



Wooburn and Bourne End Neighbourhood Development Plan

Plan period 2013 to 2033

Local Consultation Draft - 31 March 2020



Wooburn - looking North-East



Bourne End - looking South-West

Wooburn and Bourne End Neighbourhood Development Plan (NDP)



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The NDP, its Inventory of Parish Amenities (IPA) and Appendices serve two purposes:

1. To comply with the legal requirements for **Wooburn and Bourne End Parish** to have an adopted **Neighbourhood Development Plan** to guide future developments and protect its Character and Green Infrastructure.
2. To provide **Residents** with a **comprehensive Reference** to the **Character and Amenities** of the Parish including those defined and protected under the **Wycombe District Local Plan**.

Contents

Plan Section	Section Number	Page
Foreword	0	2
Introduction	1	3
Plan period	1.1	4
Qualifying Body and Scope	1.2	4
Parish Maps		5, 6
Location of Wooburn and Bourne End Parish	1.3	7
Local Context: History (& conservation areas); Description of Wooburn and Bourne End Parish; Local Plan Policy [Wycombe Local Plan] Profile	2	8
Vision, and Objectives Review of Community Led Plans, Challenges and Issues	3	12
Green Belt, Settlement Boundary, and coalescence	4	14
Housing, Character and Heritage	5	16
Parking and Transport	6	20
Flooding, Drainage and Access	7	22
Environment & Biodiversity	8	25
Community Amenities and Green Spaces	9	28
Site and Area specific policies	10	31
The Community Infrastructure Levy and Potential projects What is the Community Infrastructure Levy ?	11	37
Monitoring and Delivery of the Neighbourhood Plan	12	38
Acknowledgements and Photograph Attributions	13	39
Appendices and Web links	14	40
Glossary of Terms and Names	15	41

Foreword

This is the third draft of the Neighbourhood Development Plan and is the Pre-submission draft for local consultation before it is submitted to Wycombe District Council for approval to proceed to a public consultation stage and independent examination.

This draft reflects feedback received during the previous consultation processes with residents, stakeholders and Wycombe District Council.

In 2012 and 2014, the two **communities of Bourne End** and **Wooburn** published their **Community Led Plans**, setting out the concerns and priorities of the residents to promote and improve the social, economic and environmental well-being of the Parish of Wooburn and Bourne End.

Among the many recommendations was an action to create a **Neighbourhood Development Plan (NDP)**, which only a **Qualifying Body** such as the **Wooburn and Bourne End Parish Council** can do and which must be consistent with, and conform to the **Wycombe District Council's Local Plan...**

- The **Wycombe District Council (WDC) Local Plan (WDLP)**, also referred to as the **New Local Plan (NLP)**, was approved by WDC on **19. August 2019 following acceptance of the comments of the Independent Examiner** (see Glossary for details).

This draft NDP sets out the Parish Council's vision that builds on the recommendations from the Community Led Plans and seeks to shape the Developments envisaged in the WDLP.

- The WDLP covers the period 2013 to 2033 and proposes 800 houses to be built in our Parish during this period (which began six years ago). Of the Plan total of 800, 175 houses are believed to have already been built with the balance of 625 houses to be built in three developments, utilising the WDLP **strategic sites**: BE1 (150 dwellings in **Slate Meadow**) and BE2 (467 dwellings in **Hollands Farm**) and BE3 (8 dwellings in **Windrush House** - see Glossary for details).

The **National Planning Policy Framework** (*see Web link below*) makes clear that those producing NDPs should support the strategic development needs set out in District Local Plans, including policies for housing and economic development. **Qualifying bodies (Wooburn and Bourne Parish Council applied for and was approved as a Qualifying Body)** should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the District Local Plan.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- **Note: This draft NDP conforms to the adopted WDLP and is your Parish Council's opportunity not only to progress the vision it has set out but also to address the implications of future development proposals affecting our Parish.**

It will be submitted to Wycombe District Council and, after further public consultation, go to the **Independent Examiner** for approval and to be put to a public referendum in the Parish.

- The referendum will allow residents to vote to accept the NDP, thereby **making it part of the legal planning framework - The Development Plan.**

Our vision, which we hope to progress, will be realized by enacting policies and infrastructure changes that complement the WDLP and thereby help to promote and improve the social, economic and environmental well-being of the residents and business rate payers in the Parish by protecting green spaces, the character of our villages and by solving some of the local issues of parking, traffic congestion and traffic flow.

- It will also ensure that **Development Briefs** (see **Glossary**) contain appropriate conditions to address the impact of their specific development.

Each Development project results in a Community Infrastructure Levy (CIL). With an adopted NDP the Parish Council could receive 25% of CIL funds to enhance infrastructure in the Parish. **Without an adopted NDP, it receives only 15%.**

Therefore, in addition to how the Parish wishes to shape future Housing developments, this draft NDP sets out priorities for Development Briefs and where CIL funds could be directed; the potential projects and their benefits are described in section 11 and address the key issues of traffic flow and parking.

We hope that the consultation process has resulted in your concerns being addressed in this draft Neighbourhood Development Plan and that you will vote to accept it when it is put to a public referendum.

1. Introduction to the draft Neighbourhood Development Plan

Why an NDP is necessary

All Councils are under considerable pressure to meet Housing targets for new builds **in accordance with UK Government objectives.** Wooburn and Bourne End Parish Council recognise that development will occur but strongly believe that all developments should be supported by the appropriate facilities and infrastructure in accordance with the **National Planning and Policy Framework (NPPF).**

A Neighbourhood Development Plan (NDP) approved by the Parishioners via a referendum has legal status and forms part of the planning framework that Local Authorities must follow.

It is therefore an opportunity to address some of the impacts that arise from both the development of the Strategic Sites set out in the WDLP but also development that comes from infill, backland development and office conversions. In addition, having an **approved NDP attracts an increase in funding from the Local Authority** known as the **Community Infrastructure Levy (CIL)**, which can be utilised for infrastructure projects which improve the Community - see section 11.

The process so far

In November 2012, Bourne End published their Community Led Plan, which included among many actions a recommendation for the Parish Council to produce a NDP - see **Appendix B** for details.

Our Parish has good road links to High Wycombe, Maidenhead, Marlow and the M40. However **the road system is at capacity** and is constrained at **Cookham Bridge, Well End, Cores End, Blind Lane and other pinch points.**

- More houses mean more cars and therefore more congestion for a road system that is **already at capacity.**

In addition facilities such as **Schools and Medical and Dental Practices are also at capacity.**

Wycombe District Council (WDC) published a draft Local Plan for consultation which your Parish Council responded to in November 2017. **Our response is published on the Parish Council website.**

In addition to the formal consultation response to the Wycombe Local Plan the Parish Council has drafted this NDP.

- There is an explanation in **Appendix A** of what a draft NDP must contain and the process for its acceptance by the general public.

The next steps

Briefly, the approval process requires that after a period of local consultation the draft NDP is put out for public consultation managed by WDC and then reviewed by an Independent Examiner appointed by WDC.

- **If compliant with the National Planning and Policy Framework then the NDP is approved by the Independent Examiner to be put to a referendum and vote by all residents in the Neighbourhood area that is the Parish of Wooburn and Bourne End (see section 1.2 below).**

Once a draft NDP is approved by a majority vote in a public referendum it becomes a **legal document** that informs all future development during the Local Plan period – that is until 2033.

Our purpose in drafting a NDP for public approval is to **promote and improve the social, economic and environmental well-being of the residents and business rate payers in the Parish of Wooburn and Bourne End**, as set out in our Vision and Objectives (see section 3). We will do this by:

- a) Shaping future developments through the Policies established in this draft NDP.
- b) Addressing the issues and challenges in our community, such as parking, traffic flow, facilities and infrastructure.
- c) Utilising CIL monies due from WDC from developments in our Neighbourhood Area that can be used for community projects that are to the benefit of residents and business in the Parish.

An approved NDP will ensure that the Parish receives 25% of all CIL monies. With over 600 homes proposed in the Hollands Farm and Slate Meadow developments the additional CIL monies would be very beneficial to our Parish.

Section 3, Vision and objectives, sets out the issues and challenges that need to be addressed in the community, such as parking, traffic flow, facilities and infrastructure, both today and in future developments.

Subject to a successful referendum Wycombe District Council will 'make' the Plan, this will then form part of the Development Plan and be used to assess planning applications.

1.1 Plan Period (2013 to 2033)

NDPs should support the delivery of strategic policies contained in local plans or spatial development strategies. It is therefore sensible that the Wooburn and Bourne End draft NDP plan period is concurrent with the WDLP. The NDP will come into force subject to a successful referendum - this will then form part of the Development Plan and be used to assess planning applications.

1.2 Qualifying Body and Neighbourhood Area

The Wooburn and Bourne End Parish Council is the Qualifying Body and has been approved by Wycombe District Council which references this in section 5.4.3 of its WDLP.

The Parish boundary forms the Neighbourhood Area for our NDP - see the maps on the next two pages, the first showing the street layout of the Parish and the second the **Wycombe District Council's Map of the Parish of Wooburn and Bourne End**.

1.2.1 Differences between the designated area of Wooburn and Bourne End NDP and the settlement strategy in the Wycombe Local Plan.

Wooburn and Bourne End Parish comprises of distinct and separate settlements that include Wooburn Green, Wooburn Town, Cores End, Bourne End and part of Hedsor.

However, in the **WDLP's settlement strategy**...

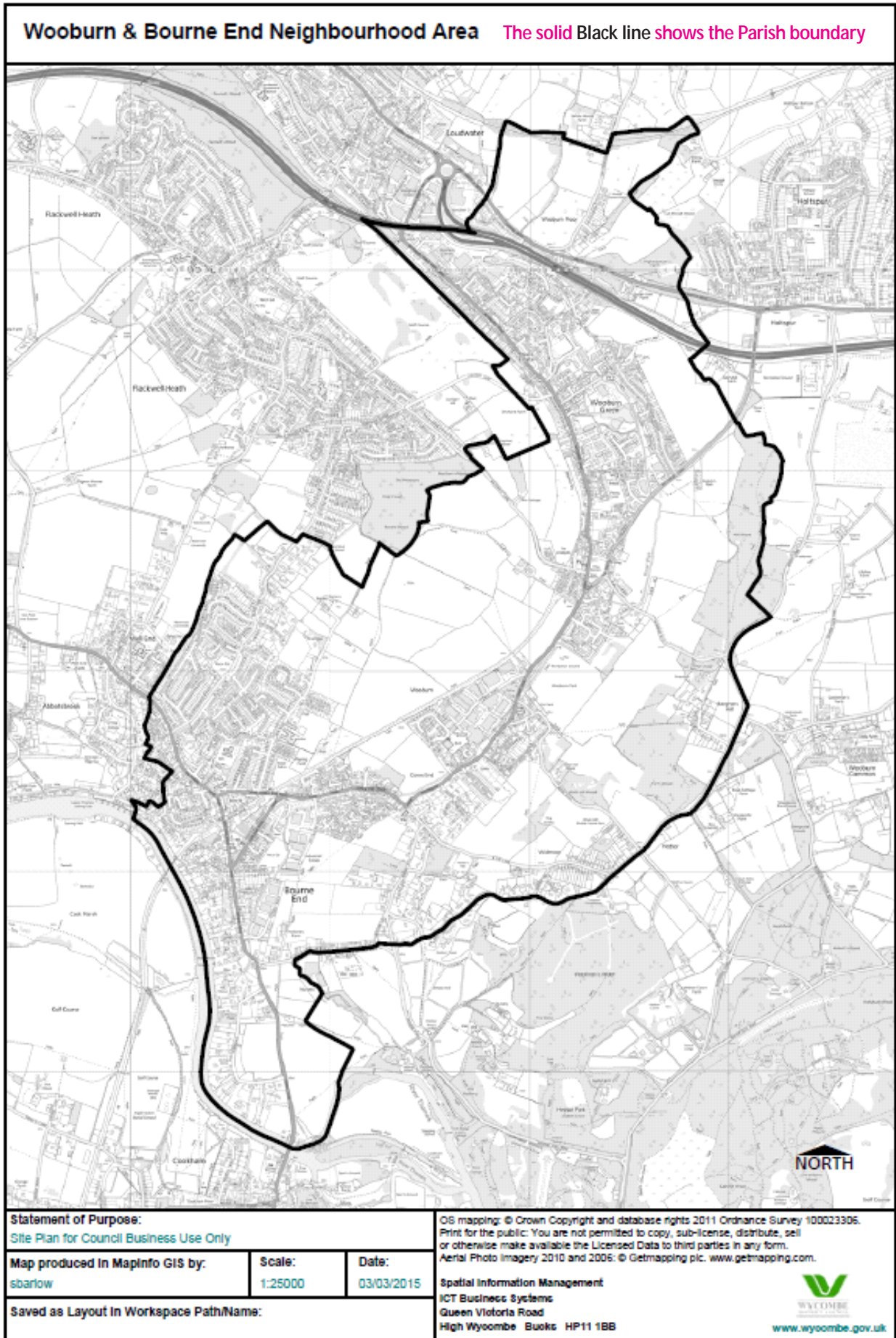
- Wooburn Green is considered to be part of the greater High Wycombe conurbation and shown in **WDLP Appendix C - Settlement Hierarchy - as a tier 1 settlement**.

