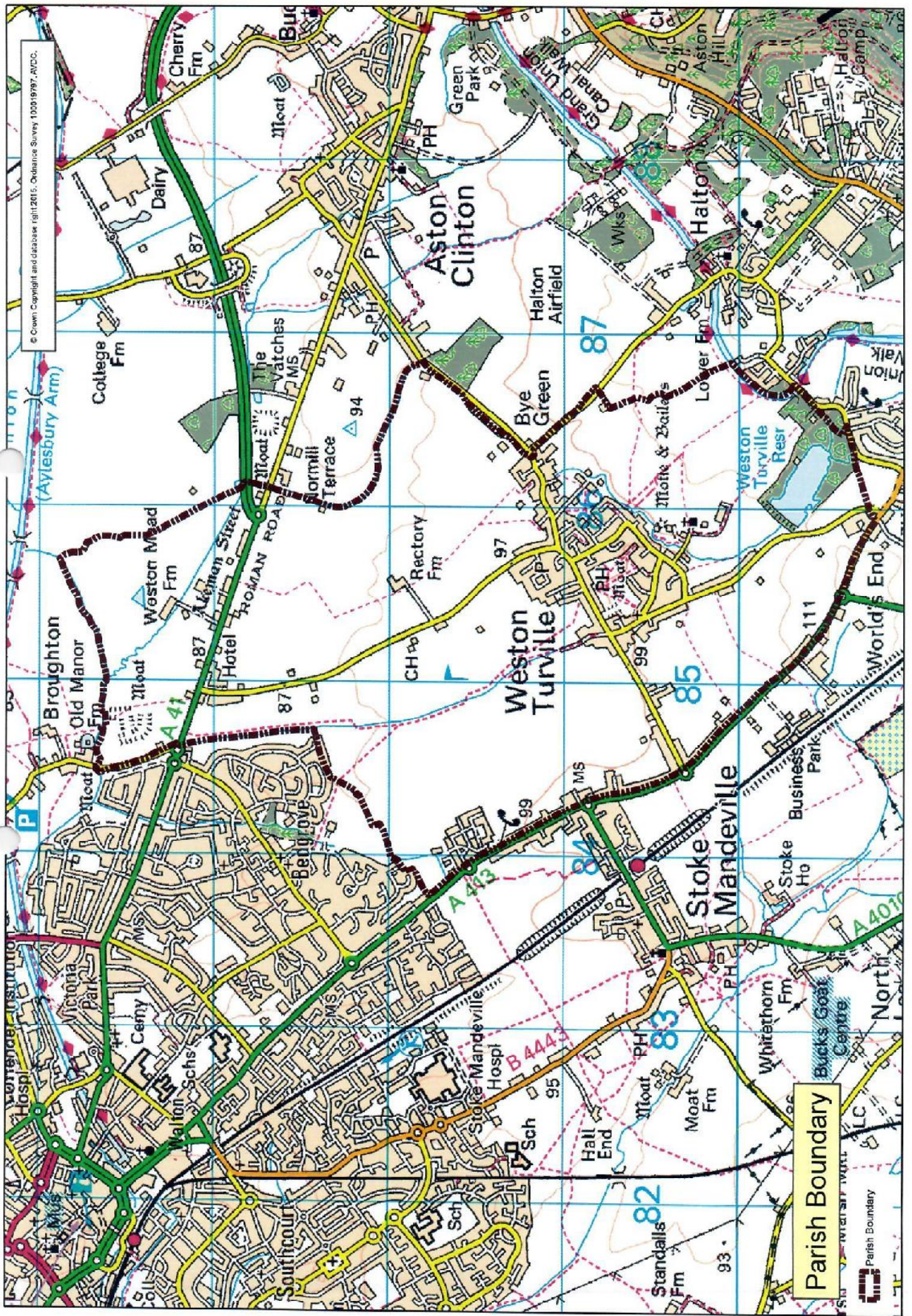
Heritage Category: Scheduling

Grade:

Location:

