



Wooburn & Bourne End Parish Council
Important information about your
Neighbourhood Development Plan (NDP)

This presentation will give.....

An overview of the consultation process

Explain the purpose of the Neighbourhood Development Plan

Provide an overview what it contains

Explain how you can give feedback

Explain what happens next

Overview of Local Consultation process

It is part of the process for the NDP to be “made into law”.

- a. This 5th Draft NDP has been prepared by the Parish Council in consultation with residents and local businesses.
- b. Before being submitted to Bucks. Council, we are required by law to undergo a local consultation of residents to enable residents to provide comments or confirm their support for the NDP.
- c. The Consultation Survey is the means by which residents can register their agreements and/or comments - which can lead to amendment of the NDP where relevant and within the National Regulations covering NDP content.
- d. This open consultation meeting is an important part of the presentation process and all of those attending are requested to complete the Survey before 31st January 2022.



Purpose of the Neighbourhood Development Plan

The **NDP** has been written against the background that the **Wycombe District Local Plan (WDLP)** was adopted into law in August 2019 and that the NDP cannot change the WDLP's strategic policies, such as their policies for Hollands Farm and Slate Meadow.

Its purpose is to address local development issues by setting Policies in support of the WDLP, which is scheduled to apply until 2033, or the Buckinghamshire Council's new Local Plan expected in 2024/25, and to make progress towards **our vision for the Parish**.

In the case of Wooburn & Bourne End Parish ("the Neighbourhood Area"), the major developments have already been directed by the WDLP, with **Development Briefs adopted for Slate Meadow (150 homes) and Hollands Farm (467 homes)**. However, there will continue to be other developments through infill and backland development, and permitted development, such as conversion of offices to residential.

The Neighbourhood Area's road infrastructure is fixed, and its constraints make major improvements difficult and unlikely. Amongst many objectives, Wooburn & Bourne End Parish Council intend to promote a comprehensive transport assessment to review road safety, parking and traffic flow in the Neighbourhood Area, to identify what mitigations are possible.

The key issues and challenges facing your Parish - 1

- Increasing and cumulative pressures on infrastructure with **800 new houses scheduled - a 20% increase**
- High and increasing car ownership, combined with a...
- Lack of adequate residential and commercial parking space
- Already road system congestion points at
 - Cookham Bridge (A4094)
 - Blind Lane (A4155)
 - Cores End (A4094)
 - Furlong Road (A4094)
 - Well End (A4155)
- Flood risk and surface water drainage



The key issues and challenges facing your Parish - 2

- Persistent infill and backland development, intensifying housing density
- Development pressures threatening the Look and Character of our villages
- How to prevent further coalescence of the distinct settlements of
 Wooburn Green,
 Wooburn Town,
 Bourne End
- Providing sufficient recreation and green space for a growing population
- Lack of Affordable Housing
- Inadequate GP facilities
- Providing highly skilled employment opportunities.
- Maintaining vibrant village centres and shops
- Mitigating the effects of Climate Change.

Overview of what's in the Neighbourhood Development Plan (NDP)

The key sections are:

- **Introduction and purpose**
- **Local context – history and the Parish today**
- **Vision and Objections**
- **Planning context – Wycombe Local Plan/National Planning Policy**
- **Explanation of NDP Policies and objectives**
- **Monitoring and delivery of objectives (and effectiveness of Policies)**

Our Vision for the Wooburn & Bourne End Parish - 1

Our Vision is that in 2033 the following will have been achieved:

- **Wooburn & Bourne End Parish** continues to have the **distinct settlements** of **Wooburn Green, Wooburn Town, Bourne End** and the **Berghers Hill** and **Hedsor Road & Riversdale** conservation areas, 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 created 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.

Our Vision for the Wooburn & Bourne End Parish - 2

- The Parish 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, air quality and parking.
- The Parish has taken opportunities to acquire new recreational and Green Space which are widely used by our residents.
- Drainage and surface water issues have been improved by Developers and, where necessary, by contribution from Buckinghamshire Council and our Parish Community Infrastructure Levy funds.
- The Parish has continued to implement Policies which contribute strongly to slowing Climate Change and improving Air Quality.

NDP Policies to help us to achieve our Vision are shown in the following panels.