Map of the Parish of Wooburn and Bourne End "The Neighbourhood Area" - with street names

----- The red dotted line shows the Parish boundary -----



Wycombe District Council's Map of the Parish of Wooburn and Bourne End
 "The Neighbourhood Area" covered by the NDP



- Wooburn Town is considered by the WDLP to be part of Bourne End together with settlements **not** in the Parish of Wooburn and Bourne End, such as Abbotsbrook, Well End, Little Marlow and Hedsor and included under Bourne End in the WDLP strategy as a **Tier 2 settlement**.
- **To make clear, therefore, the designated Neighbourhood Area for the Wooburn and Bourne End NDP is the Parish and this does **not** include Abbotsbrook, Well End, Little Marlow or Hedsor (only the Hedsor Road conservation area is part of Bourne End and this NDP).**

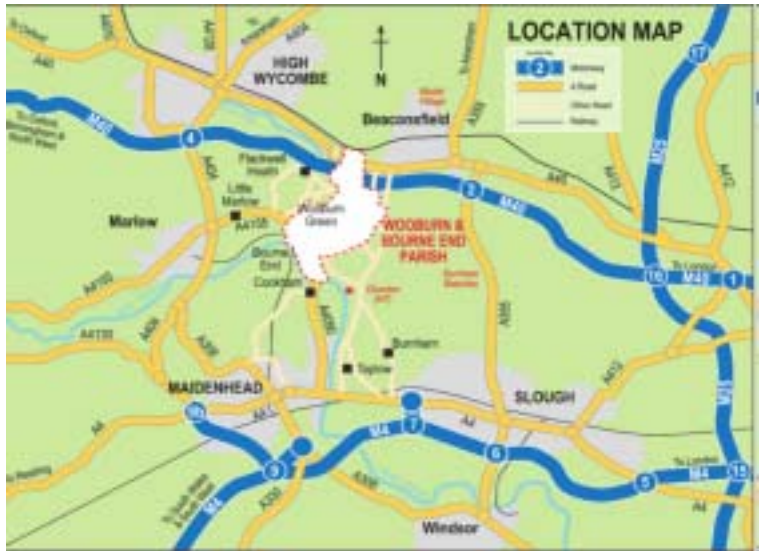
1.3 Location of Wooburn and Bourne End Parish

The Parish of Wooburn and Bourne End is situated between the M4 and M40 motorways, and is in a favourable location, having first-class transport links to London, Heathrow Airport, the Thames Valley, the West and North of the country.

Railway stations at Bourne End, Beaconsfield and High Wycombe provide services to Paddington and Marylebone, as well as to Birmingham, the north and to Reading, Bristol and South Wales.

In addition to varied local shopping in each village centre, there are shopping centres at High Wycombe, Marlow, Windsor, Beaconsfield, Maidenhead and Slough all accessible by public transport as well as by car.

Wooburn and Bourne End Parish is a collection of villages and smaller communities linked by a common geographical feature - **the valley of the River Wye**.



- The Wye is a rare example of a chalk stream. It flows from Wooburn Moor, through Wooburn Green, Wooburn Town, Cores End and Bourne End, where it joins the River Thames, linking these communities of distinctive, individual character. Flanked by hilltop settlements in neighbouring parishes such as Flackwell Heath, Northern Woods, Holtspur and Wooburn Common, the Parish also includes the communities of Berghers Hill and Hedsor and Riversdale within its boundaries.

The River Wye has driven the historical development of the area with numerous mills using its water. It now has a project to **'Revive the Wye'** and improve it as an amenity for people and wildlife.

The Parish is made up of very distinct settlements.

- **Bourne End** is where the River Wye joins The Thames; it too has a history of mills. The village of Bourne End is situated along one and a half miles of the River Thames to the west of London and Windsor.

It was originally a group of working class hamlets, Cores End, Eghams Green, Upper Bourne End and Well End. Then came the railway in 1854, the station was located in the fields between the small communities and the Bourne End of today developed. There is access to the river at Bourne End Marina and Spade Oak Reach. There is a stretch of the Thames path and a footbridge to the Cookham bank.

Bourne End includes the **conservation area of Hedsor and Riversdale**, which has both riverside views and views up to Cliveden and beyond. There are a diverse range of buildings along Hedsor Road, and on Riversdale there are large riverside houses including boat houses, seen when viewed from the river.

The village centre is concentrated along The Parade with its shops and restaurants. Surrounding the car park in Wakeman Road are the Day Centre, Library, Community Centre and the office for The Wye Valley Volunteers. There is a great sense of community and many of these venues were

built by the efforts of local residents of the time. The railway station remains with an hourly service to Marlow and Maidenhead with connecting trains to London, but now no through trains.

- **Part of the village of Wooburn Green is a conservation area.** The valley of the River Wye is a key characteristic. Conservation officers have identified this and want to ensure that views looking into and out from the village of Wooburn Green are not spoilt.

The central Green is the focal point with the **War Memorial** and a circle of trees. The open space is enclosed by the wide range of attractive buildings that surround it. There is a mix of commercial premises on the west side but elsewhere buildings are more cottage like, with seventeen attractive listed buildings along the eastern side of The Green. To the South East, Manor Farm stands in a more open riverside setting beyond orchards.

- **Berghers Hill a conservation area.** The hamlet lies half a mile to the east of Wooburn, behind the escarpment of the River Wye at a height of 200 feet. It consists of one road, footpaths and a bridleway. The hamlet faces inwards with older cottages on the west side. There is one listed building but nearly all buildings are historic and considered of interest.
- **Wooburn Town** is a distinct settlement, separated from Wooburn Green by Wooburn Park on one side of the A4094 and Town Fields on the other side of the road. It too is a **conservation area** and is a village surrounding the Parish Church of St Paul's. There are historic buildings dating back to the 15th century and 16th and 17th century timber framed cottages.
- **Wooburn Common, Wooburn Moor - including the conservation areas of Old Watery Lane and Clapton Mill**, and part of Widmoor, are at the boundaries of the Parish.

Hedsor Parish, Little Marlow which includes Abbotsbrook and Well End, part of Widmoor, Holtspur, Loudwater, Flackwell Heath and Cookham all border the Parish and utilize the facilities and amenities of the Parish of Wooburn and Bourne End.

The Parish has an area of approximately 2,290 acres and a population of approximately 10,500 people³.

- See **Appendix C** for more Parish statistics and characteristics. (Footnotes)³ Source 2011 census

2. Local context

2.1 History

In 1871 whilst dredging near the railway bridge in Bourne End a large oak log boat was found, which was dated as "Bronze Age" but could conceivably have been Mesolithic as dating methods weren't always precise at that time. It has also been suggested that coracles were used as local people were adept at curing and stretching animal skins. Many flint tools have been dredged up or found on the river's banks from this period including a polished Neolithic flint axe found in the 1960s.

Roman remains and lead coffins have also been found in the Parish, but it is with recorded history that the story really begins.

Before the Normans came to England, Wooburn was a Saxon settlement with a meeting place where the Green is now situated with dwellings scattered around it. There was also another small community centred around what is now called Wooburn Town.

Following the Norman invasion, William I gifted the manor to the See of Lincoln. In time this became divided and a manor grew up around the **Bishop's Palace**, which stood on land now occupied by housing on Wooburn Manor Park. This was known as Bishop's Wooburn. The second manor, called Wooburn D'Eyncourt was supervised by William D'Eyncourt.

Other districts emerged around the two manors, including **The Moor**, **The Common** and the **Bourne End of Wooburn**. Even in medieval times these areas were home to flourishing mills along the fast flowing River Wye. Originally part of the woollen industry, these later converted to paper mills, which benefited from the quality of the chalk-stream water as well as its considerable power and convenient transportation.

- The two manors became united in 1580, when Ann Spenser of D'Eyncourt married Sir John Goodwin

of Bishop's Wooburn. Road names like Goodwin Meadows and Bishop's Walk are reminders of these bygone days.

During the years, many Bishops of Lincoln and other famous people visited the Parish, including Philip Lord Wharton, who spent money freely on the estate and gave generously to local causes. He entertained both royalty and nobility at the manor.

The Bishop's Palace was eventually demolished in 1750 and all materials were sold for £800. In 1756 a stable block was rebuilt as a dwelling and sold to the Du Pre family who let the property to a variety of tenants. The house was also used as offices during the Second World War by the War Graves Commission. The house was demolished in 1964, when the Wooburn Manor Park estate was built. All that remains is the moat and an old bridge near the cricket ground, though many older Wooburn residents remember the days when Wooburn House - as it became - was still occupied, the home to all-day cricket matches in the park and other grand festivities.

As for Wooburn D'Eyncourt, the last of its manor houses survives as Manor Barn, but all the others were pulled down in the 1920s, along with a row of cottages, to make way for a new road in front of the Parish Church. Some stones from D'Eyncourt Manor were built into an attractive gateway for a house in Hawks Hill.

St Paul's church at Wooburn has had so many additions and alterations that it is hard to ascribe it to any one historical period. Whilst the list of vicars goes back to 1216, the bases of the pillars are Norman, part of the nave is 12th century, and the north chapel was added in the 14th Century.

- The latter was built as a burial place for the Bertie family, then owners of the Manor. The tower was constructed in 1488 by John Goodwin.

But it was not until 1869 that the church fully took on its present-day appearance, when an outer shell of flint was built around the existing structure.

Behind Wooburn Church are fine old houses, some of which date back to the 14th Century. Boscobel and Oak cottage were once the Old Oak Inn and tradition has it that the two figures on the frontage were brought from the Bishop's Palace. The present building comprising The Old Vicarage/Mulberry House was built on a still-older foundation which was possibly one of the oldest dwelling places in South Bucks.

The Church School dates back to 1853 and the infant's school around 1750; the latter having been converted to a private house now known as Manor House Lodge.

The beginnings of Bourne End's ecclesiastical past are more mysterious. The present Abbotsbrook estate partly located in Little Marlow Parish, was built around the site of an ancient monastery - St Mary's Priory - and St Mark's Church was built in 1914 to replace an older building.

The Parish is also home to Cores End United Reformed Church, formerly the Congregational Chapel, and originally founded as the Bethel Chapel for Independents. It was built in 1768 by Thomas Groves, a friend of Philip Lord Wharton and a frequent visitor to the Manor House. The present building dates from 1808.

Many of these historic buildings are located in **Six Conservation Areas** designated in the Parish (see the **Inventory of Parish Amenities**). Yet Bourne End and Wooburn Green are far from tranquil backwaters. In earlier times the mills of Wooburn harboured great civil unrest as the industrial revolution took its course, while Bourne End became something of a boom town when the railways arrived and weekenders took their pleasures on the river.

Bourne End was the first of the Parish's villages to expand. It suddenly mushroomed in size with modern housing estates seeming to spring up almost overnight, along with a new cinema (now a carpet store), a parade of shops, new schools, library, community centre, a new church, sports club, a volunteer bureau and an activity centre for the elderly following in quick succession, all as a result of local effort.

Development in Wooburn Town has been less dramatic, as new industrial units, warehousing and distribution facilities have grown up to replace the older factories and workshops of Soho Mills.

Over time, the 11 mills along the Wye in Wooburn were closed down, with the last of these, Glory Mill, ceasing operations in 2000. Many of their large sites have been converted to modern business parks, one with a sports complex, a new church (St Mary's) and housing close by.

2.2 The Parish today

Parish Council has sponsored initiatives that have conserved and improved upon the local environment.

- **The Village Green** was purchased by the Parish Council from the last lord of the manor.
- **The 23 acres of Wooburn Park** was saved from the threat of development in 1937 when the estate was split up, and is now a flourishing amenity - an open space flanked by Chiltern hillsides still actively farmed or wooded.
- One of those, **Farm Wood** - an **Ancient Woodland**, is another example of the Parish's enterprise; in 1994 the Parish acquired the woodland on a 999 year lease and today it is actively managed and conserved for the benefit of all.
- The **Recreation Ground at Bourne End** was given by Sir John Thomas, a partner of the firm Thomas & Green of Soho Mill in 1901. (The mill closed in the 1980s.)

It remains an important recreational facility to this day and improvements are being made to ensure its value for many years to come.

In addition to shops, pubs and restaurants, the Parish plays host to a variety of light industrial firms and service industries, from international operations to single-person enterprises, and from the traditional to the high tech. Whether for work, recreation, spiritual or social life, Wooburn and Bourne End Parish welcomes it all.

2.3 Strategic Policy Context

The **Wycombe District Local Plan (WDLP)** was adopted in August 2019. This sets out the new Strategic planning framework for the district until 2033. Our Neighbourhood Development Plan needs to be in general conformity with the WDLP.

