



Wooburn and Bourne End Neighbourhood Development Plan Plan period 2013 to 2033

2nd DRAFT - APPROVED by the PARISH COUNCIL - 23 July 2019



Wooburn - looking North-East



Bourne End - looking South-West

2nd DRAFT - APPROVED by the PARISH COUNCIL - 23 July 2019



Neighbourhood Development Plan – Contents

Plan Contents	Section Number	Page
Foreword	0	2
Introduction	1.0	3
Plan period	1.1	4
Qualifying Body and Scope	1.2	4
Community Engagement - consultation, development and approval by referendum	1.3	5
Local Context: History (& conservation areas); Description of Wooburn and Bourne End Parish; Local Plan Policy [Wycombe Local Plan] Profile	2.0	6
Review of Community Led Plans, Challenges and Issues, Vision, Objectives	3.0	18
Settlement Boundary and coalescence	4.0	19
Housing, Character and Heritage	5.0	20
Parking and Transport	6.0	27
Flooding and Drainage	7.0	29
Environment & Biodiversity	8.0	31
Amenities and Community facilities	9.0	36
Site Specific Policies	10.0	39
CIL explanation and Potential CIL projects that Parish council believe would enhance the community	11.0	45
Acknowledgements and Photograph Attributions	12.0	48
Appendices and Web links	13.0	49
Glossary of Terms and Names	14.0	50

Foreword

This is the second draft of the Neighbourhood Development Plan and reflects feedback received during the consultation process 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 with, the **District Council's Local Plan...**

- **Wycombe District Council's Local Plan (WLP)** was published for public consultation in November 2017 and awaits final approval. [*Note:* Wycombe District also refers to the WLP as its **New Local Plan (NLP)**]

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 WLP.

- The WLP 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 WLP **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 assumes that the WLP will receive approval from the Independent Examiner and that this is your Parish Council's opportunity not only to progress the vision it sets out but also to address the implications of development arising from it.

In the event that the WLP is not approved and some form of revision is necessary, it is possible that our NDP will also require revision.

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

Our vision, which we hope to progress, will be realized by enacting policies and infrastructure changes that complement the WLP and help to promote and improve the social, economic and environmental well-being of the residents and business rate payers in the Parish, by solving some of the local issues of traffic congestion, parking, HGV through traffic (using the Villages as short cuts). It will also ensure that **Development Briefs** (*see Glossary*) contain appropriate conditions to address the impact of the development.

As **each Development project results in a Community Infrastructure Levy (CIL)**, the Parish Council could receive significant funds from Wycombe District Council to enhance infrastructure in the Parish. Therefore, in addition to how the Parish wish 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.

1.0 Introduction to the draft Neighbourhood Development Plan

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.

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.

- 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.

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 means more cars and therefore more congestion for a road system that is **already at capacity**.

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

Wycombe District Council (WDC) has 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.

Briefly, the approval process requires that 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 Qualifying Body (see section 1.2 below) which is the Parish of Wooburn and Bourne End.**

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) Utilising CIL monies that flow from WDC from development for community projects that are to the benefit 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 (assuming the Wycombe Local Plan is approved) the CIL monies could make a significant impact when spent for the benefit of our community.

Section 3, our 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, today and in future developments.

1.1 Plan Period (2013 to 2033)

The draft Wycombe Local Plan (WLP) was published for consultation in November 2017 and covered the period 2013 to 2033. The Wooburn and Bourne End draft NDP must conform with the WLP and it is therefore sensible that the plan periods are concurrent with each other. Hence, this Wooburn and Bourne End draft NDP period is from 2013 to 2033.

We propose the draft NDP takes effect once it is accepted via the referendum process as that is when any new policies that are enshrined within it can apply to Wycombe District Council’s planning processes.

1.2 Qualifying Body and Scope

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

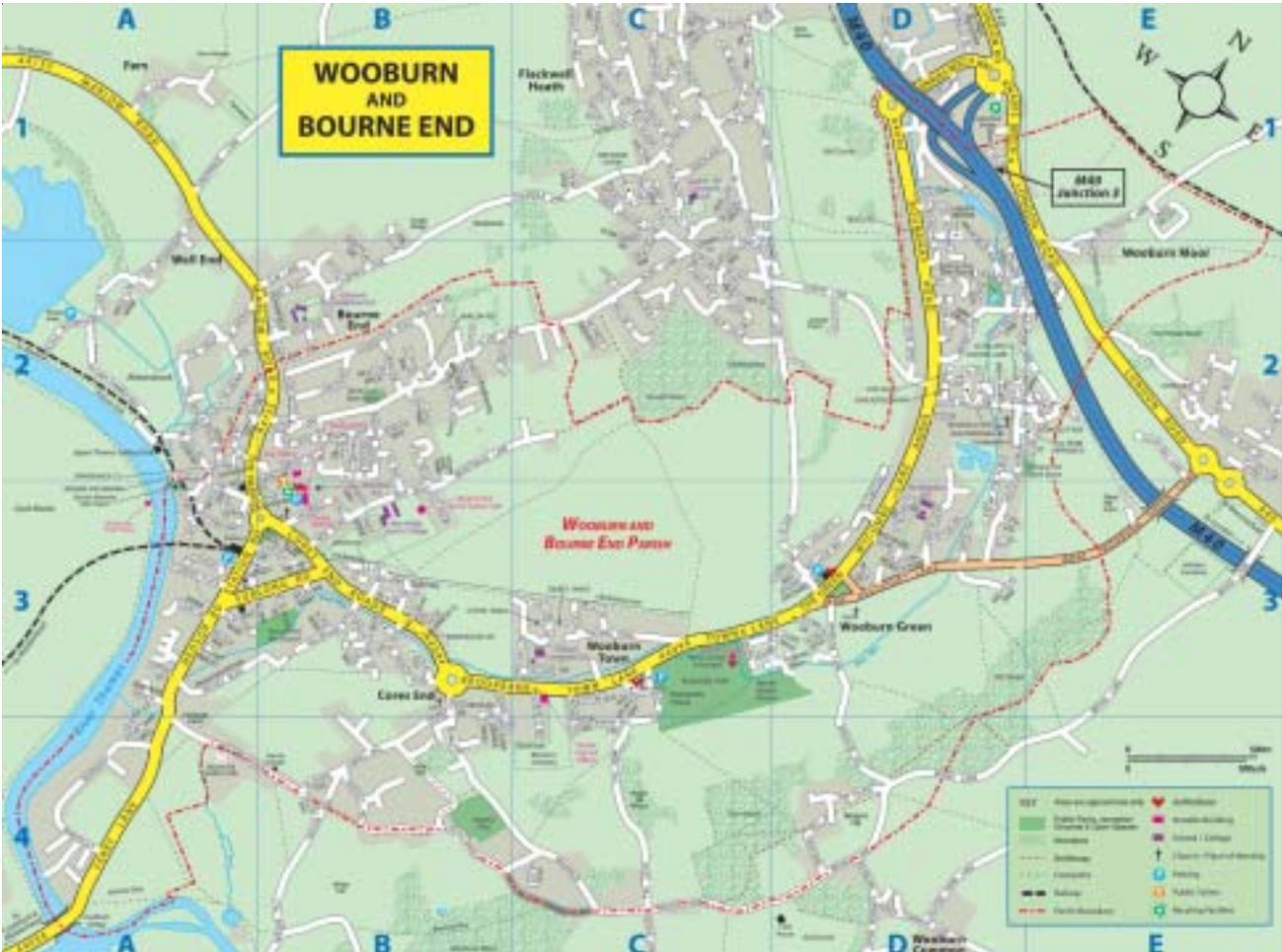
The scope of this draft NDP is all matters within the Parish boundary (please see the map below) that promote and improve the social, economic and environmental well-being of the residents and business rate payers in the Parish of Wooburn and Bourne End. Given the level of house building proposed within the Parish and the resulting increased demands on facilities, services and infrastructure, this draft NDP focuses on the impacts from future development.

For details of the Application, Consultation and Decision processes relating to the NDP, see **Appendix A**.

A description of the Parish is set out in **section 2** of this document - **Local Context**.

Map of the boundaries of the Parish of Wooburn and Bourne End – “The Qualifying Body”.

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



1.3 Community Engagement – consultation, development and approval by referendum of the Neighbourhood Development Plan

In drafting the NDP, the Parish Council took advice from the WDC and identified a consultancy company that had experience in helping Parish Councils develop NDPs.

- The Parish Council utilized Community Infrastructure Levy funds provided by WDC to employ consultant: O’Neil Homer (formerly known as rCOH) who conducted a Vision Workshop and produced a [Vision Workshop Note](#) in November 2016.

The Vision Workshop Note provides an overview of the Parish; Wycombe District’s plans; the challenges of development; and review points to help the Parish establish a vision for the Parish’s Neighbourhood Development Plan. The Vision Workshop Note can be found on...