📍 Weston Turville, Aylesbury Vale, Buckinghamshire

Appendix C - Maps

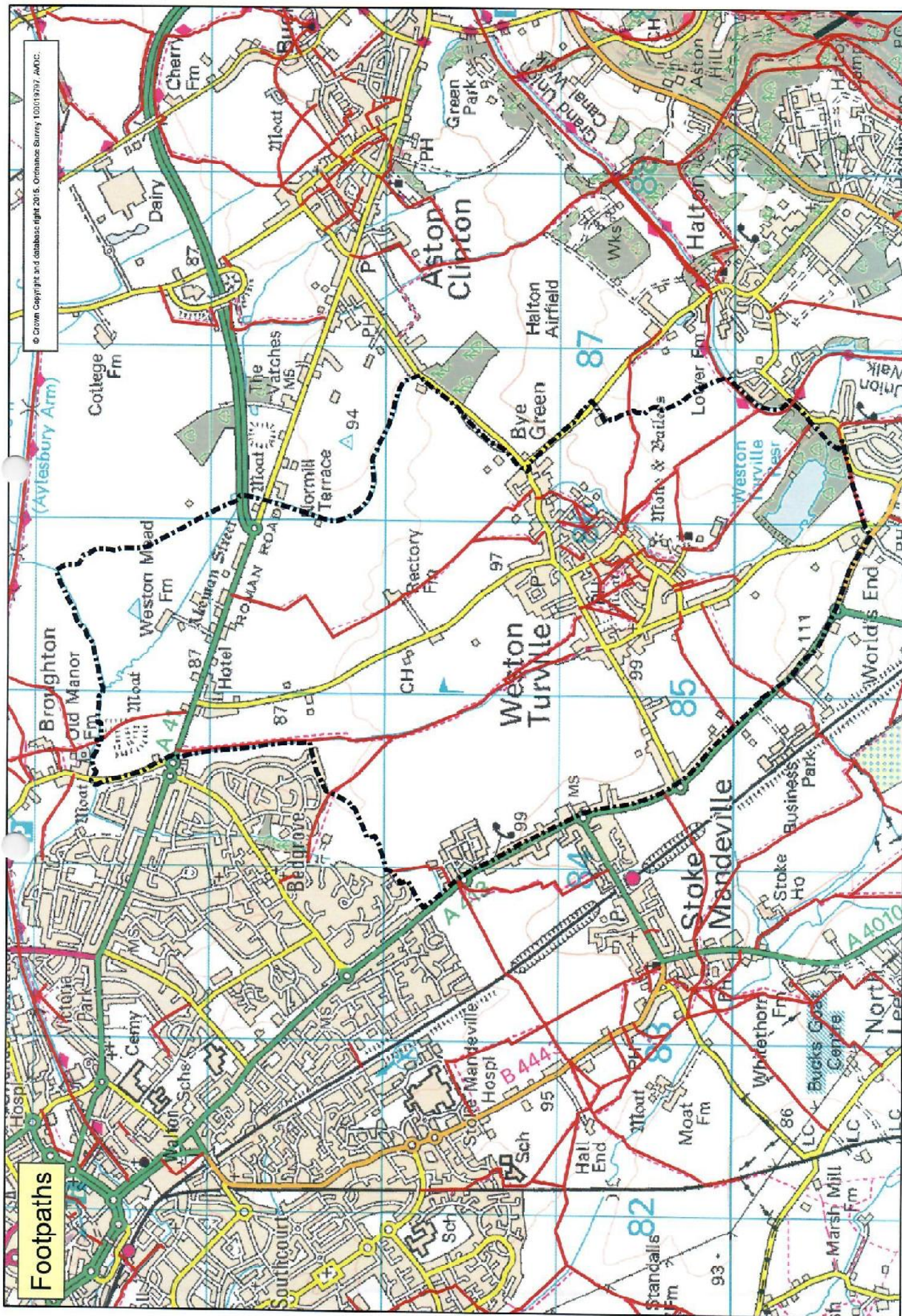