Buckinghamshire Council

The Secretary of State has approved the amalgamation of Buckinghamshire's District Councils under a single **Unitary Authority** with effect from 1. April 2020. The WDLP will continue to be implemented until such time as the new Unitary Authority decides to develop its own or other plans.

Wycombe District Local Plan

The Wycombe Local Plan (WDLP) covers the period 2013 to 2033 and in the plan period proposes the building of 800 new dwellings to the Wooburn and Bourne End Parish, out of the total assessed need for WDC of 13,250 new dwellings.

This allocation for our Parish breaks down as shown in the table below:

Location	New Dwellings
Slate Meadow (Policy BE1)	150
Holland's Farm (Policy BE2)	467
Windrush House	8
Balance (Already built since 2013)	175
Total	800

2.3.1 Other Strategic Plans

As stated earlier in 2.3, the WDLP will continue to be implemented until such time as the new Unitary Authority decides to develop its own or other plans.

Source:

<https://www.wycombe.gov.uk/pages/Planning-and-building-control/New-local-plan/Publication-version-of-the-Wycombe-District-Local-Plan.aspx>

It is clear that the Housing developments proposed in the WDLP will result in new demands on local facilities, services and infrastructure and will inevitably affect road congestion and exacerbate existing parking problems.

In reviewing the recommendations from the Community Led Plans and our review of the WDLP, the Parish Council has identified new **Planning Policies** that it wishes to implement through this NDP, which once "made" will form a legal part of the Development Plan

In addition, the Parish Council expect to receive Community Infrastructure Levy funds from these developments which can be utilised to implement or stimulate projects and infrastructure improvements for the benefit of residents. This is explained in section 11.

We trust that the proposed policies and infrastructure projects, when viewed together, are practical solutions to the issues that face our community today and will help to meet the Vision and Objectives set out in section 3.

2.3.2 Wycombe Local Plan objectives

The WDLP sets out 8 Objectives, listed below, which this draft NDP endorses. However, there is inevitable conflict between development and achieving these objectives. The WDLP aims to be consistent with the objectives in its Policies for the Strategic Sites. This draft NDP endorses the concept of Development Briefs for the strategic sites and proposes certain additional Policies to address the issues and concerns that arise from these and other developments.

Summary of Wycombe Local Plan Objectives

1. **Cherish the Chilterns** - enhance their natural beauty
2. **Strengthen the Sense of Place** - protect natural and built environment, (historic and cultural assets); maintain place using **Greenbelt** to keep separation of main settlements; secure high quality developments
3. **Foster economic growth**
4. **Improve strategic connectivity** - Improve transport connectivity
5. **Facilitate local infrastructure** - facilitate timely investments in local infrastructure and secure appropriate benefits from new development
6. **Deliver housing** - contribute fair share, including affordable housing and other specific housing needs including catering for a growing aging population
7. **Champion town centres** - champion thriving town and business centres to provide the focus of social and economic activity
8. **Mitigate Climate Change - reduce CO2 emissions** by reducing the need to travel by private car and aid through public transport viability.....and by clustering to achieve high quality walking, cycling and public transport provision

To meet these objectives Wycombe have identified sites that they have "earmarked" for both residential and commercial development and established Development Policies for each of the major sites, Developers must respect.

- This Neighbourhood Development Plan (NDP) supports these objectives and wishes to make clear that after the release of **greenbelt** for the strategic site BE2 Hollands Farm, there should not be any further release of **greenbelt** from the NDP designated area during the lifetime of the Plan - i.e. until 2033.

2.4. Parish profile and statistics

To provide more relevant details than is practical within the body of the NDP, **Appendix C** is used to cover key ONS statistics and characteristics of the Parish, the main headings being...

- Human Population, its health and exposure to flood risk.
- Vehicle Population.
- Economic activity.
- Conservation Areas - with map locations.

See NDP Appendix C in the
Parish Website
<https://www.wooburnparish.gov.uk/>

3.0 Vision and Objectives

3.1 Review of Community Led Plans and recommendations

The Neighbourhood Development Plan **Working Party** reviewed the **Bourne End Community Led Plan** published November 2012 and The **Wooburn's Future of our Village** published June 2014.

- The actions and recommendations from each plan were compared and summarised in a table which can be found in **Appendix D ... "Comparison of Community Led Plans, Actions and Recommendations"**.

There is a high degree of overlap between the two Community Led plans in respect of issues and concerns. A core recommendation/action in the Bourne End Community Led Plan is for the Parish Council to produce a Neighbourhood Development Plan, with which this document is in conformance.

We have tried as far as possible to reflect the concerns, issues, actions and recommendations from the Community Led Plans, together with feedback from the consultation process in respect of the first draft of the NDP. We have summarised the challenges facing Wooburn and Bourne End Parish in section 3.2 below.

3.2 Challenges and Issues facing the Parish of Wooburn and Bourne End

The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the Wooburn and Bourne End Parish. These challenges are:

- **Increasing and cumulative pressures on infrastructure**
- **Inadequate GP services**
- **High and increasing car ownership while there is a lack of adequate residential and commercial parking**
- **Road system pinch points at Cookham Bridge, Blind Lane, Cores End and Well End**
- **Flood risk and surface water drainage**
- **Persistent infill and backland development impact**
- **Lack of Affordable Housing**
- **Providing high skilled employment opportunities**
- **Maintaining vibrant village centres and shops**
- **Maintaining the Look and Character of our villages**
- **Preventing coalescence of the distinct settlements of Wooburn Green, Wooburn Town, Bourne End**

3.3 Vision for Wooburn and Bourne End Parish

VISION

In 2033, **WOOBURN AND BOURNE END PARISH** continues to have its **four distinct settlements**, of **Wooburn Green, Wooburn Town, Bourne End** and **Hedsor & Riversdale** conservation area with their boundaries preserved and is a thriving community where a mix of generations live and work.

- The new developments in the area have resulted in an improvement in local infrastructure, with the housing mix reflecting the demographics of the community, whilst having preserved the existing recreational amenities and creation of additional open space for the community.
- Infill development has been sympathetic to the existing heritage within the Conservation Areas and topography of the Parish.
- Biodiversity, wildlife, habitat, trees and hedgerows in the Parish continue to thrive.
- Amenities that support the economic health of the Green, the Parade and local businesses are seen as integral to the community and are thriving.
- The Parish's historic environment of listed buildings, scheduled monuments, conservation areas, registered parks and gardens, community facilities and non-designated heritage assets have been maintained and preserved.
- Investment in the road system, traffic management, road safety, parking spaces with strict enforcement of development policies has improved traffic flow and parking.
- Drainage and surface water issues have been improved by Developers and, where necessary, by contribution of Parish Community Infrastructure Levy funds.

3.4 Objectives

The NDP is an opportunity to establish policies and actions that will shape the future development of the Parish in accordance with our Vision to ensure that the impact of a growing population is planned for and that we address some of the critical infrastructure issues. Wooburn and Bourne End Parish Council's key objectives to realize our Vision are as follows:

- Protect the distinct character of our villages and to maintain the separation between them.
- Protect landscapes and extend our open spaces for recreation and community well-being.
- Support sympathetic and sustainable development which will enhance the area and offer housing, social and economic opportunities for current and future generations within our historic environment.
- Promote amenities that support the economic health of the Green, the Parade and local businesses that are the heartbeat of our villages.
- Road safety, traffic management and the provision of facilities and services are priorities to ensure the whole parish is a pleasant place to live, work and visit.

3.4.1 Wooburn and Bourne End Parish policies

The **Wycombe District Local Plan** sets out various strategic policies and some site-specific policies for the **strategic sites of Slate Meadow (WDLP Policy BE1) and Hollands Farm (WDLP Policy BE2)**.

To realize the Parish's vision set out in this NDP, we propose additional policies to address the current issues of concern to residents and to enhance the policies set out in Wycombe's Local Plan for Slate Meadow and Hollands Farm.

Wooburn and Bourne End Parish Strategic Policies are set out in each of the Sections below that deal with the challenges we face and are labelled as follows:

- **Planning Policies:** WBE/PD1 to WBE/PD11
- **Amenities and Community facilities:** WBE/A1 to WBE/A5
- **Environment:** WBE/E1
- **Site and Area specific Policies:** WBE/HF1 to WBE/HF7 for Hollands Farm, WBE/HH1 for Harvest Hill/Hawks Hill and WBE/SM1 to WBE/SM5 for Slate Meadow

Each Policy provides the context and explanation of why it is needed and its objective. Policies are set out in the sections 4-10 below which cover:

Settlement Boundary and Coalescence; Housing, Character and Heritage; Parking and Transport; Flooding and Drainage; Environment; Amenities and Community facilities; Site Specific Policies.

- Policies can be viewed in their relevant Section. **Appendix F** provides a summary of all Policies. **Section 9** of the **Inventory of Parish Amenities (IPA)** maps each Policy to the area it protects.

Policies Section (see summary list in Appendix F and mapping in IPA Section 9)

4.0 Green Belt, Settlement Boundary and Coalescence

4.1 Protecting the Green Belt

The recently adopted **WDLP** incorporates **Core Policy CP8 – Protecting the Green Belt** which allows for the removal from the green Belt of limited areas of land as set out in the Local Plan where there are exceptional circumstances to do so.

- The Wycombe District Council Green Belt review identified **Hollands Farm as the only site in Wooburn and Bourne End Parish that met “exceptional circumstances”**. In paragraph 2 of CP8 the Council **“will not propose or permit any changes to the Green Belt boundary”**.

Given that the life of Plan is meant to be until 2033 but is expected to be reviewed every 5 years it is possible that this Core Policy could be amended once the Unitary authority has reviewed all Local plans. Therefore this NDP requires the implementation of the following policy for the Neighbourhood designated area.

Policy WBE/PD1- Protecting the Green Belt

Under no circumstances will further land from the Green Belt be released for development, whether or not Hollands Farm is developed. In addition, any future Green Belt review by the Unitary Authority of land in the Neighbourhood area will not be permitted without written approval of Wooburn and Bourne End Parish Council.

Objective: direct developers away from the remaining areas of green belt in the Parish.

4.2 Settlement Boundary and Coalescence

As explained in the Introduction (section 1), the Parish is made up of ten very distinct settlements:

- **Bourne End**
- **Berghers Hill**
- **Cores End**
- **Eghams Green**
- **Upper Bourne End** (the area bounded by Hawks Hill/Harvest Hill/Kiln Lane)
- **Widmoor**
- **Wooburn Common**
- **Wooburn Green**
- **Wooburn Moor**
- **Wooburn Town.**

These were once distinct areas separated by green fields. Over time infill developments have coalesced some of these settlements so that these once distinct areas are now considered part of the two main villages of **Wooburn Green** and **Bourne End**.

- **However, we are determined that the green infrastructure that remains should not be developed further so that the areas known as Bourne End, Cores End, Upper Bourne End, Wooburn Town and Wooburn Green do not coalesce further through ribbon development and infill.**

The Wycombe District Local plan adopted in August 2019 does not recognise that there was defined green space between Wooburn Green and Bourne End despite the Slate Meadow site which formed a defined green space between Wooburn Town and Cores End. Slate Meadow has been a reserve site in the previous Wycombe Local Plan and a planning application to develop the site was approved in August 2018 as an **outline application with all matters reserved**.

However, it is a **condition of the approval that those reserved matters should be recalled to the Planning Committee** when presented for approval as deemed necessary. It is therefore crucial to prevent further coalescence between the settlements in the Wooburn and Bourne End Parish.

The latest **Wycombe District Local Plan Policy BE1** for Slate Meadow states the following:

#1. Place making

- a) Retain an undeveloped area between developed areas of Bourne End and Wooburn.
- b) Retain the village green within the site.

#4. Landscape

- a) Retain views up to the valley sides to the north and south both from within the site and from outside the site across/through the developed areas within it;
- b) Provide a layout, scale and appearance of the development that minimises the impact on views down from the valley sides.

There is a **Development Brief** which addresses Key Issues that must be addressed in the development of the Slate Meadow Site. The Parish Council will work with Wycombe Planning Officers to ensure the Development Brief is followed in any planning application approval.

- **For the avoidance of doubt, this Neighbourhood Development Plan wishes to make clear that Wycombe Local Plan Policy BE1 #1 above means to the Parish an undeveloped space to separate Wooburn Town from Cores End and Bourne End.**

POLICY WBE/PD2

MAINTAIN SEPARATION BETWEEN SETTLEMENTS IN WOOBURN AND BOURNE END PARISH

Specifically no development should be allowed in the following areas:

1. The green space between Wooburn Green and Wooburn Town in the area known as Town Fields opposite Wooburn Park.
2. The green space between Wooburn Town and Bourne End (at Cores End) in Slate Meadow in the green space that will form the boundary of the Slate Meadow site with Cores End
3. The preservation of the Village Green at Slate Meadow
4. The preservation of a riverside green corridor at least 10 metres wide at the Slate Meadow site in accordance with the Development Brief
5. The creation of buffer areas to maintain a degree of separation between the Hollands Farm development and the communities of Hawks Hill, Hedsor Road and Millboard Road per WDLP paragraph 5.4.20 and Development Brief discussions.