NDP Policies – Housing, Character and Heritage

POLICY WBE/PD1 - HERITAGE ASSETS

There will be a strong presumption against the loss of buildings in conservation areas and also against inappropriate extensions or revisions.

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

Proposals within the setting of heritage assets must demonstrate Conformity with the Development Control Advice for each conservation area.

Objective:

To ensure that all developments, whether new or 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.

NDP Policies – Housing, Character and Heritage

POLICY WBE/PD2 – RESIDENTIAL INFILL AND QUALITY DESIGN

New developments whether for single or multiple dwellings must demonstrate the following considerations:

- Density - proposals that would lead to over-development of a site, or the appearance of cramming, will be resisted. It should be demonstrated that the number of units in any new development is of a similar density to properties in the surrounding area.
- Building line - where the character assessments identify that the prevailing depth of existing dwellings is a feature of the area, then any new development should follow that building line. Similarly, where the street scene is defined by the building line of a row of properties such as terrace or other avenue of houses then any new development should follow that building line.
- Visual separation - new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced, the new development should normally adjoin the adjacent property or properties.
- 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.
- Building materials should be in keeping with the character of the area.
- Flood Risk - there should be a general presumption against development in flood risk zones 2 and 3. Where Development is proposed the Developer must demonstrate how the development conforms with the NPPF and Local Plan Policy DM39.

Objectives:

To ensure that infill, conversion and backland development respects and reflects the character of the area, being similar in footprint, separation, scale, bulk and height to the buildings in the surrounding area and neighbouring properties in particular, as well as the existing street scene; ensuring that safe and attractive residential layouts with green amenities are promoted **and development is directed away from flood risk zones 2 and 3.**

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

NDP Policies – Housing, Character and Heritage

POLICY WBE/PD3 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 sufficient parking and adequate ingress and egress for the site its staff, customers, and deliveries.

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; ideally, layouts for large sites should incorporate a one-way ingress/egress system and drop off zones.

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.

NDP Policies – Housing, Character and Heritage

POLICY WBE/PD4 - PARKING STANDARDS FOR ALL PLANNING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES [Extract]

1. Number of car parking spaces

The Buckinghamshire Council (BC) Parking Guidance set out in Table 6 Residential car parking standards establishes Wooburn and Bourne End Parish (the Neighbourhood Area) in Zone B. Table 6 (for up to 10 dwellings) for Zone B properties shall apply regardless of the size of development (that is no matter whether a development has more or less than 10 homes).

2. Residential car parking design shall be in accordance with the BCC Parking Guidance. Currently paragraph 7.3.1.

3. 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 increased on-street parking. 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 that there is no increase of on-street parking.

4. Planning applications for dropped kerbs must demonstrate that there is no net loss of off-street and on-street parking, so that each lost 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.

Parking Policy Objectives: To ensure that planning applications consider the impact of car ownership, to ensure that any changes to existing properties limit the loss of on-street parking and that new developments plan for adequate on-street and in-curtilage parking to reflect the high level of car ownership in the Parish/Neighbourhood area.

NDP Policies – Housing, Character and Heritage

POLICY WBE/PD5 TRANSPORT ASSESSMENT

Wooburn & Bourne End Parish Council (WBEPC) has submitted an application for Buckinghamshire Council's Highways Department to conduct a transport assessment to identify all options, to ensure that all opportunities to improve both safe access to the Hollands Farm site and road safety issues on the road system around the site are addressed as part of an integrated plan for the opportunity the new Hollands Farm Link Road presents. WBEPC will engage with Buckinghamshire Council to establish a long-term plan for road improvements in accordance with recommendations from the Transport Assessment.

Objective: ensure all options are properly considered so that the opportunities the Link Road presents to improve road safety and congestion are addressed in an integrated plan **as intended in NPPF paragraphs 104 and 113.**

NDP Policies – Environmental and Biodiversity

POLICY WBE/E1 ENVIRONMENTAL AND BIODIVERSITY POLICY FOR WOOBURN AND BOURNE END PARISH

Wooburn and Bourne End Parish Council is 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.