<https://www.wooburnparish.gov.uk/assets/documents/ndp-vision-note-jan-2018>

After receiving initial approval from the Parish Council at their meeting on 23 January 2018, the first draft of the NDP was published on the Parish Council Web site as part of a [community consultation process](#)¹.

The first period of consultation began on 15 March 2018 and after a period of extension ended on 10 July 2018. A [log of comments](#)² is published on the Parish Council Web site and comments are reflected in this second draft of the NDP.

Once the second draft is approved by the Parish Council it will be submitted to WDC for review and, if compliant with the National Planning Policy Framework, it will be published for a final period of consultation.

Once the consultation period ends and comments are reviewed and any required modifications are completed, WDC will submit the Final Draft Neighbourhood Development Plan to an Independent Examiner for review and approval to proceed to a public referendum.

The referendum process is explained in an extract of Government guidance on Neighbourhood Planning Referendum in [Appendix A](#). Wycombe District Council will oversee the Referendum process and discussions will commence with WDC on this process after the Parish Council have approved this draft NDP.

This draft has sought to incorporate recommendations from the following:

- i) Community Led Plans: The Bourne End Community Led Plan published November 2012 and The Wooburn’s *Future of our Village* published June 2014. (see [Appendix B](#).)
- ii) Wycombe Local Plan and the Parish Council’s response to their consultation process .
- iii) The consultation process following the release of the first draft Neighbourhood Development Plan on 15 March 2018. Please refer to the Consultation Log² of public comments available on the Parish Council website.
- iv) In reviewing the above, the Parish Council compared the actions and recommendations from both Community Led Plans, which are summarised in [Appendix B](#); the formal letter to WDC in response to their draft Local Plan, the letter from WDC in response to the first draft of the NDP and the Consultation Log of public comments – all of them published on the Parish Council Web site².

(Footnotes)

¹ A Community Engagement Plan and description of the Consultation process can be viewed in [Appendix C](#).

² <https://www.wooburnparish.gov.uk/wbepc/assets/documents/ndp-comment-tracking-11-09-2019>

As part of the consultation process, the Neighbourhood Development Plan Working Party (NDPWP) invited members of Bourne End Residents' Association, Wooburn Green Residents Association and Keep Bourne End Green to help review the first draft.

The NDP Working Party held various public meetings to inform Residents and Business Users about the Plan to obtain feedback prior to commencing work on this Second Draft.

2.0 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 section 2.5.7). 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.

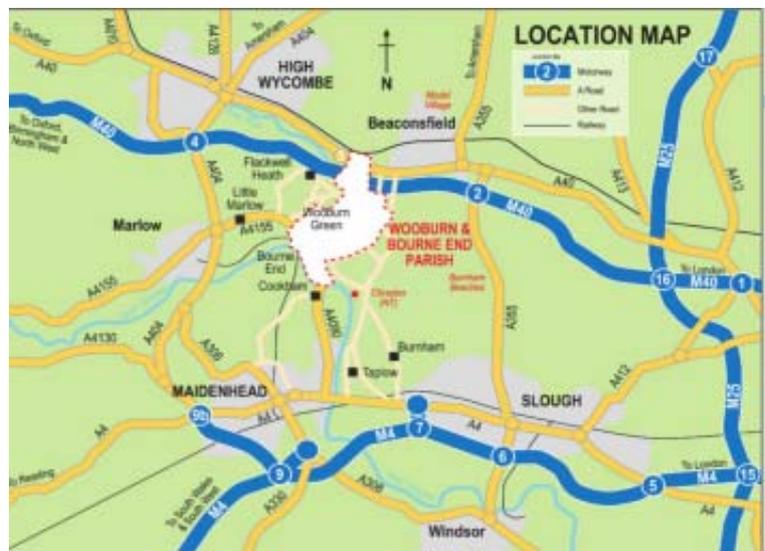
2.2 Location of Wooburn and Bourne End Parish

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 excellent 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, a rare example of a chalk stream, flows from Wooburn Moor, through Wooburn Green, Wooburn Town, Cores End and Bourne End, where it joins the River Thames, linking 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 community of Berghers Hill 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 and footpaths. 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 impact on the facilities and amenities of the Parish of Wooburn and Bourne End.

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

(Footnotes) ³ Source 2011 census

2.3 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 woodlands, **Farm Wood**, 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.

The Parish Council's responsibilities are:

- ownership and management of recreation grounds, two allotment sites and the Cemetery in Town Lane
- maintenance of seats, litter bins and dog bins
- maintenance of some footpaths
- maintenance of grass verges within 30 mile an hour limits
- maintenance of street lights on side roads
- as a formal consultee on all new residential planning applications falling within the Parish⁴.

However it has no decision making powers in respect of planning applications.

The Council acts as the grass roots of local Government liaising with other authorities on all matters of local interest such as planning and highways.

The Parish Council has a constitution of 17 elected members.

- The Chairmen of the Council and of the Committees are elected annually.

Public green space amenities within the Parish will be designated as local green spaces to safeguard and protect them for future generations to enjoy.

- An explanation is set out in section 9 together with a new **Policy WBE/A3 - DESIGNATED LOCAL GREEN SPACES**. These include parks, playgrounds, sports pitches, a nature reserve and a wood and other green infrastructure that we wish to protect.

2.4 Local Plan Policy: Wycombe's Local Plan

The Wycombe Local Plan (WLP) 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:

(Footnotes) ⁴ Please refer to section 5.1.1. which explains the planning process.

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

The WLP was published as a draft plan for consultation in a 6 week period initially ending 29 November, but then extended until 4 December, 2017. The WLP is currently under Independent Examination and the status is explained in paragraph 2.4.2. below.

- The Independent Examiner's report of her review of the WLP should be published during this year, 2019. Our NDP must support the strategic policies of the Local Plan.

2.4.1 Wycombe Local Plan (WLP)

While the **Secretary of State has approved the amalgamation of Buckinghamshire's District Councils under a single Unitary Authority**, this will not occur before 2020 and the WLP will continue to be implemented until such time as the new unitary authority decides to develop its own or other plans.

During the period July to September 2018, the WLP was the subject of an **Independent Examination** by a **Planning Inspector appointed by the Secretary of State**.

- The Secretary of State⁵ appointed independent Planning Inspector Nicola Gulley MA MRTPI to conduct an independent examination into the soundness and legal compliance of the WLP.

Consideration of the soundness of the local plan will be based on the criteria set out in the National Planning Policy Framework (NPPF). These criteria determine whether the plan is:

1. **Positively prepared** - assessing if the plan is based on a strategy that seeks to meet our objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development;
2. **Justified** - assessing if the plan presents the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence;
3. **Effective** - the plan should be deliverable over its period (2013-2033) and based on effective joint working on cross-boundary strategic priorities; and
4. **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

The Planning Inspector will take into account the representations submitted as a part of the consultation on the Wycombe District Local Plan (regulation 19) publication version as far as they relate to soundness considerations.

The Planning Inspector arranged a number of hearings/sessions on principal matters which took the form of informal debates, based on the matters, issues and questions identified by the Inspector.

At the end of the examination process, the Inspector will submit her report, which may include modifications to the Plan should modifications be required in order to overcome any soundness concerns.

- The Planning Inspector heard views from the many interested parties: **Parish Councils, various Residents Associations, Keep Bourne End Green, Chilterns Society, Developers and Land Agents**. The Independent Examiner also received evidence of "Agreements" with service providers such as Bucks County Council, Thames Water and others on which the Local Plan relies.

(Footnotes) ⁵ Source:

<https://www.wycombe.gov.uk/pages/Planning-and-building-control/New-local-plan/New-local-plan-examination.aspx>

It is clear that the Housing developments proposed in the WLP 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 WLP, the Parish Council has identified new **Planning Policies** that it wishes to implement through the acceptance into Law of this draft NDP.

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.

2.4.2 Wycombe Local Plan objectives

The WLP sets out 8 Objectives, listed below, which this draft NDP endorses. However, there is inevitable conflict between development and achieving these objectives. The WLP aims to be consistent with the objectives in its Development Briefs for the Strategic Sites. This draft NDP endorses the 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 Briefs for each of the major sites, along with Policies that Developers must follow.

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

The new WLP has omitted the previous version's Policy C16 relating to **Harvest Hill/Hawks Hill** as Wycombe do not consider it to be a strategic policy for the Local Plan.

- This draft NDP has therefore incorporated the Policy as local area-specific **Policy HH1** to manage any future development in the Harvest Hill/Hawks Hill area.

Qualifying bodies (Wooburn and Bourne End 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 Local Plan.