These must be set out in the Development Brief for Hollands Farm to preserve these areas for the future and once development commences not to permit development of any kind in these areas.

Objective:

Prevent further coalescence of the settlements of Wooburn Green, Wooburn Town, Cores End, Bourne End and Upper Bourne End

5.0 Housing, Character and Heritage

The WDLP envisages 800 new homes in the Parish during the plan period of which some 625 homes will come from the two major developments: 150 houses at Slate Meadow and the release of greenbelt at Hollands Farm to develop 467 houses and a further 8 houses at Windrush House (WLP policies BE1, BE2, BE3).

- It is believed that the balance of 175 homes have already been built.

However, planning applications can be made by any developer or householder on any land at any time. It is likely that due to the policy on coalescence that further development will come from residential extension, infill and backland.

- This will impact the Look, Character, Design and Heritage of our Parish.

Backland development is defined as development on land behind the rear building line of existing housing or other development and is usually land that has previously been used as gardens, or is partially enclosed by gardens. Infill development involves the development of a small gap in an otherwise built up frontage. It usually consists of frontage plots only and often comprises side gardens of existing houses. The pressure on these sites will result in densities much higher than the prevailing levels in the villages and potentially lead to the 'cramming' of sites.

This needs to be managed carefully as infill developments will occur in and around our **Conservation Areas**. The link below gives access to pdf documents which provide a detailed description of each Conservation Area:

<https://www.wycombe.gov.uk/pages/Planning-and-building-control/Conservation-areas-and-listed-buildings/Conservation-areas.aspx>

- **Berghers Hill conservation area character survey**
- **Clapton Mill conservation area character survey**
- **Hedsor and Riversdale conservation area**
- **Watery-Lane-conservation-area**
- **Wooburn Green conservation area**
- **Wooburn Town conservation area**

An overview and maps of the 6 Conservation Areas can be found in Appendix C: Parish Statistics.

5.1. Good Quality Design

This NDP supports the NPPF's objective to ensure that developments will **function well** and **add to the overall quality of the area**, are **visually attractive** as a result of good architecture, layout and appropriate and effective landscaping; are **sympathetic to local character and history**, including the surrounding built environment and landscape setting, **establish or maintain a strong sense of place**, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit (NPPF paragraph 127).

Wooburn and Bourne End Parish has the **Conservation Areas** of Berghers Hill, Hedsor and Riversdale, Wooburn Green, Wooburn Town, Watery Lane and Clapton Mill, and more than **60 grade II listed buildings and structures** in a variety of architectural styles.

We want new development to contribute to this variety, while at the same time being sympathetic to the existing character of the area and natural environment.

- **The trend in the last few years has been for either backfill development or new developments to be built to a much larger scale than that which is the general norm in our area.**

This is typified also where houses are built much closer to the boundaries of properties, resulting in loss of green frontage and amenity space around the buildings, loss of privacy to surrounding properties and, when repeated, has a negative impact on the overall streetscape and the built environment.

POLICY WBE/PD3 GOOD QUALITY DESIGN

Development proposals will be required to:

- Respect established building lines and arrangements of front gardens, walls, railings and use of green hedging and / or trees for highway boundaries, where such features are important to the character and appearance of the streetscape / area
- Respect established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street
- Make a positive contribution to the character and sense of place of Wooburn and Bourne End's built environment and landscape, the appropriateness of its height, layout, scale, massing and through the use of good quality locally appropriate materials
- Parking provision must comply with this Neighbourhood Development Plan policy or with the Buckinghamshire County Council's parking guidance whichever minimum requirement is higher
- Provide sustainable drainage and porous / permeable surfacing for driveways

Objective:

Make a positive contribution to the character and sense of place of Wooburn and Bourne End's built environment and landscape.

5.2 Residential infill, conversion of offices to residential properties, and backland development

Of particular concern are cases where planning permission is sought for **extensions and/or conversions of existing structures in gardens that result in the creation of subordinate dwellings** which over time become separate stand alone dwellings for individual use.

Also of concern are...

- The **increasing number of offices that are converted to residential properties**. Many of these types of developments will have no amenity space or insufficient parking.
- **Applications for two or more properties** on a site previously occupied by a single property.

The Policy set out below is in response to our concern to prevent adverse impacts from these types of development such as:

- Loss of light, amenity, and green space overshadowing, overlooking
- Loss of space between buildings and visual intrusion
- Loss of parking
- Issues with refuse collection and bin storage
- Noise
- Affect the look and visual characteristics of heritage assets and important buildings in the Parish.

POLICY WBE/PD4 - RESIDENTIAL INFILL, CONVERSION OF OFFICES TO RESIDENTIAL PROPERTIES AND BACKLAND DEVELOPMENT

Planning permission for infill, conversion of offices to residential properties and backland sites within the Neighbourhood Development Plan designated area (the Parish of Wooburn and Bourne End) will be permitted subject to the following criteria:

- Density - proposals that would lead to over-development of a site or the appearance of cramming will be resisted. It should be demonstrated that development is of a similar density to properties in the immediate surrounding area.
- Developments with in-curtilage (see Glossary) parking must comply with POLICY WBE/PD6.
- Plot width - plots must be of sufficient width to allow a building(s) to be sited with adequate separation between dwellings. The width of the remaining and the new plot should be similar to that prevailing in the immediate area.
- Building line - where the prevailing depth of existing dwellings is a feature of the area new development should follow that building line.
- Visual separation - new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced the new development should normally adjoin the adjacent property(s).
- Building height - new buildings should reflect the height of original, existing buildings. Where existing buildings are of a uniform height, new buildings should respect that height.
- Daylight and sunlight - new buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows. Blocking direct sunlight from reaching neighbouring properties can cause overshadowing and is not acceptable.
- Development must not unacceptably reduce the level of private amenity space provision for existing residential properties.
- Development should not adversely affect the significant heritage assets, including the special interest, character and appearance of the Conservation Area(s).

This policy also applies to applications for two or more properties on a site previously occupied by a single property.

Objective:

To ensure that infill, conversion and backland development respects and reflects the character of the area, being similar in footprint, separation, scale, bulk and height to the buildings in the surrounding area and neighbouring properties in particular, as well as the existing street scene; ensuring that safe and attractive residential layouts with green amenities are promoted.

5.3. Heritage assets

Section 16 of the NPPF "Conserving and enhancing the historic environment" and paragraphs 184 to 202 state that:

- "Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"

The NPPF identifies all elements within the historic environment that are worthy of consideration in planning matters as 'heritage assets'.

- A heritage asset is identified as an environmental component that holds meaning for society over and above its functionality. This term includes buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.

Wooburn and Bourne End Parish includes more than 60 grade II listed buildings, notable among them St. Paul's church and several buildings around it in Wooburn Town - as shown in the photo.



It is important that development properly considers the significance of these assets and therefore the weight that should be given to their conservation.

In addition to the nationally listed buildings and the Conservation Areas of Berghers Hill, Hedsor and Riversdale, Wooburn Green, Wooburn Town, Watery Lane and Clapton Mill, a number of buildings and sites are considered to be of architectural significance, local distinctiveness, character or importance. These 'Buildings or Structures of Character' are protected by **Policy WBE/PD5** below and catalogued in **Inventory of Parish Amenities (IPA)** - see...

<https://www.wooburnparish.gov.uk/ndp-IPA>

There will be a strong presumption against the loss of these buildings and developments, and also to inappropriate extensions or revisions.

POLICY WBE/PD5 - HERITAGE ASSETS

Development proposals within the Conservation Areas must demonstrate that they have fully considered the significance of the heritage assets within the designated area and have included appropriate measures to conserve **and enhance** those assets, based on their significance.

Proposals within the setting of heritage assets must demonstrate that they will not affect the setting of the heritage assets, based on their significance. Planning permission will not be granted for development that would result in the loss of either listed buildings or of the following Buildings or Structures of Character:

The Grade II listed buildings in the Wooburn and Bourne End Parish are included in the **Inventory of Parish Amenities (IPA) - Section 6** with photos and location maps.

Objective:

To ensure that all developments, whether new or infill development or extensions, is sympathetic to the existing heritage within the Conservation Areas and the topography of the Parish and that developments address adverse impacts of development as much as possible.

6.0 Parking and Transport

Inadequate parking in existing developments and businesses causes residents, business users and visitors to park on pavements creating obstructions for access by delivery vans, waste collection, and for residents on foot and by car.

- **Traffic on the Parish's road system will continue to increase and un-regulated parking will only impede traffic flow and increase congestion.**

On street parking, parking on verges and pavements, traffic flow are key issues that affect our Parish. The following policies aim to mitigate some of the existing issues and to address the impact from future development by prescribing new minimum requirements.

* See **Appendix E** for photos that show examples of parking issues.

Buckinghamshire County Council (BCC) have published a document **Parking Guidance**⁷ (published September 2015) - this sets minimum standards for Parking in the County and can be found on their website:

<https://www.bucksc.gov.uk/services/transport-and-roads/transport-plans-and-policies/parking-guidance/>

The BCC guidance sets minimum parking requirements based on zones determined by size of population.

Section 6.3 the BCC Parking Guidance says:

- **"The car ownership data provided by the ONS is split into dwelling types: houses and flats. However, after reviewing the data we concluded that car ownership has minimal variation according to the type of property".**

However this does not reflect the reality of villages where car ownership is greater than in high density towns and is inappropriate for our Neighbourhood Area where parking is already inadequate.

In addition, ONS data for Wooburn and Bourne End Parish set out in **Appendix C** of this NDP shows that 49% of residents have two or more cars.

Residents consistently complain that parking is a problem everywhere within the Parish and it is one of the issues identified in the Community Led plans.

- **The NPPF paragraph 105 (per the edition published July 2018) says parking standards should take into account local car ownership levels.**

The above paragraphs support the need for all developments regardless of size to meet minimum requirements. The BCC Parking Guidance sets requirements for different zones. While the NDP designated area covers the whole of the Parish of Wooburn and Bourne End (which has total population that relates to Zone B), the two villages are distinct and each village falls in the category of up to 7,999 residents, and are therefore in the category: Low population/ Zone C.

POLICY WBE/PD6 - PARKING STANDARDS FOR ALL NEW DEVELOPMENTS

This NDP requires that planning applications must meet the requirements of BCC's latest Parking Guidance for **Zone C** using **"Table 6. Residential car parking standards (up to 10 dwellings)**, a copy of this table extracted below, which **must apply to all developments regardless of size.**

Table 6. Residential car parking standards

Zone	1-4 habitable rooms / 1 bedroom	5 habitable rooms / 2 bedrooms	6 habitable rooms / 3 bedrooms	7 habitable rooms / 4 bedrooms	8+ habitable rooms / 5 bedrooms
A	1	2	2	2	2.5
B	1	2	2	3	3
C	2	2	3	3	4

The car parking standards set out above are the minimum standard that must apply to any planning application in the Neighbourhood area. Should the BCC Parking Guidance be amended in the future the new standard shall apply only if it has a higher requirement for parking spaces, otherwise the table above shall apply.

When there are significant differences between parking provision based on bedrooms and habitable rooms, the most appropriate amount of parking should be provided. For example, where a dwelling is open plan, parking should be based on the number of bedrooms.

Residential car parking design

This should follow the **BCC Parking Guidance section 7.3.1** - see extract below.

Below are the minimum design requirements criteria for residential parking standards and must be considered within all planning applications:

- Size of allocated parking spaces size to follow in accordance with Section 2.5 (Length 5.0m x Width 2.8m)
- Parallel parking dimensions – 6.0m x 3.0m is recommended
- Parking spaces in front of a garage or vertical feature would require a 5.5m space for access to the car boot
- Street width design to be considered and amended to accommodate on-street parking. Where unallocated parking spaces are distributed throughout a development, an increased carriageway width should be used to allow cars to park on either side of the street, leaving at least an appropriate width carriageway.
- The design of unallocated parking should make it clear where it is appropriate to park and prevent inappropriate parking (particularly on footways).
- To add appropriate planting to soften the visual impact of cars
- Wherever parking is provided it needs to be more attractive than inappropriate parking opportunities. It should be accessible, well lit, overlooked and attractive. Where a parking court is considered it must be part of a coherent overall layout, be small and over looked by dwellings.
- Parking design should consider its impact on the carriageway, particularly on the turning movements of larger vehicles, such as refuse vehicles.

6.1. Replacement or conversion of garages to living space

When homeowners apply for permission to convert garages to living space or replace a garage with an extension, it can result in cars previously parked on the property being parked on the street parking, which is not in the interests of other residents as on-street parking is a communal resource and may have a displacement knock on effect.