NDP Policies – Environment & Community

POLICY WBE/A1 - SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES

There is a general presumption that the Buckinghamshire Council's Planning Department will not allow the facilities listed below to be granted a change of use. Should Buckinghamshire Council be minded to approve a change of use, and Wooburn and Bourne End Parish Council objects to the proposed change of use, then this Policy requires that the applicant provides evidence that they have made serious efforts to either continue operations in accordance with the existing class of use or to find new tenants willing to do so.

Community Facilities

- CF1 Bourne End Day Care Centre, Wakeman Road
- CF2 Bourne End Community Centre, Wakeman Road
- CF3 Bourne End Library, Wakeman Road
- CF4 Bourne End Scout Headquarters, Furlong Road
- CF5 Community Church Hall, The Green, Wooburn Green
- CF6 St Dunstan's Church Hall, Wakeman Road, Bourne End
- CF7 St Mark's Church Hall, Station Road, Bourne End
- CF8 St Mary's Church Hall, Glory Mill Lane, Wooburn Green
- CF9 St Paul's Church Hall, Town Lane, Wooburn Town
- CF10 Sports Pavilion, Wooburn Park - owned by the Parish
- CF11 Tennis Club, Wooburn Park – land leased from Parish
- CF12 The Warren, Wooburn Park – owned by the Parish
- CF13 United Reform Church Hall, Cores End Rd, Bourne End
- CF14 Wooburn Club, The Green, Wooburn Green
- CF15 Wooburn 1st Scouts Headquarters
- CF16 Bourne End Junior Sports Club Ltd., New Road

Pubs and Clubs

- The Chequers, Kiln Lane Wooburn
- The Garibaldi, Hedsor Rd, Bourne End
- Walnut Tree, A4094 Hedsor Rd., Bourne End (Grade II listed)
- The Old Bell, A4094 Town Lane, Wooburn (Grade II listed)
- Grays Inn (formerly Queen & Albert), The Green, Wooburn
- The Red Lion, A4094, Wooburn Green (Grade II listed)
- Wooburn Club, The Green, Wooburn Green
- The Falcon, Watery Lane, Wooburn

Objective: Safeguard our Community Facilities, Pubs and Clubs.

NDP Policies – Environment & Community

POLICY WBE/A2

MAINTAIN SEPARATION BETWEEN SETTLEMENTS IN WOOBURN AND BOURNE END PARISH

To maintain the separation between distinctive settlements, no development will be allowed in the Green Infrastructure defined below:

1. **Wooburn Green separation from Berghers Hill**
2. **Wooburn Green separation from Wooburn Town**
3. **Wooburn Town separation from Cores End**
4. **Bourne End separation from Upper Bourne End (Hawks Hill, Harvest Hill)**
5. **Bourne End separation from Riversdale & Hedsor Road**

Objective:

Prevent further coalescence of the settlements of Berghers Hill, Wooburn Green, Wooburn Town, Cores End, Bourne End, Upper Bourne End and Riversdale & Hedsor Road.

POLICY WBE/A3 – LOCAL GREEN SPACES DESIGNATED IN THIS NEIGHBOURHOOD DEVELOPMENT PLAN

This Policy covers the Local Green Spaces Nos. 1 to 19 listed below which are designated with the protections this affords under National Planning Policy Framework, in accordance with the Wooburn and Bourne End Parish Council Audit and Assessment (attached as Appendices 4 and 5).

- 1 Green areas - Watery Lane north of M40**
- 2 Verges Watery Lane - Boundary Rd to Moorside**
- 3 Wooburn Park - Verge alongside A4094**
- 4 Green areas - Stratford Drive & Du Pre Walk**
- 5 Village Green 112 Slate Meadow**
- 6 Verge Junction of Widmoor & Harvest Hill**
- 7 Branch Lane “Ancient Bridleway”**
- 8 Harvest Hill Open Space - residents maintain**
- 9 Green area at the junction of Hawks Hill and Grassy Lane**
- 10 Green area Millboard Road**
- 11 Green area Millboard Road & Bridgestone Drive**
- 12 Verges on New Road - Cores End to Academy**
- 13 Green Triangle Cores End Rd/Old Railway Line**
- 14 Verges Cores End Road - Furlong Road to Station Road**
- 15 Verge corner Parade, Wharf Lane at Southbourne Dr**
- 16 Footpath parallel to railway - Station to Thames**
- 17 Verges Marlow Road - Blind Lane to Parish boundary**
- 18 Dinnie’s Riverside Marina**
- 19 Town Fields**