Therefore, this draft NDP assumes that the WLP will receive approval from the Independent Examiner and that the draft NDP Plan is your Parish Council's opportunity to not only progress our Vision (see section 3 below) but also to address the implications of development arising from the WLP

After further public consultation, the draft NDP will be submitted by WDC to the Independent Examiner for approval to go forward for a public referendum for residents to vote to accept the NDP, thereby making it part of the legal planning framework.

2.4.3 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 WLP's settlement strategy:

- Wooburn Green is considered to be part of the greater High Wycombe conurbation and shown as a tier 1 settlement.
- Wooburn Town is considered by the WLP to be part of Bourne End and also settlements **not** in the Parish of Wooburn and Bourne End, such as Abbotsbrook, Well End, Little Marlow and Hedsor are included under Bourne End in the WLP strategy as a Tier 2 settlement.
 - **To make clear, therefore, the designated area for the Wooburn and Bourne End NDP is the Parish and this does **not** include Abbotsbrook, Well End, Little Marlow or Hedsor (only Hedsor Road conservation area is part of Bourne End and this NDP).**

2.4.4 Wooburn and Bourne End Parish 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, WBE/PD2 and so on**
- **Amenities and Community facilities: WBE/A1, WBE/A2 and so on**
- **Environment: WBE/E1 and so on**
- **Site and Area specific Policies: WBE/HF1, WBE/HF2 etc for Hollands Farm, WBE/HH1 for Harvest Hill/Hawks Hill, WBE/SM1, WBE/SM2 etc for Slate Meadow**

Each policy provides the context and explanation of why it is needed and the objective of the Policy. These are set out in the sections 4-10 below covering:

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

- These can be viewed under each section or by reference to **Appendix H** which provides a summary of each Policy.

2.5 Parish profile

2.5.1. Human Population

The Parish is one of the higher density parts of Buckinghamshire, as shown in the 2011 Census Population Density map. --->

Census statistics for 2001 and 2011 show an increasing population density...

Wooburn & Bourne End	2001	2011	Increase
Population	10,184	10,500	3.10%
Households	4,489	4731	5.39%
Households per hectare	5.55	5.85	3.10%
Persons per hectare	12.59	12.98	5.39%

The majority of the population is crowded into the lower parts of the valleys of the rivers Wye and Thames, with the upper parts mainly green belt.

These valleys have an additional constraint on space for population growth...

- Substantial areas are subject to varying levels of flood risk, as shown in the Flood Risk map on the next page, with the experiences of residents in recent years confirming the reality.

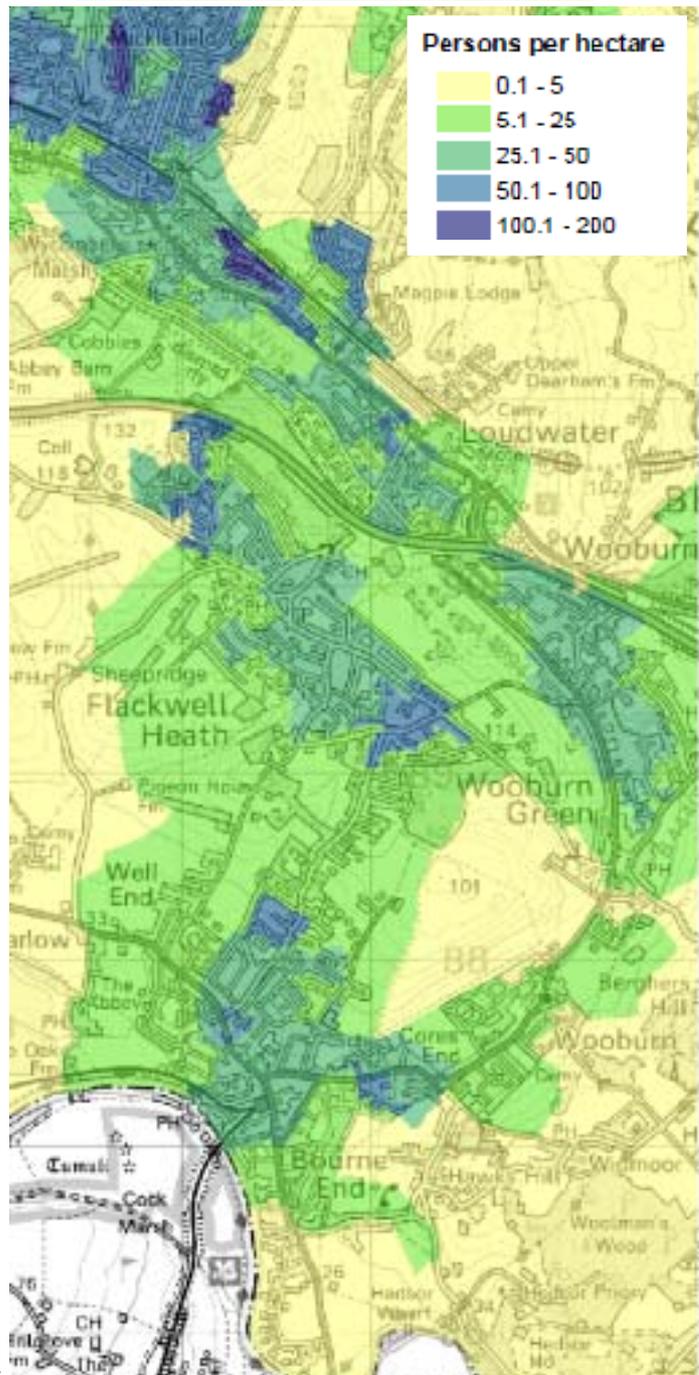
2.5.2. Vehicle Population

The 2011 Census recorded **7,300 Cars or Vans** available across **4,731 households**, with distribution as shown in the chart below.

A total of **88.9% of households had access to a car or van**, with **49% having 2 or more**.

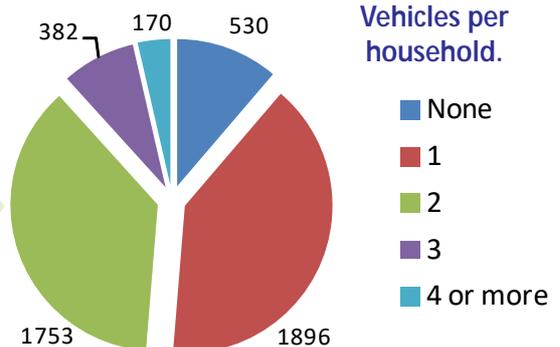
- This illustrates the high level of competition for space in the Parish, with the average vehicles per household estimated to have continued to increase since 2011, creating serious parking difficulties (and disputes) for inhabitants and businesses in multiple areas with little or no space available to improve their situations.

Census 2011 Population Density
Market Towns Focus Areas



Vehicle population in 2011, with numbers of vehicles available by household.

No vehicle available	530
1 vehicle	1896
2	1753
3	382
4 or more	170
Total Households	4731



Flood Risk map of the Wooburn & Bourne End Parish, provided by the *Flood-map-for-planning.service.gov.uk*



<https://flood-map-for-planning.service.gov.uk/confirm-location?easting=491180&northing=189271&placeOrPostcode=Wooburn%20green>

2.5.3. Situations of the Human Population

2.5.3.1. Gender and Accommodation

Of the **10,792** people in the Parish...

- **5,182** were male (48%)
- **5,610** were female (52%).

They lived...

- **10, 697 (99.1%)** in a household
- **95 (0.9%)** in a communal establishment

2.5.3.2. Economic activity

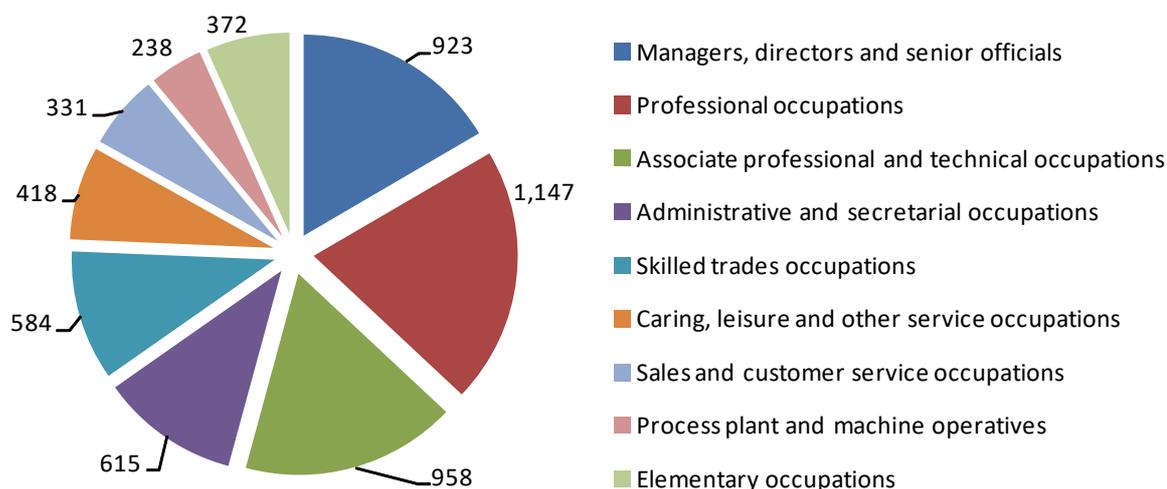
Of the **10,792** residents in the Parish, **7,882 (73%)** in the age range **16 to 74** were categorised in the "ONS Crown Copyright Reserved [from Nomis on 21 March 2019]" table below.