Parish Boundary



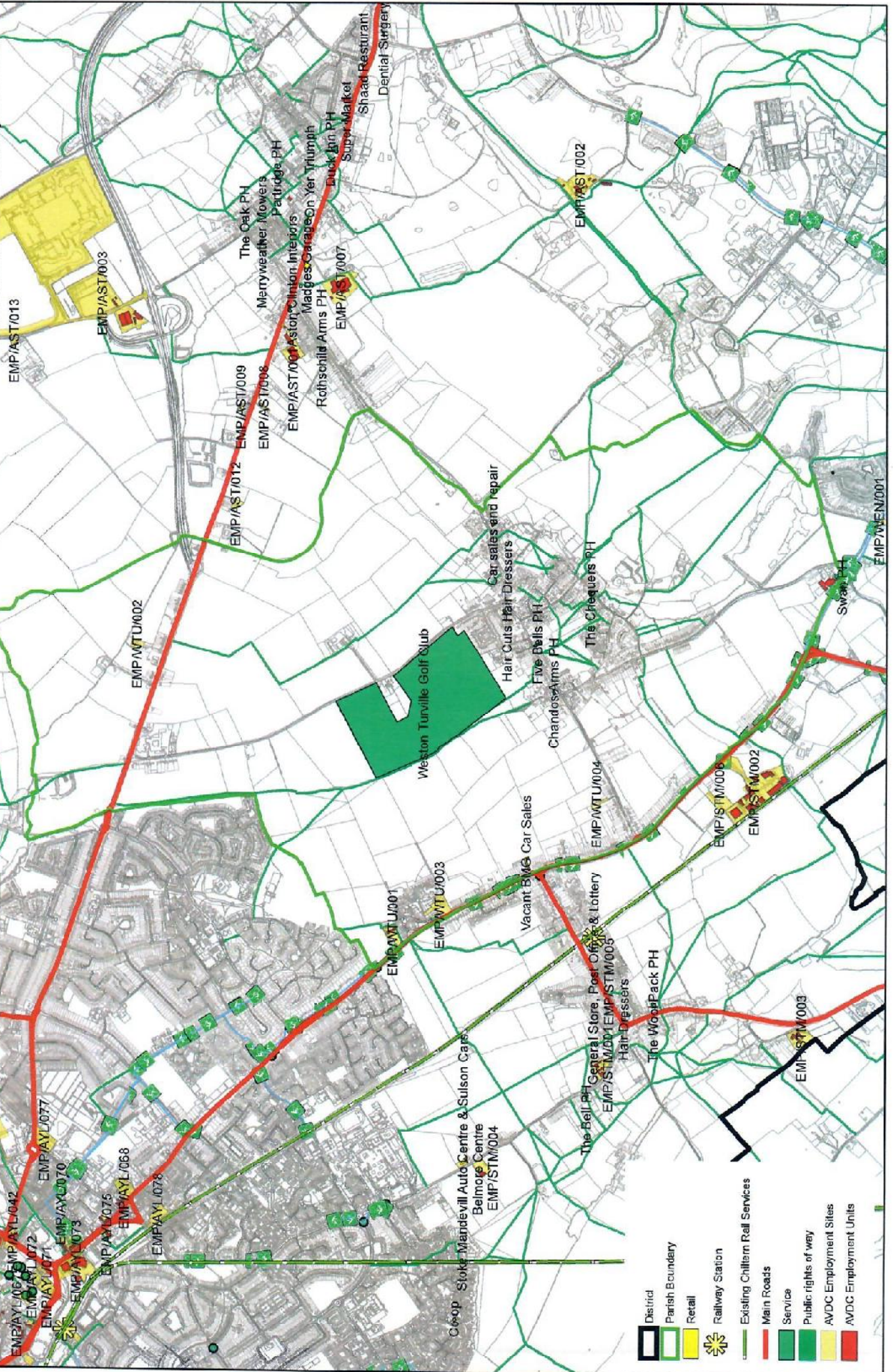
Footpaths

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