Note the Wycombe District Local Plan has already designated 43 Local Green Spaces in the Neighbourhood Area eg Woodliand in Field House Gardens and this has so far prevented its development

Objective: protect Local Green Spaces that are important to our residents

NDP Policies – Site and Area Specific

Policy WBE/HF1 - DEVELOPMENT BRIEF FOR HOLLANDS FARM

The Hollands Farm Development Brief has the weight of a Supplementary Planning Document (paragraph 1.1.4 of the Development Brief). Wooburn and Bourne End Parish Council expects planning applications relating to this development will adhere to the objectives, spirit and intent of the Development Brief for Hollands Farm. In particular (although not limited to) adherence to the sections of the development framework covering:

- urban design,
- access and movement,
- green and blue infrastructure, and
- flood risk.

These aspirations should be considered as conditional such that any planning applications which fail to meet these aspirations should be rejected. WBEPC will raise any concerns directly with the Case Officer determining any future planning applications for the Hollands Farm site.

Objective:

To ensure that any planning application which does not adhere to the adopted Development Brief is rejected by the Planning Authority.

NDP Policies – Site and Area Specific

POLICY WBE/HF2 NEW LINK ROAD WIDTH AND BUS SERVICE

To ensure the free flow of traffic along the length of the Link Road the planning application must address all safety issues identified in the transport assessment and Highways Department to ensure:

1. That the road width is sufficient along the length of the Link Road and at both ends at Cores End/Princes Road and at the entrance/exit at Hedsor Road so that two buses or HGVs are able to pass each other on either side of the road in either direction all the way along the link road and at the access points of Princes Road and Hedsor Road.
2. A bus lay-by is incorporated for each bus stop on each side of the road to ensure traffic flow is unimpeded through the Development.

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

NDP Policies – Site and Area Specific

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

Policy for Hawks Hill and Harvest Hill

- 1) development in the Hawks Hill/Harvest Hill area will not be permitted where it would:
 - a) introduce an urban character to the area through its design, density, layout or location,
 - b) necessitate highway improvements or other changes that would damage or destroy features such as but not limited to trees, hedgerows or banks 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 Hawks Hill/Harvest Hill area.

POLICY WBE/SM1

IMPLEMENTATION OF SLATE MEADOW DEVELOPMENT BRIEF

This Policy requires that the Slate Meadow Development Brief is given the weight of a Supplementary Planning Document (in line with the Hollands Farm Development Brief). Wooburn and Bourne End Parish Council (WBEPC) expects planning applications relating to this development will adhere to the objectives, spirit and intent of the Development Brief for Slate Meadow. In particular (although not limited to) adherence to the sections of the development framework covering:

In particular (although not limited to), Buckinghamshire Council must ensure that the detailed planning application adheres to the details contained within Sections 4.2 Development Framework, 4.3 Green Infrastructure and 4.5 Scale: Height and Density is vital. These aspirations should be considered as conditional such that any planning applications which fail to meet these aspirations must be rejected. WBEPC will raise any concerns directly with the Case Officer determining any future planning applications for the Hollands Farm site.

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

NDP Policies – Site and Area Specific

POLICY WBE/SM2 - SLATE MEADOW SITE ENTRANCE

The Developer must work with appropriate stakeholders (the School, Highways Authority, Wooburn and Bourne End Parish Council on behalf of local residents) to identify and implement mitigations that address the safety issues related to the Slate Meadow site access.

Explanation and objective:

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

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

Wooburn and Bourne End Parish Council will submit an application to the Community Board to request The Highways Authority to conduct a feasibility study to review potential pedestrian and road vehicle safety risks relating to access to and from the Slate Meadow site during the development phase, and after (when it becomes residential) and to consider the installation of: intelligent traffic lights for the Stratford Drive/Brookbank junction and pedestrian crossing; and a box junction to mitigate the impact from the site development traffic and future residential traffic.

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

WBE/OBJ/1 Proactive Engagement of Buckinghamshire Council in Local Plan update

The Parish Council will actively engage Buckinghamshire Council during the process of developing their new Local Plan. In particular, on:

- i) any future green belt or Local Green Space review to resist further removal of greenbelt land in the Neighbourhood Area or loss of Local Green Space.
- ii) how the strategic context of climate change should be reflected in the NDP update.

