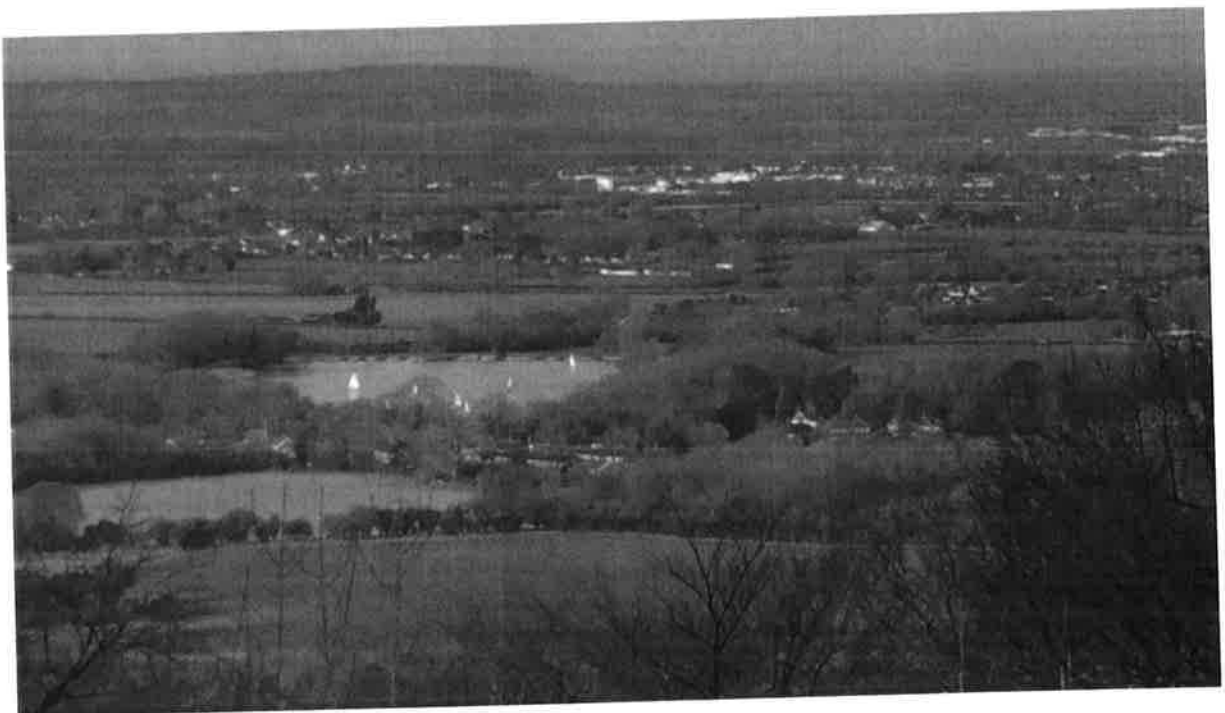




WESTON TURVILLE NEIGHBOURHOOD PLAN 2013 – 2033



Referendum Version

Published by Weston Turville Parish Council under the
Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

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1. Introduction

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



Figure 1 Weston Turville Designated Neighbourhood Plan Area

- 1.3 The purpose of the Weston Turville Neighbourhood Plan (WTNP) is to make planning policies that can be used to determine planning applications in the parish. Its policies will encourage development for the benefit of the local community and aim to protect the character of the parish.
- 1.4 The Parish Council has led the preparation of Weston Turville Neighbourhood Plan (WTNP) which will cover the period 2013-2033. The WTNP sets out specific policies and proposals for the use and development of land in the Neighbourhood Area over that period.

Policy H1: Weston Turville Settlement Boundaries

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

Development proposals for small scale development of up to 12 houses within the defined settlement boundaries of Weston Turville will be supported, provided the proposals meet the other policies of this Neighbourhood Plan and Aylesbury Vale Local Plan

Development proposals (other than for rural housing exception schemes, or development as part of the growth of Aylesbury as defined in the emerging Vale of Aylesbury Local Plan), will not be permitted on land outside the Settlement Boundaries unless;

- I. they promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker;
- II. it is through the re-use of redundant or disused buildings or the replacement of an existing building with a well-designed new building, and;
- III. they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment, and
- IV. they meet other policies in this Neighbourhood Plan and the adopted Local Plan.