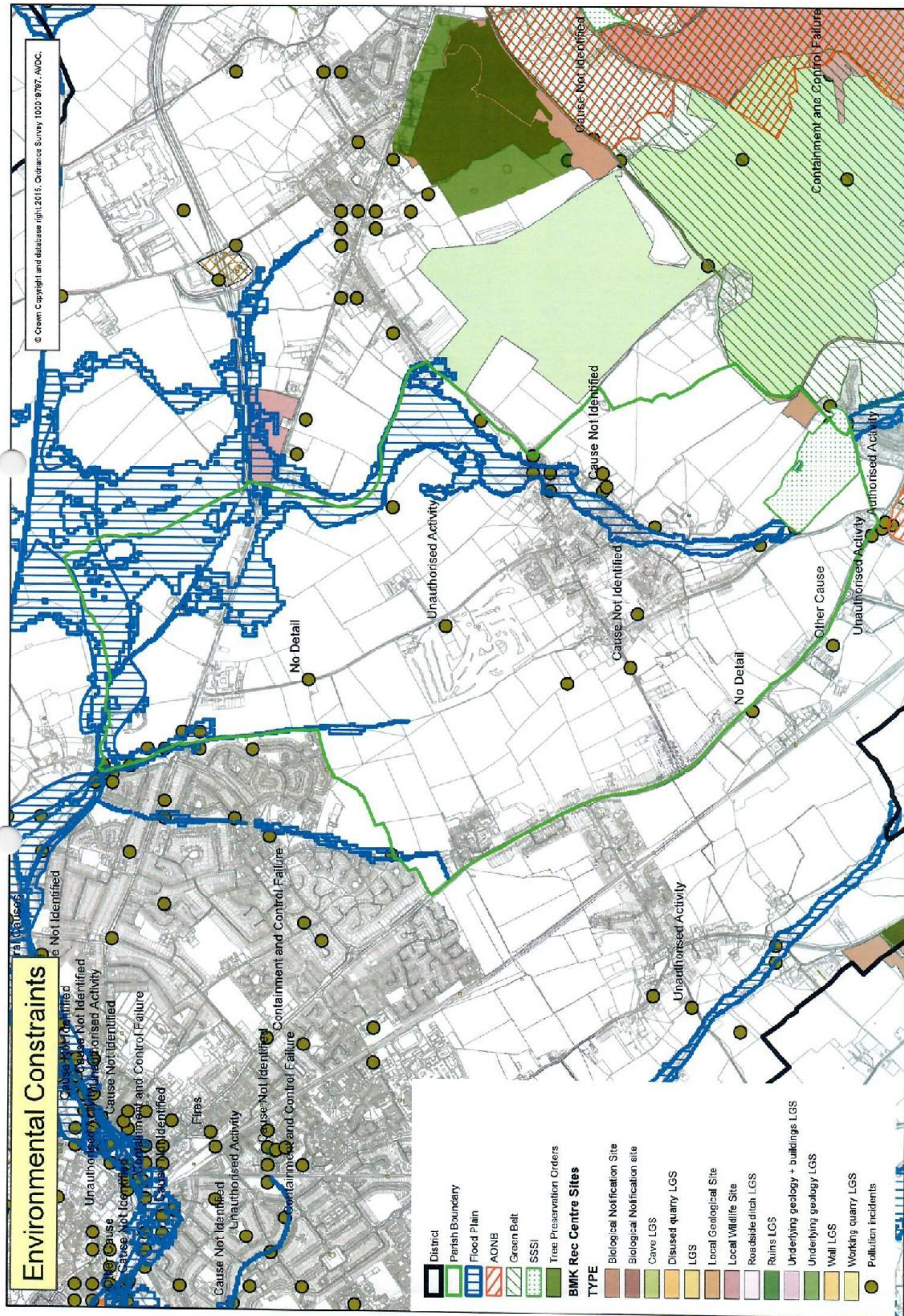
Infrastructure and Transport - Parish