Category	Residents in Category	Percentage of total
All usual residents aged 16 to 74	7,882	100.0
Economically active	5,853	74.3
In employment	5,410	68.6
Employee: Part-time	951	12.1
Employee: Full-time	3,365	42.7
Self-employed	1,094	13.9
Unemployed	226	2.9
Full-time student	217	2.8
Economically Inactive	2,029	25.7
Retired	1,181	15.0
Student (including full-time students)	255	3.2
Looking after home or family	324	4.1
Long-term sick or disabled	147	1.9
Other	122	1.5
Unemployed: Age 16 to 24	38	0.5
Unemployed: Age 50 to 74	60	0.8
Unemployed: Never worked	25	0.3
Long-term unemployed	82	1.0

2.5.3.3. Occupations

Of the **10,792** residents in the Parish, **5,586 (51.8%)** were registered as employed, their occupations ranging across 9 categories as shown in the chart.

The Census provided no figures for how many worked outside the Parish. However a significant number commute, including to London, Slough, Heathrow, High Wycombe and other workplaces.



2.5.3.4. Industry Categories - overview

The 5,586 occupants registered as employed were engaged in 18 wide-ranging industries, with the three largest taking 37.7%...

1. "Wholesale & retail trade; repair of vehicles & motor cycles" 17.0%.
2. "Professional, scientific and technical activities" 10.6%.
3. "Information & Communication" 10.1%.

2.5.4. Household occupants - dependents

The 4,731 Households recorded in the 2011 Census included significant numbers with dependent occupants, as indicated in the table below...

Households with...

No adults in employment	1377	29.1%
With dependent children	108	2.3%
No dependent children	1269	26.8%
Dependent children: All ages	1269	27.1%
Age 0 to 4	506	10.7%
One person with long-term health problem or disability	968	20.5%
With dependent children	153	3.2%
No dependent children	815	17.2%

Substantial responsibilities for care exist as further indicated in the Health charts below.

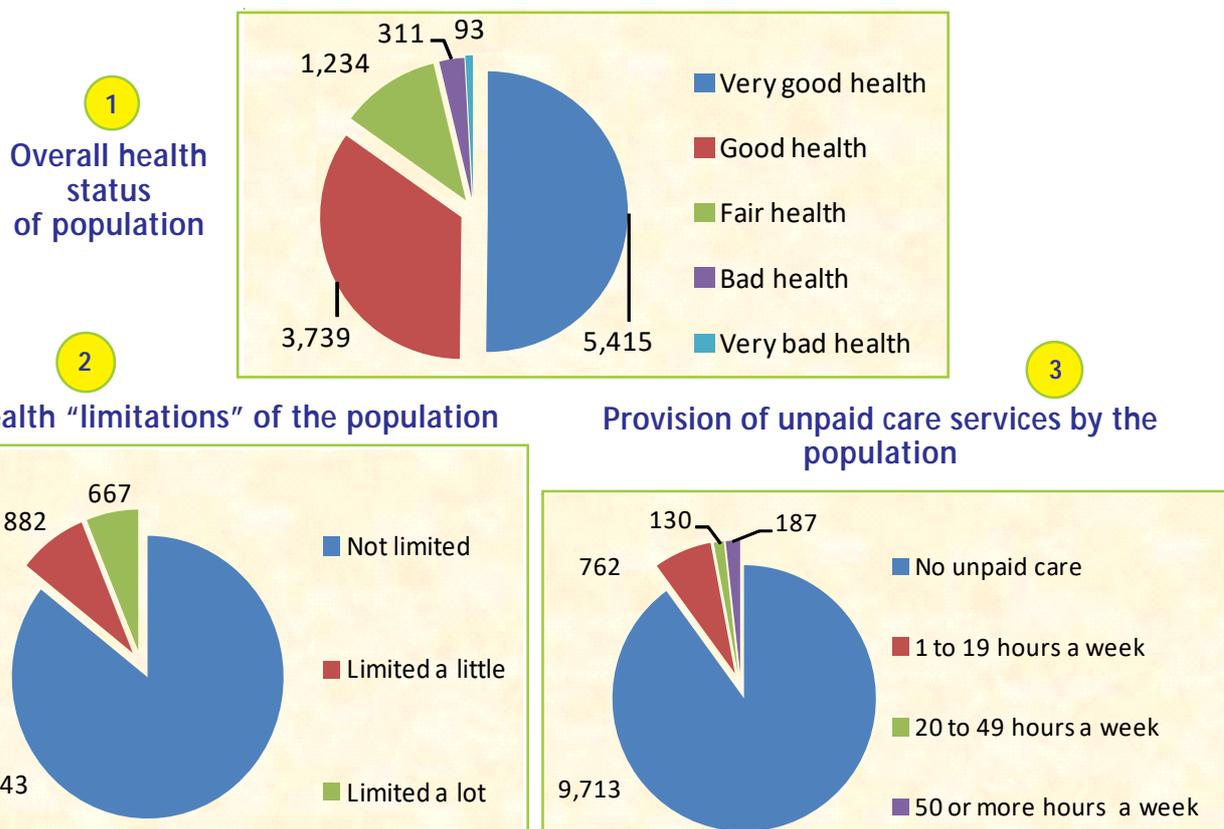
2.5.6. Health of the population

In 2011, of the 10,792 residents, 5,415 (51.8%) were in very good health, with 34.6% in good health, as shown in Chart 1.

Chart 2. highlights the 14.6% of residents with some health "limitations".

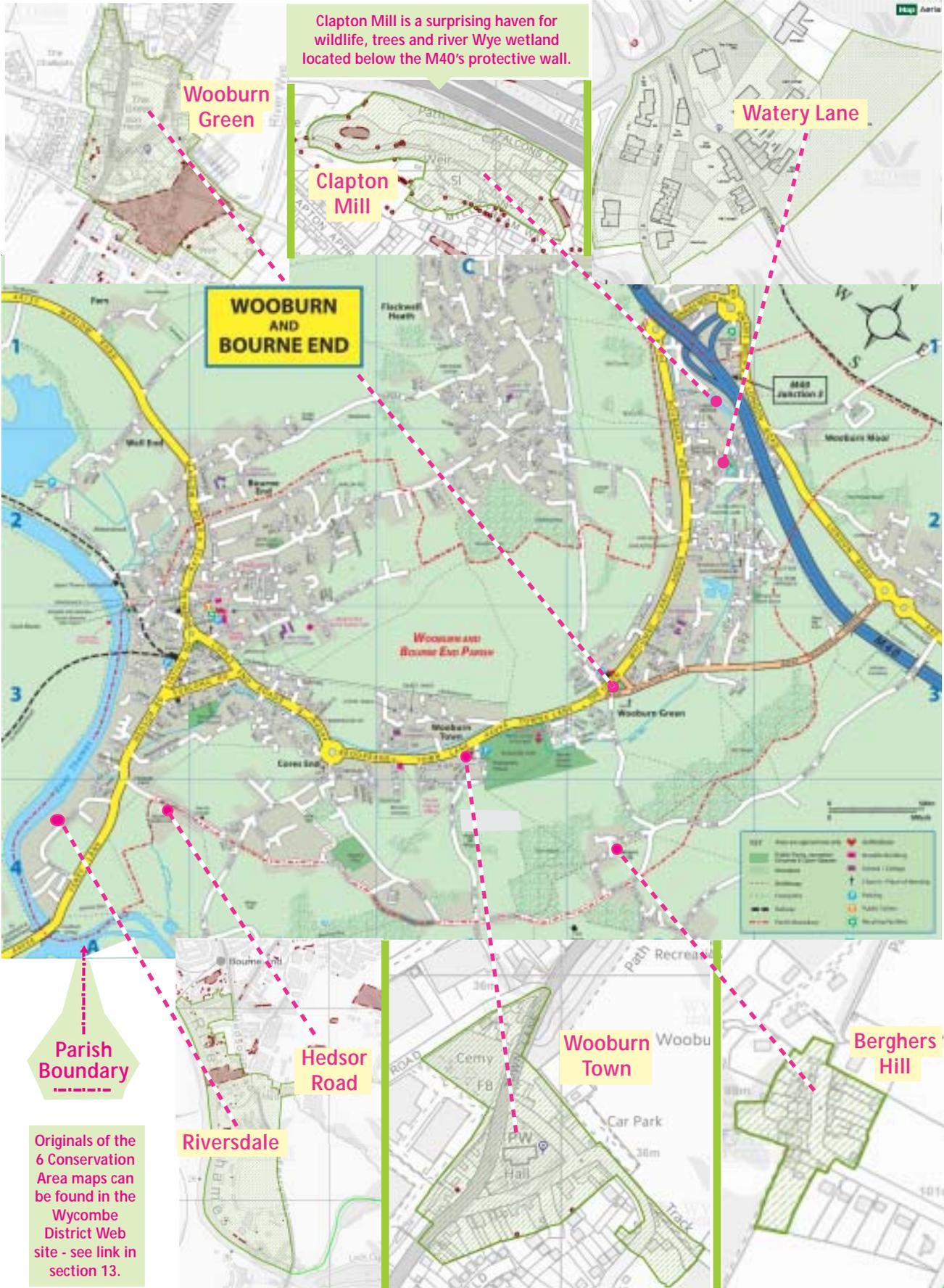
Chart 3. shows the involvement of residents in providing unpaid care services to those in need.