POLICY WBE/PD7 - REPLACEMENT OR CONVERSION OF GARAGES TO LIVING SPACE

Planning applications for garages to be converted to living space or knocked down to be replaced with extensions for living space, **must not** result in cars previously parked on the concerned property having to park on-street. A review of the impact of such changes to a property must become a test in planning applications such that design and layout of the conversion and/or extension must ensure sufficient in-curtilage parking for the application to be approved.

Objective: There is a lack of parking spaces throughout the Parish and therefore any planning application **must** consider the impact on parking and minimise the loss of on street parking spaces.

6.2. Dropped Kerbs

When homeowners apply for permission to drop kerbs to enable parking access on their property, this can reduce the on street parking by more than the space of one in-curtilage parking space, which is not in the interests of other residents as on-street parking is a communal resource and may have a displacement knock on effect.

POLICY WBE/PD8 - DROPPED KERBS IN WOOBURN AND BOURNE END PARISH

Planning applications for dropped kerbs must ensure that there is no net loss of off street and on street parking, so that each on-street car parking space is replaced by at least one in-curtilage parking space on the property applying for permission to drop a kerb. Dropped kerbs must not be longer than 2 metres (approximately one vehicle's) width.

Objective: There is a lack of parking spaces throughout the Parish and therefore any planning application **must** consider the impact on parking and should minimise the loss of on street parking spaces.

6.3. Electric vehicle charge points for on street parking in new developments

The Government has national plans to reduce pollution and promoting electric vehicles are a key part of the plan. The Government has confirmed its ambition to see that at least half of new cars will be ultra low emission by 2030 as part of plans to make the UK the best place in the world to build and own an electric vehicle.

POLICY WBE/PD9 - ELECTRIC VEHICLE CHARGE POINTS - NEW DEVELOPMENTS

All new housing developments within the Parish that have allocated on street parking spaces should provide an electric vehicle charging point for multiple users.

Objective: To ensure that new developments consider the need to provide electric charging points in developments where there is designated on street parking.

7. Flooding, Drainage and Access

7.1. Causes of flooding and drainage problems

Wooburn and Bourne End Parish has the River Wye flowing through it and Bourne End is bordered by the River Thames.

It is therefore unsurprising that there are many parts of the Parish that have been assessed by the Environment Agency as being of a medium or high risk of fluvial and surface water flooding.

We have had recent experience of the impact of fluvial flooding in the Parish with the flood of 2014 which affected many households in Bourne End and Cores End. A copy of a relevant Environment Agency flood map is in **Appendix C**, with a link to the source Gov.UK Web site.

The following paragraphs set the scene for why policies are required for the risk flooding in the Parish.

7.2. Government definition of High Risk

The Environment Agency define areas of High risk as the likelihood of flooding as greater than or equal to 3.3% or 1 in 30 chance of flooding in any given year. Medium risk is the likelihood of flooding as less than 3.3% but greater than or equal to 1% or 1 in 100 chance of flooding in any given year.

7.3 Slate Meadow situation

A planning application has been approved with all matters reserved which is subject to the conditions of Development Brief agreed between the Planning Authority and the Slate Meadow Liaison Group. The Development Brief includes a section on Flooding, Drainage and Surface water and incorporates modelling by HR Wallingford.

- **Their assessment states that 25% of the site is in flood risk zone 2.** (see map in **Appendix C**.)

This modelling work, approved by the Environment Agency in September 2016, is displayed in figure 2.12 on page 24 of the Development Brief (predicting flooding for a 100 year plus climate change event). The final paragraph on this page says:

- "At a local level there has been a flooding incident as recently as February 2014, downstream of Slate Meadow, with the closest areas of flooding at Cores End Road. The Buckinghamshire County Council flood investigation report concluded that the drainage system infrastructure did not have sufficient capacity to cope with extraordinarily high rainfall and possibly high groundwater levels. This situation was exacerbated by obstructions to existing drains and culverts."

A copy of the Development Brief is available at:

<https://www.wycombe.gov.uk/uploads/public/documents/Planning/Reserve-sites/Slate-Meadow-Development-Brief-Adopted.pdf>

7.4 Government Guidelines on Flood Risk

The **National Planning Policy Framework (NPPF)**, paragraphs 155 to 165 cover Planning and Flood risk. Paragraph 155 says:

- "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."

The paragraphs covering Planning and flood risk make clear that when determining planning applications local authorities should ensure that Developer's apply a sequential, risk based approach to the location of development (paragraph 157).

The aim of the sequential test (paragraph 158) is to steer new development to areas with the lowest risk of flooding.

- "Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding".

Paragraph 163 says

- ".....Where appropriate applications should be supported by a site specific flood-risk assessment".

Paragraph 165 says

- "Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate...."

7.5 Policy for Flooding and Drainage

Given that large areas of the Parish are at risk of fluvial or surface water flooding we wish to make the NPPF guidelines a mandatory policy that Developers must follow, and must form part of any planning application.

POLICY WBE/PD10 FLOODING AND DRAINAGE

While NPPF provides guidance for development in flood risk areas, requiring that a Sequential Test is completed, and, where necessary, an Exception Test must be applied, as the designated Neighbourhood area has many areas which are in flood zones 2 and 3, there will be a general presumption against development for any site in these flood risk zones (zone 2 or 3 - see map in [Appendix C](#)).

Should any planning application be submitted for a site that has any part of the site in flood risk zone 2 or 3 the application must:

- conform with the guidelines of the National Planning Policy Framework
- include a Sequential Test, and an Exception Test where necessary (see ["Tests" in Glossary](#).)
- incorporate Sustainable Drainage Systems (SUDS)
- demonstrate how the development conforms with the NPPF and this policy.

Objective: The aim of this policy is to direct development away from flood risk zones 2 or 3 and to avoid increasing flood risk or cause that risk to migrate elsewhere as a result of a development.

7.6 Policy for Access

Explanation: we have examples in the Parish of existing businesses that do not have sufficient parking for their employees and clients/customers. In addition, we were surprised when the Clinical Commissioning Group was looking at potential sites in the Parish that there did not seem to be sufficient thought in respect of access and parking.

Wycombe **Local Plan Policy BE2 for Hollands Farm** envisages the construction of a primary school. This NDP also includes a policy for Hollands Farm that there should be provision for shops or a convenience store. We wish to ensure that any new non residential developments consider not only how much parking is required but also access such as one way systems for ingress/egress and drop off as appropriate.

POLICY WBE/PD11 ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS

New non residential developments such as (but not limited to) Schools, Medical facilities, new shops or commercial or industrial premises **must** as a condition of planning approval ensure adequate ingress and egress for the site and sufficient parking for staff, customers, and deliveries.

Ideally layouts for large sites will incorporate a one way ingress/egress system and drop off zones if required.

Planning applications must provide an explanation of expected peak vehicle movements and a layout drawing of how traffic and parking will be managed consistent with the anticipated use.

Objective: Ensure that new infrastructure developments not only give due consideration to vehicle movements but that they also ensure that sufficient parking and safe ingress and egress are incorporated into the site layout.

8.0 Environment & Biodiversity

8.1. Duties and Responsibilities

The Parish Council has **biodiversity duties and responsibilities** under the following two Acts.

- **Wildlife and Countryside Act** <https://www.legislation.gov.uk/ukpga/1981/69>
- **Natural Environment and Rural Communities Act (NERC)**

<https://www.legislation.gov.uk/ukpga/2006/16/contents>

Section 40 of NERC requires all public bodies to have regard to biodiversity conservation when carrying out their functions so that this becomes properly embedded in all relevant policies and decisions.

Biodiversity

The word is a contracted version of "biological diversity" and is defined as the range and types of organisms in a particular ecological community or system.

It can be measured by the numbers and types of different species or the genetic variations within and between species. An organism being defined as any living thing.

The relevant guide for Wooburn and Bourne End Parish Council is:

- **Bucks & Milton Keynes Biodiversity Action Plan 2010-2020**

<http://bucksmknep.co.uk/projects/forward-to-2020-biodiversity-action/>

Parish and Neighbourhood councils have a role in promoting awareness and encouraging local people to participate in local community initiatives with two aims...

1. To help maximise biodiversity opportunities at Parish/local level,
2. To maximise the biodiversity of all Parish council owned sites whilst delivering its full range of uses by well-considered habitat management.

Wooburn and Bourne End Parish Council is a civil local authority, responsible for a largely rural Parish of approximately **1,025 hectares⁷** and **10,500 residents**. Our responsibilities include:

- managing six recreational areas including playgrounds, sports pitches and two sports pavilions and, additionally, large areas of woodland.
- managing two allotment sites
- managing two cemeteries (one is closed)
- providing and emptying litter bins and dog waste bins in public areas
- maintaining approximately 208 km of footpaths and some grass verges
- maintaining street lights on side roads

The Parish Council's activities are delivered from our office and groundsman's barn at Wooburn Cemetery and via mobile works in the Parish. The policy statement in 8.4 below applies to our office, barn, sports pavilions and all land we manage and to all Parish Council employees, Parish Councillors and sub-contractors.

A separate document, **Inventory of Parish Amenities (IPA)** which is an integral part of the NDP, sets out strategies for...

- **Minimising the Parish Council's impact in the environment**
- **Monitoring Air Quality** to identify actions required to stabilise or improve air quality in the Parish.

(Footnote) ⁷ From ONS data for *Usual Resident Population*

The IPA also includes a catalogue of **Habitats of principal importance in Wooburn and Bourne End Parish** with authoritative definitions of Chalk Streams and Ancient Woodlands. It can be found at... <https://www.wooburnparish.gov.uk/assets/documents/ndp-IPA>

In addition, to the responsibilities above, to be 'made', a Neighbourhood Plan must meet certain Basic Conditions. These include that the making of the plan "does not breach, and is otherwise compatible with, EU obligations."

One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. This is often referred to as the strategic environmental assessment (SEA) Directive. The SEA Directive "seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes."

The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') and it is these regulations with which the plan will need to be compatible. A key stage in the neighbourhood planning process is determining whether or not SEA is required.

The Habitats Directive

Another key obligation is Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora', often referred to as the Habitats Directive.

Under the 'Habitats Directive 4', an assessment referred to as an Appropriate Assessment must be undertaken if the plan in question is likely to have a significant effect on a European protected wildlife site i.e. if policies and proposals in the plan might impact on one or more European sites. The SEA Directive requires that if a plan or programme requires 'Appropriate Assessment' under the Habitats Directive, then that plan or programme will also require an SEA.

8.2 Habitats of principal importance in Wooburn and Bourne End Parish (The Neighbourhood Area)

The Parish contains habitats that are of principal importance for their biodiversity. These are set out in the document "Inventory of Parish Amenities" (IPA). They include Ancient Trees, Ancient Woodlands, Allotments, Cemeteries, a Nature Reserve, and Parks. The Wycombe Local Plan contains Policies and Policy maps which have identified these habitats and the policies that apply.

These are also documented in the Inventory of Parish Amenities (IPA) to ensure that everything can be found in one document. The IPA forms part of the Neighbourhood Development Plan (NDP) and should be read in conjunction with the NDP.

8.3 Air Quality

The current road systems, such as A4094 and A4155 through the settlements that make up the Parish of Wooburn and Bourne End are busy cut throughs, linking the A404, M40 and M4, Maidenhead and Marlow.

- This road system is single carriageway and has various constrictions which cause traffic congestion at critical pinch points, at Cookham Bridge, the Station, Penny's corner, junction with Blind Lane, Cores End roundabout, the Green. Congestion is greatly exacerbated when there is an incident on the A404, M4 or M40, affecting the whole system.

The Wycombe Local Plan allocates 800 houses in the Plan period, to the Parish. It is obvious that more housing means more traffic on our roads, with all the attendant issues of congestion which will impact air quality. There are sites monitoring air quality in some locations in the County. Currently, we do not have any data for air quality in the Parish and no monitoring sites.

The Parish Council believes that we need to create a base line prior to the development of the strategic sites and to develop a data base of evidence that can be used in the future to determine and support future emissions policies if required.

Statement of intent and actions

The Parish Council has taken advice from experts on how best to monitor Air Quality in the Parish and has implemented a plan to monitor Air Quality. The Parish Council will review the data to identify actions that are required to stabilise or improve air quality in the Parish.

Objective: Understand what Air Quality measurements are relevant, where Air Quality monitors should be located, how data is to be gathered and how to develop a long term plan to monitor Air Quality in the Parish.

8.4 Environmental and Biodiversity Policy

The policy statement below applies to the **Parish Council office, barn, sports pavilions and all land we manage** and to all Parish Council employees, Parish Councillors and sub-contractors.

POLICY WBE/E1

ENVIRONMENTAL AND BIODIVERSITY POLICY FOR WOOBURN AND BOURNE END PARISH

We are committed to identifying and complying with all legal and other relevant requirements relating to the environmental impacts of our operations and to the prevention of pollution through the adoption of appropriate controls. We will aim to:

- Continually assess our organisational activities and the impact they have and identify opportunities to minimise these negative impacts
- Monitor and minimise our carbon emissions related to energy use
- Minimise waste through careful and efficient use of materials, promoting reuse and recycling and by encouraging parishioners to reduce waste
- Procure products derived from sustainable resources where possible and favour the use of local suppliers
- Embed environmental and ethical considerations into the day to day operation of the Parish Council and decision making
- Educate employees and parishioners in good environmental practice
- Promote and protect biodiversity in the Parish

Objective:

Minimise the Parish Council's environmental impact, enhance and protect biodiversity in the Parish.