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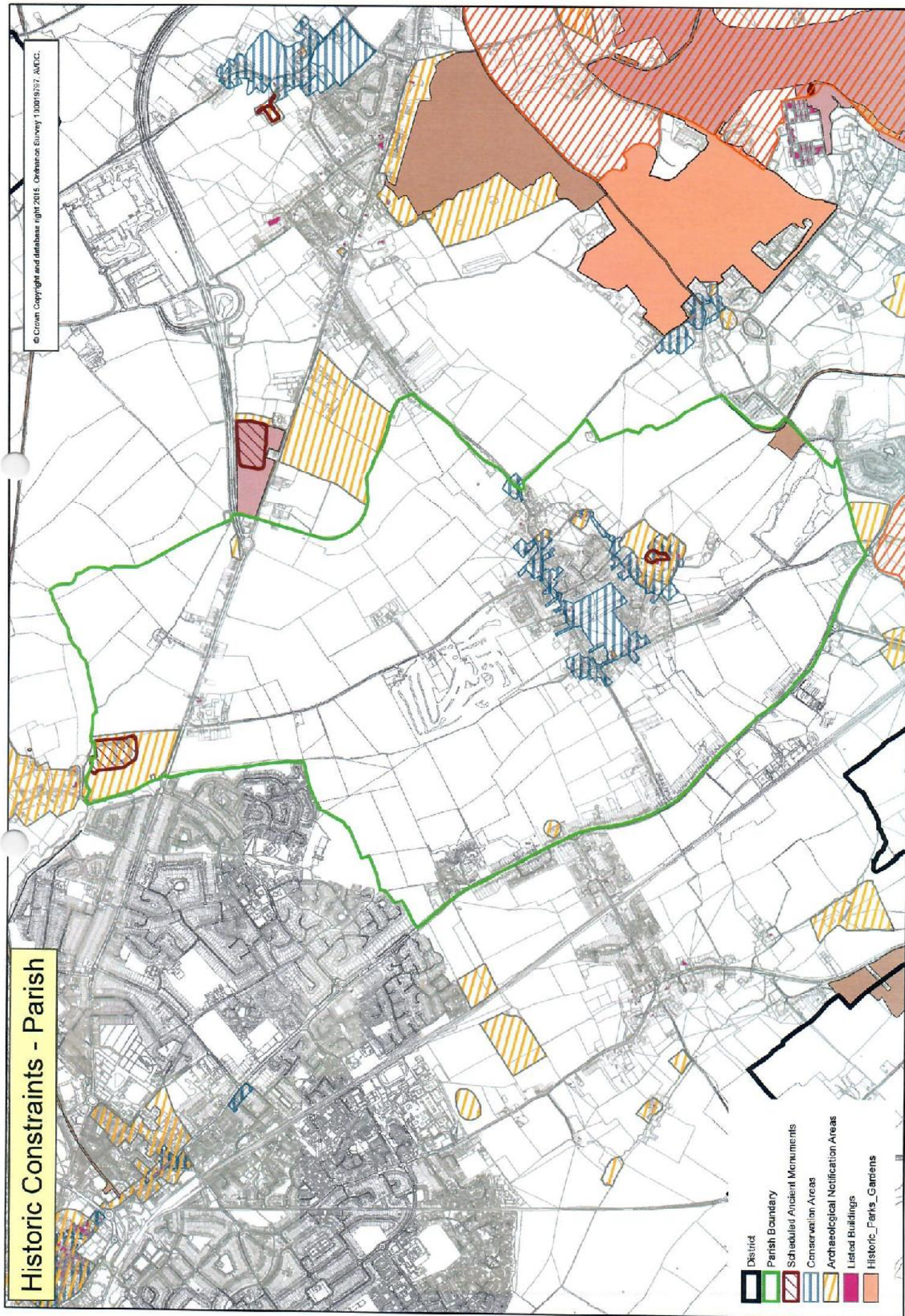
- District
- Parish Boundary
- Retail
- Railway Station
- Existing Chiltern Rail Services
- Main Roads
- Service
- Public rights of way
- AVDC Employment Sites
- AVDC Employment Units

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Historic Constraints - Parish