- Of the 10,792 residents, 90% were recorded as not providing unpaid care services.



2.5.7. Conservation Areas

Six Conservation Areas are widely distributed within the Parish boundaries, as shown in the map below. They add to the quality of the Parish environment, but present another limit on space available for developing housing, offices and car parks.



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 B ... "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 resolved 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.

4.0 Settlement Boundary and Coalescence

4.1. Preventing coalescence of the Parish settlements

The Wycombe Local plan 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 WLP 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 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 Bourne End** (at Cores End). **Wooburn Town is a different settlement to Wooburn Green** and this Policy must apply in the event of future planning applications.

POLICY WBE/PD1

MAINTAIN SEPARATION BETWEEN SETTLEMENTS IN WOOBURN AND BOURNE END PARISH

Specifically no development should be allowed in the green space between **Wooburn Green** and **Wooburn Town** in the area known as Town Fields opposite Wooburn Park.

In addition, we wish to ensure that there is green space between **Wooburn Town** and **Bourne End** (at Cores End) and that the Village Green and a riverside green corridor at least 10 metres wide is preserved in the Slate Meadow site in accordance with the development brief agreed with the Slate Meadow Liaison Group.

Objective:

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

5.0 Housing, Character and Heritage

The WLP 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](#)

Overview maps of the 6 Conservation Areas can be found on page 17

5.1 Planning applications

5.1.1 Current planning process and responsibility⁶

Until the new Unitary Authority decides otherwise, Wycombe District Council are responsible for managing planning and building control. Planning concerns the use, appearance and impact of buildings, while building control concerns the internal design, construction and safety of buildings.

When a planning application is submitted there are several statutory (required by law) consultees and these are set out on the Government website: <https://www.gov.uk/guidance/consultation-and-pre-decision-matters>; Statutory consultees include: Bucks County Council as a Highway Authority, and on drainage and archaeology; Environment Agency; Natural England. In addition the Local Planning Authority may choose to consult “in-house” specialists such as: Conservation Officer and external non statutory consultees to review specialist reports submitted with an application, for example for retail impact statement, visibility assessment, agricultural holding appraisal.

The Local Planning Authority must also provide statutory notification to Parish and Town councils, Adjoining Neighbours, by letters or site notices. The purpose of notification is to allow relevant issues to be identified so that they can be considered by the Case Officer.

Planning Applications pass through three stages:

- **Registration,**
- **Validation and**
- **Decision.**

If an application fails either registration or validation then the applicant will be contacted by the planning department. Once a planning application has been validated the status of the application becomes available on <https://publicaccess.wycombe.gov.uk/idoxpa-web/>

Anyone can comment on a planning application that has been submitted to Wycombe District Council.

Most planning applications are decided within eight weeks of submission, however for larger and more complex applications this can be extended to 13 weeks. This can be formally extended in written agreement between the case officer and the applicant.

⁶ Source: <https://www.wycombe.gov.uk/browse/Planning-and-building-control/Planning-and-building-control.aspx>

When determining a planning application, a Case Officer must consider how the development complies with national policy, the local development plan, and material planning considerations. More information on these can be found on the Government website:

<https://www.gov.uk/guidance/determining-a-planning-application>

The Case Officer makes a recommendation to the manager of Planning and Building Control who makes the final determination (decision).

Wycombe District Council's Ward Members and Members of planning committee may request to call in and review any planning application.

5.1.2. The Parish Council receive copies of all residential planning applications for review as a statutory consultee but do not have planning expertise.

- Wycombe District Council have to consider Legal statutes, the National Planning Policy Framework (NPPF), Local Plan Policies, NDP Policies (where there is an approved NDP) and all comments as part of the planning process.

While the Parish Council would like to mandate that its comments take precedence, that is impractical and would not be acceptable under the Law.

Improving our understanding of the planning process, NDP Policies and active dialogue and persuasion is our best hope to influence positive outcomes in the planning process. Hence the policy below and the Parish Council's proposed action is in support of this policy:

POLICY WBE/PD2 - PLANNING APPLICATIONS

The Parish Council will adopt a policy of engaging the Wycombe District Council Planning Committee ahead of planning decisions to discuss its concerns or objections, particularly in cases where the planning application affects "Look and Character", and/or Parking, to seek agreement with WDC on conditions that would make the planning application acceptable.

Action:

The Parish Council's Planning Committee will arrange to meet Wycombe District Council's Planning Officers on a regular basis to discuss planning applications face to face to ensure there is an understanding of what the NDP is aiming to achieve and the context for planning applications.

Objective:

To ensure that infill development and extensions are 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.

5.2. 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, and Wooburn Town, 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

5.3 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 Table 8 of the Government's Planning Portal guidance (see Section 6.1. [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 respect 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 similar in footprint, separation, scale, bulk and height to those of the buildings in the surrounding area generally and of neighbouring properties in particular, and the existing street scene; and that safe and attractive residential layouts with green amenities are promoted.

5.3. Heritage assets

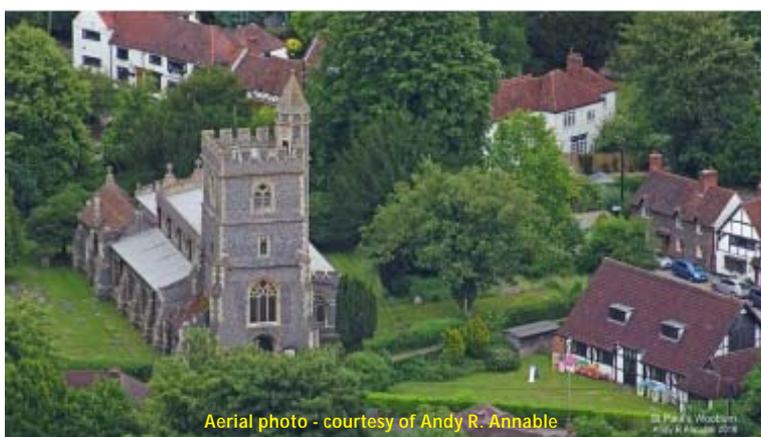
Section 16 of the NPPF "Conserving and enhancing the historic environment" and paragraphs 184 to 202 state that:

- "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 identified in **Policy WBE/PD5** below.

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 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:

Table 1 below lists the Grade II listed buildings in the Wooburn and Bourne End Parish.

Grade II Listed buildings in the Parish (see photos in Appendix D)

WOOBURN

Berghers Hill

Cottage to the Heights and Jasmine Cottage (now 2 dwellings)

The Green

Spicer Cottage

Apple Tree Cottage (2 houses, formerly 1 dwelling)

The Red Cow Public House

Wooburn Working Men’s Club (remodelled and extended 1879)

22 Minions Cottage

23 Minions Cottage

The Queen & Albert (re-named Grays Inn)

25 Grove Cottage

30 & 31 (pair of cottages)

36 Clematis Cottage

40 Forge Cottage

The Red Lion Public House

Longacres, Windsor Hill

Town Lane/Wooburn Manor Park

Hedsor Road

Studio (SE of Manor House) former granary

Barn to SW of Manor House

Manor Farmhouse (Pavilion in garden to NW of Manor House)

Bridge over River Wye to rear of No.21 Wooburn Manor Park

Wooburn Moor

Clapton Revel (1700-1710 with later alterations)

Wooburn Town

Bridge Cottage

St Paul’s Church (Chapel and Chancel and tower added 1442.; Restorations 1868-69)

1-5 Town Lane, The Old School (Former school 1852, converted to 5 houses)

The Old Bell Public House

The Harrow (formerly a public house)

BOURNE END

Cores End Road

Cores End Road United Reformed Church (1804, enlarged re-seated 1881)