Development Design in the Neighbourhood Area

- 6.5 This policy requires all development proposals to deliver high quality schemes that reflect the character of the existing settlement or nearby houses of architectural merit.
- 6.6 Materials used in any development shall complement those used in the adjacent surroundings
- 6.7 In response to the consultations the community in Weston Turville indicated that they want any new development to include a proportion of affordable housing and provide a mix of housing types and tenure.
- 6.8 In interpreting Policy H2, reference will be made to the Weston Turville Conservation Area document⁴ and to the Local Green Spaces Report⁵.

⁴ <https://www.aylesburyvaledc.gov.uk/weston-turville-conservation-area>

⁵ <https://www.dropbox.com/s/z1a865nrjm6gp5z/WTNP%20Green%20Spaces%20Report%20%28May%202018%29.pdf?dl=0>

Policy H2: Development Design in the Neighbourhood Area

Proposals for development in the neighbourhood area will be supported provided that;

- Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, reflect the character and scale of the surrounding buildings and of distinctive local landscape features.
- It retains and enhances natural boundaries, including hedgerow and water courses, which contribute to visual amenity or are important for their ecological value.
- It provides a biodiversity net gain for the parish.
- It retains and considers the distinctive qualities of the special and attractive areas of open space within the village.
- It conserves and enhances the significance of any heritage asset and/or the special interest, character and appearance of the conservation area and their settings.
- It does not adversely affect neighbouring properties by way of loss of privacy, daylight, noise, visual intrusion or amenity.
- They make provision for off-street car parking spaces in accordance with the adopted standards, unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required.
- Where a clear case can be demonstrated that off street car parking provision cannot be made, every effort is to be made to use reasonable alternatives such as garages and shared parking arrangements;
- Any car parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene.
- Any new development does not result in the loss of any existing publicly accessible open space.
- New and innovative architectural design will be strongly supported, provided that they are sympathetically integrated into the existing street scene.

The Conservation Area

6.8 The village of Weston Turville has a designated Conservation Area which was last reviewed in 2007. The importance of this area and its positive features is documented within the Conservation Area report and this evidence supports the policies in the Neighbourhood Plan. The Conservation Area⁶ is shown in Figure 7 and must be safeguarded for the future.

⁶ <https://www.aylesburyvaldc.gov.uk/weston-turville-conservation-area>

Housing Mix and Tenure

Policy H4: Housing Mix and Tenure

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

- Affordable housing - 25% of the total number of dwellings for any development greater than 10 units are provided as affordable homes (or in line with AVDC policy, whichever is the greater)
- That affordable housing, where provided, should be integrated with other housing either near to it or in a development, and;
- A mix of housing types is provided that is reflective of the most up to date assessment of housing needs arising in the parish, including 2 and 3 bedroom homes for young families.
- In developments over 10 units of market or affordable housing, at least one of the units shall be designed to be accessible for those with limited mobility⁸.
- Furthermore, proposals for the development of retirement housing, including extra-care housing, will be supported, provided they are suitably located within the settlement boundaries and their design meets the requirements of development plan policy.

Transport

- 6.9 One of the main issues raised during the consultation process was the level of traffic congestion and the need for traffic calming measures linked with improvements to pedestrian safety.
- 6.10 The community identified a need for improvements to existing pedestrian and cycle routes and for their integration with surrounding residential and employment areas.
- 6.11 In addition there was a wish to improve public transport links especially the bus services.

Policy T1: Improvements to road safety and ease traffic congestion

Development proposals should demonstrate that they can deliver appropriate site access and traffic mitigation through agreement with the Highways and Planning Authorities to minimise adverse effects on the local traffic network.