This will be monitored as set out in **Section 18.** and **Appendix E.**

Objective: prevent further removal of green belt or loss of Green Space during the next Local Plan update and ensure that the NDP reflects the context of Climate Change

WBE/OBJ/2 Monitoring Planning Applications in Flood Zones 2 & 3

The Parish Council shall monitor planning applications for conformance with Local Plan Policies and NDP Policies. In addition, the Parish Council is concerned about permitted development, developments that are in flood risk zones 2 and 3 and non-residential change of use.

The Parish Council will challenge any developments or change of use of the facilities Table 12.1 and 12.2 that are not in compliance with the NPPF and/or the relevant Local Plan Policy and will, when appropriate, use its powers to request a planning application to be called in by Buckinghamshire's Planning Committee for review.

This intention and objective will be incorporated in the Delivery & Monitoring table (see **Appendix E**).

Objective: challenge planning applications to ensure compliance with NPPF, relevant Local Plan Policy or NDP.

18.7.5. The Parish Council has taken advice from experts on how best to monitor Air Quality in the Parish and has implemented a plan to monitor Air Quality. Hence the statement of intent below.

WBE/OBJ/3 Monitoring Air Quality

The Parish Council will review the data to identify actions that are required to stabilise or improve air quality in the Parish and engage with the relevant authorities to develop appropriate action plans.

Objective: to understand:

- a) what Air Quality measurements are relevant;
- b) where Air Quality monitors should be located;
- c) implications of air quality data analysis;
- d) options available to mitigate air quality issues and develop a long-term plan to address Air Quality in the Parish.

WBE/OBJ/4 Protect and enhance Green Spaces in the Neighbourhood Area

The Parish Council will explore legal and other remedies to protect such Green Spaces wherever it believes these to be threatened and, subject to formal Parish Council approval, pursue the acquisition of new green recreation/amenity Green Spaces whenever opportunities arise.

Objective: Protection and enhancement of Neighbourhood Area Green Spaces

WBE/OBJ/5 Transport Assessment

Wooburn and Bourne End Parish Council will engage Buckinghamshire Council to conduct a Transport Assessment for the Wooburn and Bourne End Parish road system to understand and develop a plan to address:

- i) existing road safety issues on Cores End Road and in other areas already raised with Highways Department and the Community Board; and
- ii) opportunities arising from the proposed Link Road (Principal route) through the Hollands Farm development;
- iii) traffic flow;
- iv) parking.

Objective:

to address road network and parking infrastructure in the Neighbourhood Area.

WBE/OBJ/6 Slate Meadow Cycle Path

Wooburn and Bourne End Parish Council will work with Buckinghamshire Council to 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: create a safe cycle route to the Railway Station.

The next stages to have the NDP “Made into Law”.

- a. After the results of this Public Consultation have been processed and any necessary amendments made, the NDP will be submitted to Bucks. Council’s Planning Department.**
- b. It may raise queries and require amendments, although it has been kept informed and has advised on NDP content.**
- c. Bucks will then review the NDP and if approved will go through a further phase of public consultation managed by Bucks. Unless this throws up new or material concerns the NDP will be passed to an Independent Inspector appointed by the Government who will test it for compliance with legal requirements.**
- d. The Inspector may require amendments, after which Bucks. Council will hold a formal Public Referendum via which residents will be invited to approve the NDP to become law within the Bucks Local Plan.**

How to complete the Survey before 31. January 2022

There are two main ways...

1. **Online:** The Survey can be found on the home page of the Parish website – click on **Neighbourhood Development Consultation Survey**

The Parish website is at www.wooburnparish.gov.uk

2. **On paper:** Copies are available at the Council Offices and on the NDP Display in the Bourne End Library.

Please complete your copy and return it to the Clerk.

If you cannot collect a copy, contact the Clerk who will send one to you.

For any queries, please contact the Clerk on 01628 522827

Email:- clerk@wooburnparish.gov.uk

Wooburn & Bourne End Parish Council, Town Lane, Wooburn, HP10 0PS

Your views on the NDP are important; its primary aim is to improve the well-being of all members of our community.

Note: Each member of your household of voting age can take the Survey.