8.5. Strategic Environmental Assessment (SEA)

There is a Government Toolkit: **Screening Neighbourhood Plans for Strategic Environmental Assessment to determine if an SEA is required**. This lays out a process which we have followed and is described in the document **Inventory of Parish Amenities (IPA)**.

- The Neighbourhood Plan Toolkit requires an assessment of whether an SEA is a necessary part of the NDP

Not every NDP needs an SEA. However, a statement of the reasons why an SEA is not required is compulsory. The Wooburn and Bourne End Parish Council has assessed that an SEA is not required and this is explained in the Inventory of Parish Amenities (IPA).

9.0 Community Amenities and Green Spaces

Wooburn and Bourne End Parish are fortunate to have a **Library, Community Centre and Day Care Centre** all of which are fully utilized by its residents.

- **These facilities are considered to be the heartbeat of the community and should be protected.**

The Parish also has a limited number of open spaces and recreational areas that are very important to its residents. In addition, green infrastructure is an important part of the visual character and landscape of the Villages for the local communities within the Parish.

A majority of the green spaces has already been designated in the **Wycombe District Local Plan (WDLP)** as **Local Green Space**. Our **NDP Working Party** has conducted an audit of the green space and infrastructure in the Parish and identified what is protected in the WDLP and what is not.

- This is explained in the document entitled "**Inventory of Parish Amenities (IPA)**" which forms part of this NDP.

Wooburn and Bourne End Parish wish:

- to protect those **Green Spaces, Green Infrastructure** and **Community Facilities** not covered in the WDLP and also
- to protect for the future those **WDLP Designated Green Spaces** that are located in the Parish, should the WDLP be revised by the Unity Council,

and have therefore established the Policies WBE/A1 to WBE/A5 listed below.

All **Green Spaces, Green Infrastructure** and **Community Facilities** are defined and explained in the **Inventory of Parish Amenities (IPA)** which includes the required **Audit** and **Assessment** which have been completed in accordance with the guidance provided in the...

- **NPPF [edition February 2019]** (paragraphs 96. to 101.) and...
- **Neighbourhood Planning Roadmap - Making local green space designations in your neighbourhood plan** (3.3MB pdf) - accessible via the link:

<https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>

The Policies and objectives for this section are shown below so that all of the NDP Policies can be found in one document; they are also in the **Inventory of Parish Amenities and Green Spaces" (IPA)** which forms part of this NDP.

The Policies and Objectives WBE/A1 to WBE/A5 make clear the amenities and facilities that are important to the well being of our residents and that we wish to ensure are protected in the future.

9.1 Safeguarding Community Facilities

POLICY WBE/A1 - SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES

Community Facilities listed in the **Inventory of Parish Amenities (IPA)** must be protected for the future of the Parish. There is a general presumption that the Unitary Authority's Planning Department will not allow these facilities to be granted a change of use without the prior agreement of the Parish Council

The following are identified and shown in Location Maps in the **IPA**...

- Community Facilities C1 to C12 in the Parish see... **IPA Section 3**
- The 7 Pubs and Wooburn Club with photos see... **IPA Section 4**

Objective: Safeguard our Community Facilities.

POLICY WBE/A2 - SUPPORT OF COMMUNITY FACILITIES

The Parish Council will consider any applications from organisations in the Parish or serving the Parish to utilise Parish Council Community Infrastructure Levy (CIL) funds or other resources upon application, subject to Parish Council rules, availability and existing Parish Council priorities.

Objective: There are many organisations that serve the Parish that improve and enhance the quality of life of residents. The Parish Council strongly believes that such organisations should be supported and that the Parish Council should utilise its resources when practical for the benefit of the community.

9.2 Designating our Local Green Spaces

Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them (Paragraph 99). This will afford protection from development other than in very special circumstances. Paragraph 100 says "The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land".

In an urbanised location such as our Parish, public access to green space is important to provide for exercise and general wellbeing. In addition, green infrastructure such as verges is important for wildlife and forms an important part of the landscape and character of Wooburn and Bourne End Parish.

This Parish has public amenity green spaces which we wish to ensure are protected by designating as Local Green Spaces.

POLICY WBE/A3 - DESIGNATED LOCAL GREEN SPACES

The local green spaces identified in the Audit and Assessment process, as set out in the document **Inventory of Parish Amenities [IPA]** shall be Designated Local Green Spaces with all the protection that affords.

Objective: Protect Local Green Spaces and Green Infrastructure from development or incorporation into residential gardens

9.3 Safeguarding Green Spaces

The Parish of Wooburn and Bourne End currently maintains on behalf of Bucks County Council or its successor in title, various green spaces which form an important part of the visual landscape and character of our Villages.

Some of these have been designated in the Wycombe District Local plan and others have been assessed in this Neighbourhood Plan. However, for practical reasons we cannot document every strip of green space.

There have been several instances of encroachment of green spaces and in particular that of grass verges, which are an important part of the landscape of the villages and natural habitat.

To protect green spaces not designated as Local Green Spaces under this plan we wish to implement the policy below:

POLICY WBE/A4 - SAFEGUARDING GREEN SPACES

The Parish has many Open/Green Spaces that are part of the landscape and character of the Villages providing visual benefit, recreational value and natural habitats for wildlife that it wishes to protect and safeguard. The Parish Council will explore legal and other remedies to protect such Green Spaces wherever it believes these to be threatened.

Objective: Protect Local Green Spaces and Green Infrastructure from development or incorporation into residential gardens.

9.4 Future proofing the protection of Local Green Spaces in the Neighbourhood Area covered in the Wycombe District Local Plan

The Parish Council have undertaken a process to identify Local Green Spaces that it wishes to protect and designate in accordance with the **Neighbourhood Planning Local Green Spaces toolkit** - please see the explanation in the document **Inventory of Parish Amenities (IPA)**.

This identified certain Green Spaces that have been designated in the WDLP. However, the Wycombe District Local Plan may in the future be updated by the Unitary Council and it is possible that some sites designated in may be omitted in future updates of the Local Plan either by accident or design.

We are concerned to ensure that should this happen we have a Policy to protect those sites that we would otherwise have designated as Local Green Spaces in this NDP and we therefore wish to apply the following Policy to the Local Green Spaces designated by Wycombe District Council in the Local Plan and Delivery Site Allocation Plan Policy maps.

POLICY WBE/A5

SAFEGUARDING THE WDLP DESIGNATED GREEN SPACES IN WOOBURN GREEN AND BOURNE END AGAINST FUTURE CHANGES BY THE UNITARY AUTHORITY

Table A of the **Inventory of Parish Amenities (IPA)** lists the Local Green Spaces **Nos. 1-42**, designated by Wycombe District Council Local Plan and Delivery Site Allocation Plan. In the event that any of these designated Green Spaces is omitted from a revised Local plan by the Unitary Authority or other Authority for whatsoever reason, the Local Green Space in question shall automatically become a designated Local Green Space in this Neighbourhood Plan.

Objective: Future proof this NDP to ensure that all the Local Green Spaces that have been identified are protected for its duration.

The **Inventory of Parish Amenities and Green Spaces (IPA)** can be found at...

<https://www.wooburnparish.gov.uk/assets/documents/ndp-IPA>

10.0 Site and Area specific policies

The **Wycombe Local Plan** sets out various strategic policies and some site-specific policies for the **strategic sites of Slate Meadow (WLP Policy BE1) and Hollands Farm (WLP Policy BE2)**.

To realize the Parish's vision set out in this NDP, we propose additional policies to address the current issues of concern to residents and to enhance the policies set out in Wycombe's Local Plan for Slate Meadow and Hollands Farm.

Wooburn and Bourne End Parish Strategic Policies are set out in each of the sections below that deal with the challenges we face and are labelled as follows:

- **Planning Policies: WBE/PD1 to WBE/PD11**
- **Amenities and Community facilities: WBE/A1 to WBE/A5**
- **Environment: WBE/E1**
- **Site and Area specific Policies: WBE/HF1 to WBE/HF7 for Hollands Farm, WBE/HH1 for Harvest Hill/Hawks Hill and WBE/SM1 to WBE/SM5 for Slate Meadow.**

The approved Wycombe Local Plan sets out Site and Area specific policies for Slate Meadow and Hollands Farm under policy BE1 for Slate Meadow and BE2 for Hollands Farm.

- **The opportunity that the NDP offers, is to set policies which mitigate the impact of and enhance the potential future development of these sites and other affected areas in the Parish.**

Therefore the following policies for Hollands Farm (HF policies), Hawks Hill/Harvest Hill (HH policies) and Slate Meadow (SM policies) are proposed to meet these objectives.

10.1 Policies for Hollands Farm development - Additional Development Conditions

The NDP is required to support the policy BE2 established in the Wycombe Local Plan for the Hollands Farm development and in addition wishes to implement the following policies specific to Hollands Farm, which should also comply with other relevant Neighbourhood Development strategic policies.

Policy WBE/HF1 - DEVELOPMENT BRIEF FOR HOLLANDS FARM

This Neighbourhood Development Plan requires that should Hollands Farm be released from greenbelt that a Development Brief is produced in consultation with local stakeholders, including the Parish Council that will take account of the additional Policies set out below.

10.1.1 Pedestrian and Bicycle access to the Station

Explanation: the Local Plan Policy BE2.2 Transport states

- 1d) **Provide and enhance footpath and cycle links to the village centre**

However, the Hollands Farm policy **does not mention** access by foot to the railway station.

- This means that many resident commuters will have a long looping route to walk to the station which only a few will do. It is likely that spouses/partners will drive and drop commuters to the station increasing traffic on Hedsor Road, unless there is a more direct pedestrian option.

POLICY WBE/HF2 - PEDESTRIAN AND BICYCLE ACCESS TO THE STATION

Creation of a cycle track and footpath along the shortest practical route, from the development to the Railway Station should be a condition of the Development Brief.

Objective: Create a cycle track and footpath to the Railways Station that residents of Hollands Farm will use in preference to driving and drop off or parking at the Railway station.

10.1.2 Convenience store in the Hollands Farm development

Explanation: The Local Plan envisages 467 dwellings and does not consider any shops in the Development.

It is unlikely that residents will walk to the Parade of shops in Bourne End or Wooburn Green, which means that **residents will drive**, adding to the Parking Issues in Bourne End and/or Wooburn Green, **defeating one of the Wycombe Local Plan's objectives: "8. Mitigate Climate Change" and Policy BE2 1b "to not have an adverse impact on Hedsor Road and Riversdale conservation area"**.

POLICY WBE/HF3 SHOPS/CONVENIENCE STORE

The Hollands Farm Development Brief must make provision for a limited number of shops or a convenience store.

Objective: Provide for a convenience store for residents so as to avoid traffic and parking congestion associated with driving to the parade for daily necessities.

10.1.3 Protect the hillside of Hollands Farm

Explanation - Figure 39 of the Wycombe Local Plan includes a layout for Hollands Farm which shows reduced density development up the hillside bordering Heavens Lea/Hawks Hill/Harvest hill which is contrary to the Policy BE2.1 Placemaking which says:

- Adopt a landscaped positive approach to design and layout to limit its impact on the landscape;
- Not have an adverse impact on the setting of Hedsor Road and Riversdale Bourne End and Wooburn Conservation
- Maintain a sense of separation between Harvest Hill and the new development site

The Policy paragraph c) names Harvest Hill but should read Hawks Hill which is actually the road that abuts the Hollands Farm site.

POLICY WBE/HF4 PROTECT HILLSIDE OF HOLLANDS FARM

To be consistent with Local Plan Policy BE2 1 the Development Brief must not allow development up the hillsides.

Objective - Protect the visual aspects of the hillsides of Hollands Farm by concentrating development below the hillsides.

10.1.4 Parking

Explanation: Until there is a planning application or Development Brief for Hollands Farm it is unclear the type of dwellings that a developer will apply to construct.

- There is already insufficient parking in the Parish and inadequate parking in new developments causes residents and their visitors to park on pavements creating obstructions for access by delivery vans, waste collection, and for other residents on foot and by car.**

POLICY WBE/HF5 PARKING

The parking policies set out in Policies: WBE/PD6 to WBE/PD8 must be a condition of any planning application for this site and must be incorporated in any Development Brief for this site.

Objective: Ensure good access and free flowing traffic through the site particularly in event a link road is established and prevent parking on pavements.