The Heart in Hand Public House (now a house)

Cores End House and Cores End Cottage (C. 1730 with rear wing of C.1800)

Harvest Hill

The Thatched Cottage

Heavenslea

Hawks Hill

Wells Cottage (formerly Fir Tree Cottage)

Hawks Hill House

Long Woodcocks and Waggoners Cottage (2 houses)

Hedsor Road

Rose Cottage and

Little Rose Cottage – 2 houses

Jefferies

The Barn and The Old School House (2 houses)

The Walnut Tree Public House

Hollands (Dated 1702 on brick plaque to centre)

Hedsor Road

Ferry Lane and Riversdale

The Randolphins, Upsteps, Old Bartons (2 houses and flat)

Toll House

Cookham Bridge (River bridge dated 1867 cast iron)

Wooburn Town (continued)

The Bakery Cottage

Mulbery House and The Old Vicarage (former vicarage, now 2 houses)

School House (refronted 1851)

Boscobel and Boscobel Barn (2 houses, the left wing formerly a barn)

Oak Cottage

Dell House, Wash Hill (1708, refurbished and extended)

Objective:

To ensure that all development, whether infill development or extensions, are 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

Buckinghamshire County Council (BCC) have published a document **Parking Guidance**⁷ which sets minimum standards for Parking in the County on their website:

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

The Government planning portal provides guidance on parking for residential developments in two tables...

- **Table 7 (Total number of parking spaces per dwelling** required for apartments and houses that have only communal parking provision) and...
- **Table 8 (Total number of parking spaces per dwelling** required for houses that have in-curtilage parking provision) on their website: (This Table is shown in the next page.)

https://www.planningni.gov.uk/index/policy/planning_statements_and_supplementary_planning_guidance/spg_other/parking.htm

The BCC guidance sets minimum parking requirements based on zones determined by size of population **but 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 section 6.3 the BCC 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”.**

The Government planning portal guidance for apartments and houses that have only communal parking provision is set out in their table 7 which shows, for example, a 1 bedroom apartment would require 1.25 spaces.

The Parish Council believes that the above guidance is inadequate given the BCC statement above and the ONS data in section 2.5 which shows that 49% of residents have two or more cars and that residents consistently complain about parking as an issue everywhere within the Parish.

- **The NPPF paragraph 105 refers to parking standards taking into account local car ownership levels.**

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 G** for photos of a few varied examples of parking issues.

6.1 Parking spaces in new Developments and converted business premises

POLICY WBE/PD6 - PARKING SPACES IN NEW DEVELOPMENTS OR CONVERTED BUSINESS PREMISES IN WOOBURN AND BOURNE END PARISH

The NDP establishes as a policy that must be met in all planning applications that all new developments of one bedroom, two bedroom or three bedroom apartments or terraced houses have a minimum of two car parking spaces per dwelling, one of which shall be assigned and adequate off street area for visitor parking - with one visitor space per 3 households. Developments with in-curtilage (see glossary) parking must comply with Table 8 of the Government’s Planning Portal guidance (see below) or this NDP policy whichever **minimum** requirement is higher.

Table 8	Dwelling size (bedrooms)	Total no. of parking spaces required per dwelling	Total no. of parking spaces required per dwelling	Total no. of parking spaces required per dwelling	Total no. of parking spaces required per dwelling
No. of in-curtilage spaces provided		1	2	3	4
Terrace houses	1 bed	1.75	2.25	-----	-----
Terrace houses	2 and 3 bed	2	2.25	-----	-----
Semi-detached houses	3 bed	2.25	2.5	3.25	4.25
Semi-detached houses	4 bed	2.25	2.75	3.5	4.25
Detached houses	3 bed	2.5	2.75	3.5	4.25
Detached houses	4 bed	2.75	3	3.75	4.5
Detached houses	5 bed	3	3.25	3.75	4.5

Worked Example for Table 8

A group of eighteen 3-bed Semi-detached houses, each with one in-curtilage parking space.

The total Requirement derived from Table 8 is for 40.5 spaces (18 x 2.25 spaces per dwelling) - rounded up to 41, and made up as follows:

In-curtilage spaces	(18 x 1.0 spaces)	18 spaces
Unassigned communal	(18 x 1.25 spaces)	22.5 spaces
Total requirement		40.5 spaces
	(rounded up)	41.00 spaces

Objective: Ensure all new developments have at least two car parking spaces per dwelling as even one bedroom apartments may have two people living in the apartment each with a car.

6.2 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.

6.3 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 WOUBURN 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.

6.4 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 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 access to electric charging points.

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 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 section 2.5., 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 section 2.5.)

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) as published in July 2018, 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 Policies 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

Planning applications must conform with the guidelines of the National Planning Policy Framework and must include a sequential test, and a flood risk assessment.

- While NPPF paragraphs 159 and 160 provide guidance on an exception test that is informed by a strategic or site specific flood risk assessment, **there will be a general presumption against development for any site in flood risk zone 2 or 3.** (see map in section 2.5.)

Objective: The aim of this policy is to ensure that development does not occur on sites in flood risk zones 2 or 3 (see map in section 2.5) and to avoid increasing flood risk or cause that risk to migrate elsewhere as a result of a development.

POLICY WBE/PD11 SUSTAINABLE DRAINAGE SYSTEMS

In the event that a planning application is approved in flood risk zone 2 or 3, the Developer must incorporate Sustainable Drainage Systems (SUDS) and demonstrate conformance with NPPF paragraph 163.

Objective: The aim of this policy is to ensure that all developments will have drainage systems that have sufficient capacity to cope with high rainfall and ground water levels; and that they will be maintained for the lifetime of the 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 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 Holland 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/PD12 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 **bio-diversity** 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.

- The word "biodiversity" 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.
 - The largest is Wooburn Park - see pictures on the next page.
- 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 8.5 below applies to our office, barn, sports pavilions and all land we manage and to all Parish Council employees, Parish Councillors and sub-contractors.

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

Wooburn Park

... is the Parish's largest green space and recreation area, with a pavillion, tennis courts and large parking area. It is heavily used by residents and visitors, plus youth sports training and village events.

The photo below shows the Park in use for an annual youth football tournament. Other events are even busier, with cricket also being played off-picture to the north side of the Park.



These 5 photos show just a few of the wild flowers which the Parish Council has sown in all of its Open Spaces as one of its actions to enhance the local environment and biodiversity.

The Park, has five wildflower areas with many more in the other green spaces and verges in Cores End and Bourne End.



The provider of the wildflower photos is one of the Council's three enthusiastic Groundsmen responsible for planting them, Shane Read.

The photo above them, of the Wooburn Park, is provided by Phil Laybourne.

8.2 Minimising the Parish Council's impact

We recognise that the Parish Council's activities impact the environment and we are committed to minimising these impacts. Those impacts are primarily greenhouse gas emission, resources use and the generation of waste, related to:

- Energy used by street lighting and in our offices, barn and sports pavilions
- Waste generated from our activities, including from litter bins, dog-waste bins as well as fly-tipping on Parish Council land
- Fuel used by Parish Council vehicles and by officers and employees on Parish Council business
- Water, including that used by parishioners at the allotments, cemetery and sports pavilions
- Raw materials, such as timber and office consumables
- Use of weedkillers.

The Parish Council maintains a register of all risks including Environment risks and actions to mitigate these risks. The Parish Council's risk register can be accessed by clicking on the web link below:

<https://www.wooburnparish.gov.uk/insurance/>

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.

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.

POLICY WBE/E1 AIR QUALITY

The Parish Council will take advice from experts on how best to monitor Air Quality in the Parish and implement a plan to monitor Air Quality over a period to be determined following advice. 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.



Air Quality is already a concern at a variety of locations in the Parish.

8.4 Habitats of principal importance in Wooburn and Bourne End Parish

The following habitats are of principal importance for their biodiversity. Except for the **River Wye (a rare chalk stream)** and the River Thames, the list below is also included in **designated green spaces** in section 9.2. **Note: The Parish's 4 Ancient Woodlands are also shown in the map below.**

<p>A. Farm Wood Ancient Woodland</p> <p>B. Mill Wood Ancient Woodland</p> <p>C. The River Wye</p> <p>D. The River Thames</p> <p>E. Watery Lane Pond,</p> <p>F. The Warren and Wooburn Park</p> <p>G. Sappers Field</p> <p>H. Slate Meadow</p> <p>I. Pegg's Allotments</p> <p>J. Town Lane Allotments</p> <p>K. Old Cemetery, Wooburn Town (closed)</p> <p>L. Parish Cemetery, Wooburn Town</p>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">See definition of Ancient Woodland below.</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">See Chalk Streams below.</div>	
--	---	--

The Warren Nature Reserve is the only specifically identified area of nature conservation importance within the Parish. The rivers, the old railway line, **the cemeteries, the allotments and all the open spaces are key habitat networks.** In addition, developed land in the Glory Mill site and along the River Wye corridor are important habitats.