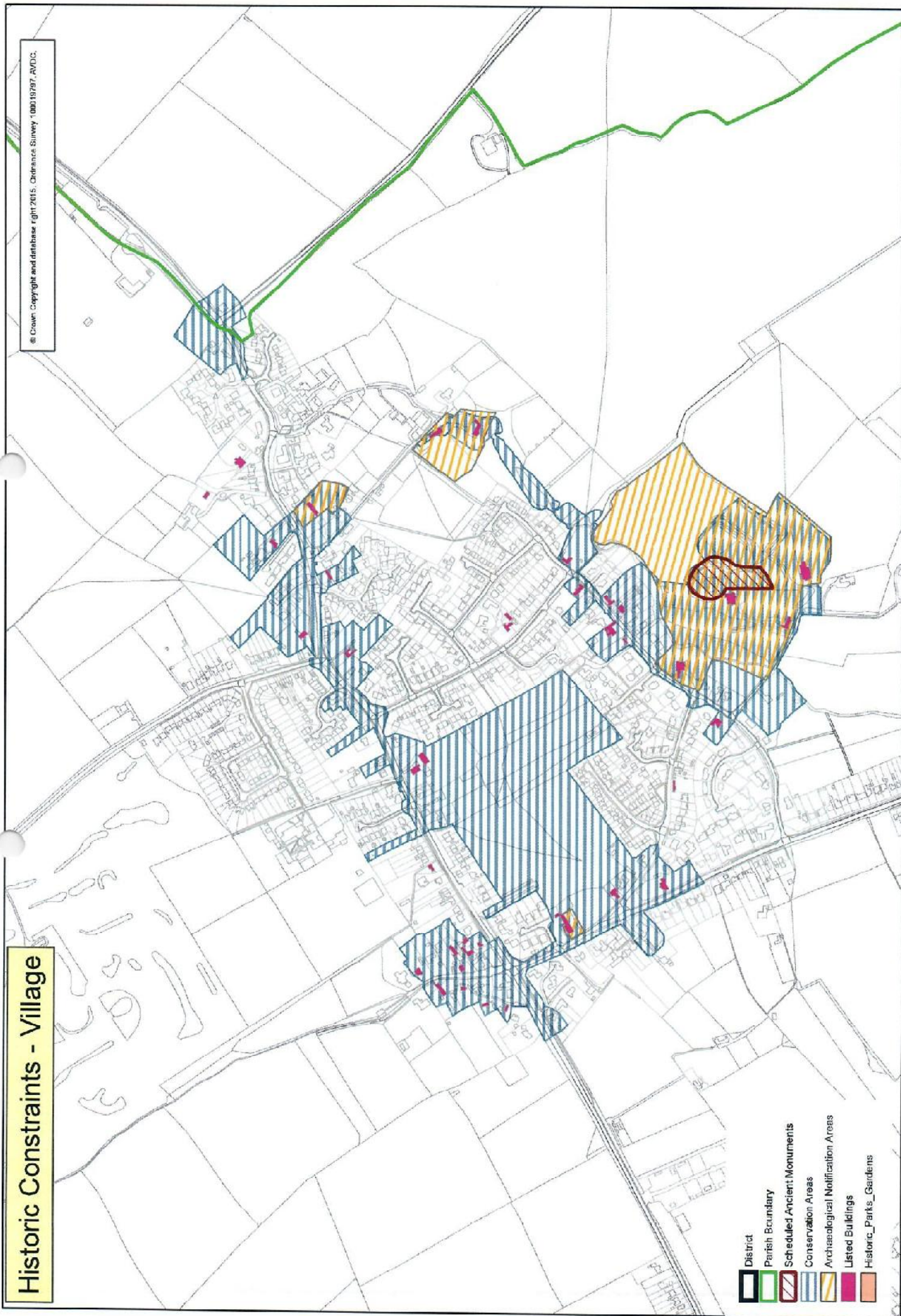
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Historic Constraints - Village

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- District
- Parish Boundary
- Scheduled Ancient Monuments
- Conservation Areas
- Archaeological Notification Areas
- Listed Buildings
- Historic Parks Gardens



Landscape Character Type, Sensitivity and Land Height

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