10.1.5 Bus Service and Routes on New Link Road

Explanation: Traffic flow through Bourne End is currently impeded by bus stops without lay-bys. The proposed link road per **Local Plan Policy BE2.2**, should ease congestion along Station Road/Hedsor Road/Ferry Lane. However **the policy does not make any reference to bus lay-bys** - it simply states:

BE2.2. Transport

- 1a) Provide a link road through the site linking to the Cores End Road roundabout and Ferry Lane
- 1b) Provide a redirected bus service and enhanced provision through the site

Nor does the Policy address or provide guidance to Highways Department in respect of the width of the Link Road and the current constrained width of entrances into the Hollands Farm site. Therefore the Local Policy below is to address these issues.

POLICY WBE/HF6 BUS SERVICE AND ROUTES ON NEW LINK ROAD

To ensure the free flow of traffic along the length of the Link Road of Hollands Farm the Development Brief must incorporate the following conditions:

1. That the road width is sufficiently wide along the length of the Link Road and at either end of the new Link Road at Cores End/Princes Road and at the entrance/exit at Hedsor Road so that it meets the Government guidelines on minimum road widths for two buses to be able to pass each other on either side of the road in either direction to enable the service provider to operate a two way service.
2. A Bus Lay-by is incorporated for each Bus stop on each side of the road to ensure traffic flow is unimpeded through the Development.

Objective: Ensure safe and free flowing traffic along the link road.

10.1.6 Creation of new Open space

Explanation: The Local Plan Objective 1 Cherish the Chilterns and Hollands Farm policy BE2.3 states:

- Green Infrastructure/ Environment a) Provide onsite high quality open space.

In addition, Policy BE2.1. Placemaking states:

- a) Adopt a landscaped positive approach to design and layout to limit its impact on the landscape;
- b) Not have an adverse impact on the setting of Hedsor Road and Riversdale Bourne End and Wooburn Conservation Area
- c) Maintain a sense of separation between Harvest Hill and the new development site

These policies are laudable but do not say how they will be achieved. The NDP proposes actions through the enactment of policies **WBE/HF4**, **WBE/HF7** and **WBE/HH1** below.

- Please note that the Wycombe Policy paragraph c) quoted above names Harvest Hill but should read Hawks Hill which is actually the road that abuts the Hollands Farm site.

POLICY WBE/HF7 OPEN SPACE

The Parish Council wish to create more Open Space for the benefit of Bourne End residents and welcomes the intent of the Local Plan policy BE2.3.

Should the Hollands Farm development be approved, a condition of the Development Brief must be that no building takes place up the Hillside per **NDP Policy WBE/HF4 - Protect hillside of Hollands Farm, and that the undeveloped area becomes Open Space for public use.**

Objective: Ensure any development of the Hollands Farm site results in the creation of Open space for public use.

10.2 Hawks Hill/Harvest Hill area

Explanation: The previous Wycombe Local Plan incorporated Policy C.16, which has been removed from the new Wycombe Local Plan 2013 -2033 (WLP). The purpose of this Policy was to set out the planning requirements to be taken into account for all development applications in the Hawks Hill Harvest Hill area (see [IPA Section 6.3. DSA2012 Policy DM12 - Map 17](#)), in order to maintain its historic semi-rural characteristics. At the Regulation 19 publication stage of the WLP, West Waddy ADP planning consultants, representing the Hawks Hill Widmoor Residents Group (HHWRG), made a written representation and written statements for consideration by the independent inspector at the Examination of the WLP, in which they contested the removal of Policy C.16 on both National and Local planning policy grounds.

On hearing the evidence, as submitted on behalf of HHWRG and WDC, at the public Examination of the WLP, the independent Planning Inspector made a ruling on two matters in this respect:-

- i. That the full policy detail for such a distinct recognised semi-rural setting as the Hawks Hill Harvest Hill Area would be best located within its respective Parish Neighbourhood Development Plan (NDP).
- ii. That Policy DM32 (Landscape Character & Settlement Patterns) of the WLP under Examination should provide additional explanatory text to be used in the interpretation of the said Policy and respective NDP Policies when considering all development proposals relating to the Hawks Hill Harvest Hill area and other semi-rural areas within the District.

On the instruction of the Planning Inspector, WDC and HHWRG between them agreed an acceptable form of words for insertion into Policy DM32 as paragraph 6.132, which was confirmed by the Planning Inspector and now forms part of the adopted WDLP Policy ([see link to WDLP in Glossary](#)).

Given the instruction of the independent Planning Inspector and the agreed understanding of the parties of the requirements, as now set out in WDLP Policy DM32, it is necessary for the former Policy C.16 to be restated in this NDP. This is therefore set out below as NDP Policy HH1.

Extract from 2008 Local Plan Policy C16:

8.65 The Hawks Hill/Harvest Hill area has a semi-rural nature, surrounded and dominated by open countryside which is in the Green Belt and Area of Attractive Landscape (AAL). The existing level of development and the nature of the roads in the area are more characteristic of a rural than an urban environment.

The District Council wishes to maintain the characteristics of the area and to that end will exercise control over development, with the aims of ensuring that the area's present low density, well-landscaped and semi-rural nature is maintained. Areas of green space make a special contribution to the semi-rural character and amenity value of the Hawks Hill/Harvest Hill area, in both the local and broader setting, and it is important that they are retained as undeveloped areas.

The Sappers Field green space also has a recreational use. Some of these areas are formally designated under Policy L3, and others are not, but all are important to the character and appearance of the local landscape.

8.66 Any development should be in the form of individually designed buildings set in large, well landscaped plots, and full details will normally be required as part of any planning application. The siting and design of any buildings should retain the predominantly rural appearance of the area. Landscaping details should allow for the retention of existing vegetation and substantial new planting appropriate to the area's semi-rural character. Hardsurfacing and walling will generally be inappropriate.

Where residential development, infilling, and the subdivision of plots is proposed, this will not be permitted if it would result in a housing form which is out of character with the surrounding area, even if an otherwise acceptable plot could be created for either the proposed development or the retained dwelling. Where development by more than one dwelling is proposed, this should retain the characteristics of an informal arrangement of individual houses in their own grounds and should avoid the creation of formal housing estates.

8.67 Development necessitating highway improvements which would have an adverse impact on the landscape by introducing urban characteristics or causing the undue loss of trees, hedgerows or banks will not be permitted.

POLICY WBE/HH1 - PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA

Policy for Hawks Hill and Harvest Hill

- 1) development in the Hawks Hill/Harvest Hill area will not be permitted where it would:
 - a) introduce an urban character to the area through its design, density, layout or location;
 - b) necessitate highway improvements or other changes that would damage or destroy features which contribute to the landscape characteristics of the area.
- 2) proposals should provide for individually designed buildings set in their own substantial grounds in an informal layout commensurate with the semirural character of the area. landscaping details should reflect the semi-rural nature of the surroundings and should include indigenous species.
- 3) infill or the sub-division of existing plots will not be permitted where this would result in urban forms out of character with the surrounding area

Objective: Preserve the character of Harvest Hill/Hawks Hill area

10.3 Policies for Slate Meadow development

The Wycombe Local plan has set out Site and Area specific policies for Slate Meadow under policy BE1. At the time of this Second draft there is an outline planning application that has been approved by Wycombe District Council's Planning Committee.

There is a site Development Brief and Planning Performance Agreement which the Developer should comply with. However, as the planning application was approved with all matters reserved, there are no guarantees and **some of the infrastructure issues are not addressed in the Development Brief.**

Therefore we have proposed the following policies to meet the concerns which are additional the Local plan policy BE1 and represent mitigations that were supported by the Slate Meadow Liaison Group during the consultation process.

10.3.1 Implementation of Slate Meadow Development Brief

POLICY WBE/SM1 - IMPLEMENTATION OF SLATE MEADOW DEVELOPMENT BRIEF

Wooburn and Bourne End Parish Council expects all aspects of the development of Slate Meadow to adhere to the adopted Development Brief created for the site by Wycombe District Council in consultation with local residents (the Liaison Group) and the site developers.

In particular (although not limited to), the Parish Council believes that adherence to the details contained within sections 4.2 Development Framework, 4.3 Green Infrastructure and 4.5 Scale: Height and Density is vital to deliver a development that reflects both residents' and planning requirements.

Objective: Ensure key issues identified during the consultation process and in the Development Brief are addressed as a condition of planning consent.

10.3.2 Slate Meadow site entrance

Amongst the many concerns of the Stratford Drive residents are:

- HGV traffic entering and exiting the site close to St Paul's school where children are walking to school and crossing Stratford Drive from the direction of Core End
- Conflict between cars dropping off, entering/exiting Slate Meadow site and existing residents exiting.

POLICY WBE/SM2 - SLATE MEADOW SITE ENTRANCE

The Developer must work with appropriate stakeholders to identify and implement mitigations that address the safety issues related to traffic flow between the Slate Meadow site, Stratford Drive residents and pedestrian school children crossing Stratford Drive to access or exit St. Paul's School.

Explanation and objective: Mitigate the **safety risks** associated with traffic entering and leaving the site.

10.3.3 Pedestrian crossing on Brookbank next to Stratford Drive

Explanation: The Community Led Plans express concerns about speeding and lack of enforcement along the A4094 and Brookbank.

With the development of Slate Meadow, access is going to be difficult and, with the continuing growth in traffic, it is highly likely that speeding will also continue to be an issue at non peak times.

- In addition, there will be **a significant increase in the number of vehicles that will exit Stratford drive onto the A4094 at Brookbank**. Upgrading the pedestrian crossing to a signal controlled pedestrian crossing will improve road safety, support the "Walk to Schools" campaign and improve traffic flow.

POLICY WBE/SM3 - UPGRADE THE ACCESS TO AND FROM STRATFORD DRIVE AND BROOKBANK TO SIGNAL CONTROLLED TRAFFIC LIGHTS

Install intelligent traffic lights, a box junction and upgrade pedestrian crossing as a condition of planning consent for the Slate Meadow development.

Objective: Improve road and pedestrian safety at an important junction through traffic light signals.

10.3.4 Implement clearway on Brookbank section of A4094

Explanation: Parking on the A4094 as a result of the development of Slate Meadow was a concern expressed by TfB in the consultation for Reserve Sites dated June 2016.

- Implementing a **Clearway** (no stopping) would make parking on this stretch of road a more serious offence than if it were double yellow lines and would deter parking or school drop-off which might otherwise impede traffic flow and create safety issues

POLICY WBE/SM4 - IMPLEMENT A CLEARWAY (DOUBLE RED LINES) ON A4094 BETWEEN CORES END ROUNDABOUT AND WOORBURN TOWN

Objective: Deter parking or school drop-off on a busy main road

10.3.5 Cycle path to Railway Station

The Slate Meadow development will result in an increase in commuter activity. To encourage those who will travel by rail from Bourne End to travel to the Station by cycle rather than by motor vehicle we wish to ensure a cycle path to the Railway Station.

POLICY WBE/SM5 SLATE MEADOW CYCLE PATH

Ensure that a safe crossing for cyclists to connect the bridleway/footpath/old railway line from Slate Meadow, where it meets the footpath at the corner of Furlong Road and Cores End Road, is implemented to encourage cycling to/from the Slate Meadow development to the Railway Station.

Objective: Encourage cycling to/from the Slate Meadow development to the Railway Station.

11.0 The Community Infrastructure Levy and Potential projects

11.1 What is the Community Infrastructure Levy ?

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

- It came into force on 6 April 2010 through Community Infrastructure Levy Regulations 2010.

Most new developments that create net additional floor space of 100 square metres or more or create a new dwelling, are potentially liable for the new levy.

- Developers pay the Levy to the Local Authority, in the case of our Parish, to Wycombe District Council, who in turn during each budget year disburse 15% to its Parish Councils. The funds received are to be used for local infrastructure projects approved by the Parish Council and to match funds when required by the Local Authority.

Wycombe District Council have set the following CIL rates which include an inflation rate in line with CIL Regulation 40 to their CIL rates to reflect the inflation of build costs.

- The index used to determine the inflation is the BCIS all-in tender price index published by the Royal Institute of Chartered Surveyors.

The adjusted index will be applied from 1 April 2020. This will mean that the CIL rates will be as follows for CIL liable planning applications determined after 1 April 2020:

- Residential Zone A and small retail - £186.38 per square metre
- Residential Zone B - £223.66 per square metre
- Large retail - £298.21 per square metre.

The rate that applies to developments in the Parish of Wooburn and Bourne End is zone B.

Therefore for applications determined after 1 April 2020, the rate will be £223.66 per square metre.

- As an example, if the floor space of a 3-4 bedroom property were 100 sq m which would generate CIL funds to Wycombe District Council of £22,366 for this size property.

However, it should be noted that affordable housing and private development for own use does not attract a Community Infrastructure Levy.

- For example, in the case of the proposed Slate Meadow development, **48% of properties to be built on Slate Meadow will be affordable housing and no CIL is charged on this category.**

Wooburn and Bourne End Parish Council's website describes the CIL monies received to date and how they have been used.

Once our Parish Council has a Neighbourhood Development Plan which has been accepted by its local residents through a referendum process, Wycombe District Council will then disburse 25% of the CIL funds received from developments in our Parish to our Parish Council.