Previously developed land with biodiversity value - Glory Mill site, River Wye corridor.

- The **Development brief** for **Slate Meadow** identifies **species of principal importance** and **proposals to manage and enhance the biodiversity of the site.**

Chalk Streams

Our chalk streams are unique – there are **only about 200 chalk streams in the world**, and most of them are in the southern half of England, which makes the Wye all the more special. The *State of England's Chalk Streams* report can be found at... <https://www.wwf.org.uk/where-we-work/places/uk-rivers-and-chalk-streams>

- The Wye has the benefit of the **Revive the Wye Project**... see.. <https://revivethewye.org.uk/about-us-2/>

Ancient woodland

English Nature (now part of Natural England) defines ancient woodland as: "An area that has been wooded continuously since at least 1600 AD⁸. Ancient woodland is divided into ancient semi natural woodland and plantations on ancient woodland sites. Both types of stand are classed as ancient woods."

- Although a wood may have been cut, felled or coppiced since 1600, as long as the area has re-grown or been replanted shortly afterwards then it remains ancient. Ancient woodland therefore does not necessarily contain old trees.

Wycombe District Council published "the Chilterns Ancient Woodland Survey for the whole of Wycombe District in the County of Buckinghamshire" which can be downloaded from weblink:

https://www.chilternsaonb.org/uploads/files/AboutTheChilterns/Woodlands/ANCIENT_WOODLAND_2012_APPENDIX_wycombe.pdf

This document lists ancient woodlands in the Chilterns and shows that our Parish has ancient woodland at **Farm Wood, Mill Wood, the Swilley and Wash Hill Wood.** (See map above). There is also ancient woodland bordering our Parish off Hedsor Hill: Woolman's Wood.

The Chilterns Area of Natural Beauty web site has a page for ancient and special trees in Wooburn and Bourne End... see...

https://www.chilternsaonb.org/about-chilterns/woodlands/special-trees-woods.html#id_574

Once in the webpage enter Bourne end or Wooburn Green in the search box.

⁸ (Footnotes) The date, 1600 AD, was chosen by Peterken, because it reflected the point at which detailed maps started to become more common. Other dates could be argued for but 1600 has been adopted for policy and practical purposes in England.

Please see Appendix E - "Ancient and special trees in the Parish of Wooburn and Bourne End". This is a Web link in the Parish webpage to a document which includes an extract of the pages from the *Chilterns Area of Natural Beauty* web site that identifies special trees in our Parish. These can be found in Wooburn Park and in private gardens abutting the Park which are thought to have been part of planting scheme undertaken 300 years ago by Thomas Marquis of Wharton, who was then the Lord of Wooburn Manor.

- The story goes that he set out to plant all the trees mentioned in the Bible.

8.5 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/E2

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.

9.0 Community amenities and facilities

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. The policies below WBE/A1 to WBE/A4 make clear the amenities and facilities that are important to well being of our residents that we wish to ensure are protected in the future.

9.1 Safeguarding community facilities

POLICY WBE/A1 - SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES

The community facilities listed in the following table must be protected for the future of the Parish:

Wooburn Green and Bourne End Parish - Community facilities

Bourne End Day Care Centre, Wakeman Road, Bourne End

Bourne End Community Centre, Wakeman Road, Bourne End

Bourne End Library, Wakeman Road, Bourne End

Bourne End Scout Headquarters, Furlong Road, Bourne End

Community Church Hall, The Green, Wooburn Green

St Dunstan's Church Hall, Wakeman Road, Bourne End

St Mark's Church Hall, Station Road, Bourne End

St Mary's Church Hall, Glory Mill Lane, Wooburn Green

St Paul's Church Hall, Town Lane, Wooburn Town

Sports Pavilion, Wooburn Park

The Tennis Club, Wooburn Park

The Warren, Wooburn Park, Wooburn Green

United Reform Church Hall, Cores End Road, Bourne End

A Grade II Listed Building

Wooburn Club, The Green, Wooburn Green

A Grade II Listed Building

Bourne End Public Houses:

The Chequers

The Garibaldi

Walnut Tree

A Grade II Listed Building

Appendix F
shows the
7 Pubs and
Wooburn Club
with their
locations

Wooburn Town Public Houses:

The Old Bell

A Grade II Listed Building

Wooburn Green Public Houses:

Queen and Albert (now Grays Inn)

A Grade II Listed Building

The Red Lion

A Grade II Listed Building

Appendix D
shows details
of all Listed
Buildings

Wooburn Moor Public Houses:

The Falcon

A Grade II Listed Building

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. Wooburn and Bourne End parish has the following 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 following areas owned, leased or cultivated by the Parish are designated as Local Green Spaces:

- A. Pegg's Allotment's, New Road, Bourne End
- B. Town Lane Allotment's, Brookfield Road, Bourne End
- C. Blind Lane Recreation ground , Blind Lane, Bourne End **
- D. Cherwell Green, Bourne End
- E. Bourne End Recreation ground, Recreation Road, Bourne End **
- F. Wooburn Park ** and The Warren, Wooburn Green
- G. Penny's Corner, Bourne End
- H. Dinnie's Riverside, Marina, Bourne End
- I. Old cemetery, Wooburn Town
- J. Parish cemetery, Wooburn Town
- K. Sapper's field, Harvest Hill, Bourne End
- L. Holtspur Avenue open space, Wooburn Green
- M. Watery Lane open space (Pond and play area), Wooburn Green
- N. Slate Meadow Village Green, Bourne End and Wooburn Town
- O. The Green, Wooburn Green
- P. Farm Wood, Broad Lane, Wooburn Green
- Q. Grassy Lane, Harvest Hill
- R. Open space on Harvest Hill under cultivation from local residents association
- S. Wood in Fieldhead Gardens and footpath

**

*These green spaces are Registered with **Fields in Trust...** a Charity which champions and supports our parks and green spaces by protecting them for people to enjoy in perpetuity. **Because once green spaces are lost, they are lost forever.** See... <http://www.fieldsintrust.org/>*

Proposals for development on these Local Green Spaces will not be permitted under any circumstances

Other green infrastructure that we wish to protect in the Parish, such as [but not limited to]:

- i) Verges at various points on Blind Lane, Bourne End
- ii) Verge on New Road, Bourne End
- iii) Cultivated circle at junction of Wharf Lane and Oakfield Road
- iv) Triangle on junction of Hedsor Road and Ferry Lane
- v) Verge on corner of The Parade and Wharf Lane at Southbourne Drive
- vi) Verge on corner of Furlong Road and Cores End Road
- vii) Verge on Furlong Road known as Egham's Green
- viii) Verge on corner of Cores End Road and Brookbank
- ix) Verge parallel to River Wye on Brookbank
- x) Verge parallel to River Wye after Stratford Drive bridge on Town Lane
- xi) Verge parallel to River Wye adjoining Wooburn Park opposite Spadeoak
- xii) Green spaces on Boundary Road at Meare Estate, Wye Road, Boundary Place/Clapton Approach
- xiii) Land adjoining Meadow Road, Wooburn Mead and Wooburn Green Primary School

Additionally, currently privately owned but specified for protection in the Wycombe Local Plan...

- xiv) "The Orchard" - Hawks Hill ... see page 269 of the WLP via the link below...

<https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Reg-19-Publication-Local-Plan/Wycombe-District-Local-Plan-Publication-Version.pdf>

These green infrastructure spaces above should be protected from development, although where parking is taking place on verges, the Parish Council may review projects to create designated parking spaces within the verge concerned and prevent parking on the verge.

Ancient lanes, bridleways and footpaths that we wish to protect

- Branch Lane, Harvest Hill and Widmoor
- Grassy Lane (between Harvest Hill and Hawks Hill)
- Farm Wood to Mill Wood
- Through Mill Wood
- Footpath parallel to railway linking Station car park to Thames path
- Footpath from Fieldhead Gardens to footpath linked Thames path and Station car park
- Footpath along the former High Wycombe railway line
- Falcon's Croft bridleway.

9.3 Safeguarding green spaces

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. Hence 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: safeguard our green spaces and infrastructure

10.0 Site and Area specific policies

The Wycombe Local plan has set out Site and Area specific policies for Slate Meadow and Hollands Farm under policy BE1 for Slate Meadow and BE2 for Hollands Farm.

Whatever our feelings about the development of Slate Meadow or Hollands Farm, the NDP must assume that the Wycombe Local Plan will be adopted.