Development contributions through a Section 106 (Town and Country Planning Act 1990) obligation will be sought to pay for highway mitigation in line with current planning policies and in accordance with the Local Highway Authority⁹.

⁸ <https://www.dropbox.com/s/zhs2m3uieetqzk0/Age%20Uk%20%20Factsheet%20-%20Specialist%20housing%20for%20older%20people.pdf?dl=0>

⁹ <https://www.aylesburyvaledc.gov.uk/transport-strategy>

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

Development proposals must demonstrate how existing sustainable transport links can be accessed from the site and where necessary, secure improvements to ensure safe access for pedestrian and cyclists in line with current industry standards and the Highways Authority policies.¹⁰¹¹

Policy T3: Encourage better planning of public transport

Where the development proposal for new housing or employment that is likely to have a significant impact on the local highway network a sustainable transport strategy will be required in accordance with Local Highway Authority guidance..

Development proposals must secure improvements, where necessary to ensure sustainable transport connections are incorporated into the scheme in line with the Highways Authority policies.¹²

New developments should be proximate to a bus stop and linked to that stop by a suitable public footpath.¹³

Environment

Local Green Spaces

- 6.12 National Planning Policy allows Neighbourhood Plans to protect green spaces that are of significance to a community by designating them as Local Green Spaces.
- 6.13 The map shown in figure 8 identifies 7 specific locations which the Neighbourhood Plan seeks to identify and protect from development.
- 6.14 Connected green space allows species to adapt to climate change and provides for resilient landscapes.

¹⁰ <https://www.buckscc.gov.uk/services/council-and-democracy/our-plans/local-transport-plan-4/>

¹¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/607016/cycling-walking-infrastructure-technical-guidance.pdf

¹² <https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements#transport-assessments-and-statements>

¹³ Dept for Transport "Inclusive Mobility" – A Guide to best practice on access to pedestrian and transport infrastructure.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3695/inclusive-mobility.pdf

Policy E3: Biodiversity

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

- *Development proposals are expected to provide net gains to biodiversity. Net gain will be determined by applying an appropriate recognised mechanism to achieve no net loss and a net gain.*
- *The safeguarding or protection of designated sites, protected species, priority species and habitats, ancient or species rich hedgerows, grasslands and woodlands;*
- *A measure of biodiversity for the development showing a net gain of biodiversity on the site, if this is not possible then a net gain of biodiversity within the parish will be expected.*
- *Where appropriate development will contribute to the green infrastructure connecting the green spaces within the parish and to wider landscape.*
- *The use and adoption of sustainable drainage facilities and a restrictive use of storage lagoons or similar retentive systems discharging to surface or ground water receptors; and*
- *Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting.*
- *All suitable buildings bordering open spaces will be required to incorporate integrated bat and swift boxes*
- *Lighting within and around development is expected to respect the ecological functionality of wildlife movement corridors.*
- *Landscaping schemes will be expected to maximise opportunities for wildlife, including the planting of trees to maximise diversity of wildlife species.*

Community Facilities

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

- The Chandos Arms PH
- The Five Bells PH
- The Chequers PH
- Scout Hut, Wendover Road
- Allotment Sites, West End and Church Lane

Policy C1: Retention and enhancement of community facilities

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

Policy C2: Replacement of community facilities

Proposals that will result in the loss of a valued community facility, as listed above, will be resisted unless it can be demonstrated that it is no longer viable. This will require evidence that the property has been actively marketed where appropriate, commensurate with its use, at an open market value for a period of at least 12 months.

Policy C3: Public Rights of Way

Proposals to provide and enhance existing network of footpaths, cycle paths and bridle ways, and to enhance the public rights of way and public access to the rural open spaces will be strongly supported.

Health and Education

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

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

Developer contributions will be sought in relation to residential development in accordance with the Community Infrastructure Regulations 2010 (as amended) to fund improvements to service capacity for health facilities where the Clinical Commissioning Group has demonstrated that the development will create pressure on service provision and a requirement can be justified.