- The future scale of development will generate significant funds over the Plan period that could be used to address some of the Parish's serious infrastructure issues and this is discussed in the sections that follow.

11.2 Potential Projects

The Parish Council have identified a number of potential projects which aim to address local issues such as parking, road safety and traffic flow. Some of these have been raised through the Local Area Forum with the Highways Department and are either in progress, the subject of a feasibility study or under discussion. The progress of potential projects is updated from time to time and can be found on the Parish website in the link below under Parish Projects:

<https://www.wooburnparish.gov.uk/infrastructure-projects/>

12.0 Monitoring and Delivery of the Neighbourhood Plan

The Wycombe District Local Plan (WDLP) sets out what and where development can take place. Although most of that development is undertaken by the private sector, the local planning authority's responsibility does not stop with the adoption of the plan. The planning authority will monitor the delivery of development under the WDLP and intends to be active in assisting in delivery of those elements where the private market may not deliver proposals alone, and also in monitoring the plan to be sure it is meeting its objectives.

This Neighbourhood Plan sets Policies to make clear how the continued development through infill, backland and conversion of offices should be managed to provide the best outcome in terms of quality of design, respect for the context of the development's setting and the local environment.

The Parish Council is a statutory consultee in respect of planning applications and it is incumbent on the Parish Council's planning committee to ensure that is familiar with the relevant Policies of the WDLP and this NDP to be able to respond effectively as a consultee.

At the time of completing this Neighbourhood Plan, Wycombe District Council is a CIL charging authority, and we trust that this will continue under the new Unitary Authority. Once this NDP is adopted, the Parish Council should receive some 25% of CIL monies received by the Planning Authority.

The WDLP acknowledges that there are risks associated with delivering the infrastructure that is required of individual sites in terms of site viability, and where necessary land assembly, and says that it is confident of its position on viability, and is taking a proactive approach on assisting with infrastructure delivery where necessary.

However, the Parish Council should have some discretion to actively promote and potentially initiate changes using CIL monies in respect of the impact of the WDLP and other development. This will form part of the Parish Council's monitoring activities

- The NDP identified the challenges facing the Parish and set out its Vision and Objectives in section 3.

Appendix G is a chart stating how each Objective will be delivered and the Policies that apply. This table will form the basis of our Monitoring of the effectiveness of the NDP.

Monitoring

Monitoring of the effectiveness of the Policies against Objectives will continue for the duration of this plan, that is until 2033.

The Parish Council will delegate monitoring of delivery of the NDP to the appropriate Committee to monitor throughout the year in their meetings.

Initially, the following Committees shall be responsible for monitoring Policies relevant to their committee:

- **Planning, Highways and Lighting Committee (PH&L) and**
- **Open Spaces Committee.**

The PH&L committee will be guided by the Plan policies when reviewing planning applications.

Each committee shall conduct an annual review of the effectiveness of the NDP Policies against the Objectives set out in the Delivery & Monitoring Statement (Appendix G) and will report on the effectiveness of the Policies to the Parish Council in the last full Council meeting of each year.

Appendix G charts how each Objective will be delivered and the Policies that apply. This table will form the basis of our Monitoring of the effectiveness of the NDP.

13. Acknowledgements

In developing this draft of the NDP we would like to acknowledge the contributions of:

- **Members of local *Residents Associations*,**
- **the *Future of Our Village Forum, (Bourne End)*, and...**
- ***Keep Bourne End Green.***

We would also like to credit the format and some of the Policies contained in this draft NDP to the authors of the **Old Windsor** NDP and also the **Horton & Wrybury** NDP which we have shamelessly plagiarised for their excellence.

Credit should also go to...

- **The Councillor and co-opted members of the Working Party**, both past and present - (in alphabetical order) Mike Balbini, Tim Bingham, Mark Ellis, Simon Fowke, Margaret Marshall, Fiona McGarel Groves, Mike Seaton, Sue Wagner, Mark Woodall - and previously the members of a Steering Group, and...
- **The Parish Clerk and staff...**

... who have worked hard to complete this mammoth task. It has taken hours of research, communicating with numerous individuals and organisations and is a credit to their dedication and willingness to make a difference to the community in which they live.

Photographs - attributions

The aerial photos on the front page and of St. Paul's Church on page 19 are kindly provided by Andy R. Annable.

Numerous others, as noted where they appear in the NDP and its Appendices, are provided by Phil Laybourne, a resident who is a regular provider of photos for Parish publications.

The photos of wildflowers in Section 9 of the IPA are by Shane Read, one of the Council's Groundsmen responsible for planting them throughout the Parish.

Other photos have been provided by Councillor Members of the NDP Working Party.

All photographers retain title to their photos.

14. Appendices and Web links

Appendix	Subject
IPA	Inventory of Parish Amenities - an inventory of all Parish Amenities, Heritage Assets, Community facilities, and Green Spaces together with evidence to support NDP Policies https://www.wooburnparish.gov.uk/
A	Government guidance on Neighbourhood Planning and Referendum https://www.wooburnparish.gov.uk/
B	NDP Working Party Terms of reference and budget https://www.wooburnparish.gov.uk/
C	Parish Statistics https://www.wooburnparish.gov.uk/
D	Comparison of Community Led Plans, Actions and Recommendations https://www.wooburnparish.gov.uk/
E	Parish Parking issues https://www.wooburnparish.gov.uk/
F	List of Policies https://www.wooburnparish.gov.uk/
G	NDP Delivery and Monitoring Statement https://www.wooburnparish.gov.uk/

Additional Web links - Subject and URL
Qualifying Body Approval https://www.wooburnparish.gov.uk/assets/documents/ndp-qualifying-body
Information on the Community Infrastructure Levy, how it is calculated and applied https://www.gov.uk/guidance/community-infrastructure-levy
Vision Workshop note (November 2016) https://www.wooburnparish.gov.uk/assets/documents/ndp-vision-note-jan-2018
Flood Risk Maps (see also Appendix C.) https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=491180&northings=189271&placeOrPostcode=Wooburn%20green
Slate Meadow Development Brief https://www.wycombe.gov.uk/uploads/public/documents/Planning/Reserve-sites/Slate-Meadow-Development-Brief-Adopted.pdf
Register of Parish Council risks https://www.wooburnparish.gov.uk/insurance/
WDC maps of Conservation Areas (see also NDP Appendix C.) https://www.wycombe.gov.uk/pages/Planning-and-building-control/Conservation-areas-and-listed-buildings/Conservation-areas.aspx

15. Glossary of Terms and Names

Note: The accuracy of the Web site **URLs** in the Glossary depends on the owners not changing their content or address, as can happen quite often. URLs are correct at the time of publication.

(Some URLs are in small type to be on a single line as required for accurate connection to their sites. Clicking on the URLs can produce slightly different results dependent on the Web Browser being used.)

AONB	Area of Outstanding Natural Beauty... for definition see... https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management
BCC	Buckinghamshire County Council...see... https://www.buckscc.gov.uk/
Bourne End Residents	See also Community Led Plans - Bourne End - below. https://bourneendcommunitycentre.org.uk/
Chiltern Rangers	works with communities to provide practical habitat management in Bucks and the wider Chilterns. It manages 13 nature reserves for WDC and helps a range of conservation and local authority partners with habitat management in their woodlands, chalk grassland, commons, ponds and chalk streams. See... https://chilternrangers.co.uk/
CIL	Community Infrastructure Levy ... for explanation see... https://www.gov.uk/guidance/community-infrastructure-levy
CLP	Community Led Plan... for definition see... https://www.gov.uk/government/publications/community-led-regeneration-toolkit
Community Led Plans	Bourne End... see... https://www.wooburnparish.gov.uk/assets/documents/community-led-plan-for-bourne Wooburn... see... https://www.wooburnparish.gov.uk/assets/documents/the-wooburns-foov-june-2014
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A garage, barn, smokehouse, chicken house, and garden are curtilage if their locations are reasonably near to the home.
Development Briefs	Documents prepared in advance of an application for a large, often complex, development. To view the explanation see... https://www.wycombe.gov.uk/pages/Planning-and-building-control/Major-projects-and-reserve-sites/Explaining-development-briefs.aspx
Future of Our Village	Wooburn Community Led Plan ... see http://wooburnresidents.org/images/CMS_images/Wooburn_Full_CLP.pdf
Independent Examiner	Checks legal validity of Development Plans, including our draft NDP.. see section 2.4.2. and... https://www.gov.uk/guidance/neighbourhood-planning--2#the-independent-examination
LEAP	Definition of playgrounds (see also NEAP). LEAPs are to be designed and laid out specifically for children who are beginning to go out and play independently and has a minimum activity zone of 400m ² . https://www.softsurfaces.co.uk/blog/lap-leap-neap-play-area/
Local Area Forum (LAF)	The role of LAFs (Aylesbury area) and Local Community Partnerships (Wycombe area) has been to strengthen local democratic accountability by empowering locally elected councillors to take decisions, shape and influence service delivery and Council priorities. Membership includes County, District and Parish Councillors and representatives from the Police, Health Authority and other organisations. Under the new Unitary Council the LAFs are superseded by Community Boards. https://democracy.buckscc.gov.uk/mgCommitteeDetails.aspx?ID=635
KBEG	Keep Bourne End Green... a Charity ... for details see... http://www.keepbourneendgreen.org/
NEAP	Definition of playgrounds (see also LEAP). NEAPs are to be designed and laid out specifically for older children and have a minimum activity area of 1000m ² , https://www.softsurfaces.co.uk/blog/lap-leap-neap-play-area/

Glossary (continued)

NLP	New Local Plan - another name for the WDLP, see below.
NPPF	National Planning Policy Framework... for details see... https://www.gov.uk/government/publications/national-planning-policy-framework--2
ONS Crown Copyright	Office for National Statistics... see... https://www.ons.gov.uk/
Qualifying Body	See "Who leads neighbourhood planning in an area?" in... https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning
Referendum	For details of an NDP referendum see... https://www.gov.uk/guidance/neighbourhood-planning--2#the-neighbourhood-planning-referendum
SA	Sustainability Appraisal ... for details see... https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal
SEA	Strategic Environmental Assessment... for details see... https://www.gov.uk/search/all?keywords=Strategic+Environmental+Assessment&order=relevance
Settlement Tiers	A government definition of the characteristics of areas. The WDLP, approved by WDC on 29. August 2019, categorises the areas for which Wycombe is responsible. In particular... <i>Wycombe District Settlement Hierarchy - Tier 2 (Market Towns and Other Major Settlements): Marlow; Princes Risborough (including Monks Risborough and Whiteleaf); Bourne End/ Wooburn (including Well End, Cores End and Abbotsbrook).</i> For details see WDLP Policy CP3 - Settlement Strategy - para. 4.22. https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Reg-19-Publication-Local-Plan/Wycombe-District-Local-Plan-Publication-Version.pdf
SSSI	Site of Special Scientific Interest - a conservation designation denoting a protected area in the United Kingdom and Isle of Man... see... https://www.woodlandtrust.org.uk/blog/2019/03/sssi-definition/
Stakeholder	A person with an interest or concern in something, in this case, the future welfare of Wooburn and Bourne End Parish.
SurveyMonkey	Operates opinion surveys... see... www.SurveyMonkey.co.uk
SUSTRANS	"We're the charity that's making it easier for people to walk and cycle" It organised the path from Bourne End Station to the Thames... see... https://www.sustrans.org.uk/
Tests - Flood zones	For full explanations of Sequential and Exception Tests in flood zones see... https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants
TfB	Transport for Buckinghamshire ... for details of its coverage see... https://www.buckscc.gov.uk/services/transport-and-roads/policies/what-tfb-maintains/
Toolkit	Defines how a Neighbourhood Plan can address green space and green infrastructure to provide the evidence required for local green space designation and policies on green space. https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/
Unitary Council	The 5 District Councils in Buckinghamshire will become one... see... https://www.buckscc.gov.uk/services/council-and-democracy/our-plans/unitary/
Vision Workshop Note	https://www.wooburnparish.gov.uk/assets/documents/ndp-vision-note-jan-2018
WDC	Wycombe District Council... scheduled to become part of the Bucks Unitary Council... see above.
Windrush House	https://redkitechousing.org.uk/all-about-us/our-developments/windrush-house

Glossary (continued)

WDLP

Wycombe District Council's Local Plan which was approved by WDC on 29. August 2019, thus becoming a legal document.

<https://www.wycombe.gov.uk/uploads/public/documents/Planning/Adopted-Wycombe-local-plan/Wycombe-District-Local-Plan-Adopted-August-2019.pdf>

Wooburn Residents

See WRA...

WRA

Wooburn Residents Association ...

<http://www.wooburnresidents.org/>

Wye Valley Volunteers

... is a registered charity which serves the area of Bourne End, The Wooburns, Flackwell Heath and Little Marlow. It runs various services, designed to help those in need in the community, including home visiting, community transport and a number of activities to encourage social contact for those less mobile and perhaps more isolated. It is run entirely by volunteers. See...

<http://www.wyevalleyvolunteers.org.uk/>