- **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 Parish supports the policy BE2 established in the Wycombe Local Plan for the Hollands Farm development and in addition wishes to implement the following additional 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

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

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/PD9 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 Lay-bys on new link road through Hollands Farm site

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

POLICY WBE/HF6 BUS LAY-BYS ON NEW LINK ROAD

The Hollands Farm Development Brief must incorporate a condition that the Developer consults with the Bus Company to agree the location of bus stops in the Development and to construct a Bus Lay-by for each Bus stop on each side of the road to ensure traffic flow is unimpeded through the Development.

Objective: ensure 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 state:

- 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. The Neighbourhood Development Plan proposes the how through the enactment of policies HF3 and HF6 and 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/HF3 - 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 C16 which has been removed from the Local Plan 2013 to 2033. Although the current Local Plan will modify the Policy DM32 to reflect the needs of semi rural areas this is insufficient protection for the Hawks Hill/Harvest Hill area. An extract of the original justification and Policy C16 is given below which this Neighbourhood Development Plan has incorporated as 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 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 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 WOOBURN 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 by cycle rather than by motor vehicle we wish to ensure a cycle path to 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 2019. This will mean that the CIL rates will be as follows for CIL liable planning applications determined after 1 April 2019:

- Residential Zone A and small retail - £180.80 per square metre
- Residential Zone B - £216.96 per square metre
- Large retail - £289.29 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 2019, the rate will be £216.96 per square metre.

- As an example, the floor space of a 3-4 bedroom property is 100 sq m which would generate CIL funds to Wycombe District Council of £21,696 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, **40% 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 CIL projects that Parish council believe would enhance the community

The projects listed on the next page are big infrastructure projects that the Parish believes will make a real difference to Residents and Business rate payers alike by improving residents access to local amenities such as the Station and shops in both Bourne End and Wooburn Green.

- In addition these projects would also improve pedestrian safety, and potentially reduce HGV traffic.

Each Project listed below requires consultation with stakeholders, a study of the options, a costing of each option and identification as to how it should be funded.

- Some projects will require matching CIL funds, others may require the Parish Council to fully fund the project to make it happen.

There are many other potential projects that arise from this draft Neighbourhood Development Plan, such as cycle paths, which will be stimulated by the Wycombe Local plan and will also be raised by the Parish Council with the Local Area Forum.

11.3 List of Potential Projects

The following table lists the projects that the Council advised as priorities to the Local Area Forum and to Bucks County Council Infrastructure department.

- There is one addition that has not previously been advised to either of the above organizations: a **box junction at Blind Lane and Marlow Road**.

Project	Comments
Progress creation of a bus layby outside the Station on Station Road Bourne End accessing potential Network Rail funds	This would make a noticeable difference to traffic flow; a feasibility study has already been completed. In addition Network Rail have funds available for such projects which the Parish Council have applied for
Review of Wooburn Green traffic flow, ahead of planned resurfacing to consider increasing parking around The Green, the siting of the pedestrian crossings and overall safety of pedestrians and motorists around The Green including entry from Whitepit Lane	There is planned re-surfacing of Wooburn Green road system in 2019/2020 and it would appropriate the traffic system in advance of re-surfacing works
Add Zeebrites to pedestrian crossings at Wooburn Park and at Town Lane	This would improve the visibility of these pedestrian crossings making them safer for pedestrians and road users
Share cost of a Community Enforcement Officer with other LAF Councils	Lack of enforcement has been a recurring theme in the Community Led Plans and in the NDP consultation process
Improve junction at Blind Lane	suggestion that if the junction cannot be redesigned that a hatch area/box junction is implemented to prevent the junction being blocked. This would allow vehicles to cross and would help traffic flow
Convert the verge at the head of Furlong Road at Eghams Green to car parking and the adjacent verge area.	This will require discussion with TfB and Highways Development and may require the Parish Council to fund a feasibility study
Review traffic flow along Furlong Road , which is impeded by cars parking on either side of the road	This will require discussion with TfB and Highways Development and may require the Parish Council to fund a feasibility study. A potential option may be to make Furlong Road one way for through traffic but allow two way inside a zone for residents
Cores End Road leading to the bridge. Conduct feasibility study to identify options that would make road safer (wider as HGV's cross the median on the bends forcing cars onto pavement) such as redesign of the bends and widening Cores End bridge by moving footpath by creating a new structure "clipped on" to the side of the bridge.	This will require discussion with TfB and Highways Development and may require the Parish Council to fund a feasibility study
The junction Wooburn Manor Park/ Town Lane dangerous for pedestrians and cars - to review access and creation of a pedestrian crossing.	This will require discussion with TfB and Highways Development and may require the Parish Council to fund a feasibility study
Parking in Hedsor Road (from where Station Road becomes Hedsor Road). Issues :	Review whether the 3 cars could be moved onto the large pavement area into designated spaces
a. opposite Claytons Meadow there is a large pavement bordering Hedsor Road. At the moment 3 cars park partially on the pavement and also 6 or more cars park on the other side of the road obstructing the traffic flow	Review extending the double yellow lines further onto Hedsor Road to stop cars parking right up to the junction; then mark out spaces on the pavement and road that would ensure cars park in such a way as to not obstruct pedestrians with push chairs and also to ensure the visibility for the houses with driveways and the exit from Claytons Meadow is improved.
b. on the Claytons Meadow side - cars are reducing visibility for road users exiting Claytons Meadow and Furlong Road	Mark out designated parking on pavement outside Walnut Tree and in key places on opposite side where visibility for those exiting driveways is not impaired - then put in place either double yellow lines along the rest of the road
c. Hedsor Road - parking on road outside the Walnut Tree Pub	
Parking on grass verges on Boundary Road on Meare Estate and Clapton Estate	Review with local community the creation of designated parking spaces by excavating part of the verge, laying grasscrete paving and bound grass verges with low edges
Junction Blind Lane/Marlow Road - traffic backs up Blind Lane during peak times	Review with Highways Department/TfB feasibility of implementing a box junction to ensure that cars turning right from Blind Lane are not blocked by traffic into Bourne End

11.4 Prioritising CIL Projects

As part of the ongoing consultation process, the Parish Council intend to survey Parish residents and business rate payers by a “survey monkey” on community priorities to rank the projects in order of importance to the Community of residents and Business rate payers.

This will inform the prioritisation of the above list. Some projects may be re-prioritised to fit with the period in which funds are expected to be received, as funds are only generated once the Developments have occurred.

12. Acknowledgements

In developing this draft of the Neighbourhood Development Plan 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 & Wraysbury** 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 25 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 on page 33 are by Shane Read, one of the Council’s Groundsmen who are 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.

* * * * *

13. Appendices and Web links

Appendix	Subject
A	Government guidance on Neighbourhood Planning and Referendum https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-a
B	Comparison of Community Led Plans actions and recommendations https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-b
C	Community Engagement Plan https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-c
D	Listed Buildings (currently incorporated in the Policy) and WDC Web link https://www.wooburnparish.gov.uk/assets/documents/wbepc-ndp-appx-d
E	Ancient and special trees in the Parish of Wooburn and Bourne End https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-e
F	Pubs and Clubs in the Parish of Wooburn and Bourne End https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-f
G	Parish Parking issues https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-g
H	List of Policies https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-h
I	NDP Working Party Terms of reference and budget https://www.wooburnparish.gov.uk/assets/documents/ndp-appendix-i

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 page 14 of this draft NDP) https://flood-map-for-planning.service.gov.uk/confirm-location?easting=491180&northing=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 section 2.5.7.) https://www.wycombe.gov.uk/pages/Planning-and-building-control/Conservation-areas-and-listed-buildings/Conservation-areas.aspx

14. 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.)

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 submitting 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	"FOOV" ... see http://wooburnresidents.org/images/CMS_images/Wooburn_Full_CLP.pdf
Independent Examiner	Checks legal validity of draft NDPs... see section 2.4.2. and... https://www.gov.uk/guidance/neighbourhood-planning--2#the-independent-examination
KBEG	Keep Bourne End Green... a Charity ... for details see... http://www.keepbourneendgreen.org/
NLP	New Local Plan - another name for the WLP, 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

Glossary (continued)

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 WLP (currently "in review" after the Inspector's report) 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 NDP section 2.4.3. and Section 4 - page 35 onwards - of the 2017 Draft WLP at... 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	<i>"We're the charity that's making it easier for people to walk and cycle"</i> It organised the path from Bourne End Station to the Thames... see... https://www.sustrans.org.uk/
TfB	Transport for Buckinghamshire ... for details of its coverage see... https://www.buckscc.gov.uk/services/transport-and-roads/policies/what-tfb-maintains/
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://redkitehousing.org.uk/all-about-us/our-developments/windrush-house
WLP	Wycombe District Council's Local Plan . Note this is currently "in review" after the Independent Inspector's report... see second URL. https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Reg-19-Publication-Local-Plan/Wycombe-District-Local-Plan-Publication-Version.pdf https://www.wycombe.gov.uk/pages/Planning-and-building-control/New-local-plan/New-local-plan-examination.aspx
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/