

WORMINGHALL NEIGHBOURHOOD PLAN

Let's set the future of our village!

Consultation Report



Draft 4th October 2017

STATEMENT OF PUBLIC CONSULTATION

This note sets out the communication processes undertaken with villagers about the policies contained in the Worminghall Neighbourhood Plan. Briefly, this covers -

1. The **Community Led Plan** of 2014, supported by a questionnaire sent to all households
2. The **Worminghall Village Fete** of September 2016, at which the Plan Steering Group hosted a stall informing villagers about the Plan process and seeking their views on development on Worminghall
3. The **questionnaire** on the Neighbourhood Plan sent to all households and running from late December 2016 to January 2017
4. The **Worminghall Neighbourhood Plan event** held in the Village Hall on 4 February 2017 (the Village Hall event), devoted to communicating the results of the questionnaire mentioned at 3 above, and seeking views as to the potential sites for development
5. A **campaign of communication** from September 2016 to the present, comprising -
 - publication of the minutes of the Plan Steering Group, residents suggestions, the site plan and the survey results on the Parish Council website
 - a dedicated email account on the Plan for residents to contribute their views and accessible to Plan Steering Group members
 - items posted on the village Facebook page, Worminghall News and Events
 - posters throughout the village advertising forthcoming events related to the Plan
 - the Plan has been a standing item on the agenda of the Parish Council meetings since September 2016, with an account of progress being given each time by councillor members of the Plan Steering Group and a debate with interested members of the public in attendance.

The Community Led Plan

This was an earlier statement of the views of villagers as to the need for housing in the village. It took around two years to produce and was published in Autumn 2014. Housing was identified as the top priority issue for the village. Four visions for change to ensure its future as a thriving and active community were identified: housing, community facilities and groups, traffic and connectivity and lastly the environment. The detailed results of the questionnaire were posted on the Parish Council website. There were well over 100 respondents out of just over 200 households in Worminghall.

The Village Fete

The stall at the village fete was advertised by flyers in the week leading up to the event. One was delivered to each household within the village. This fete in early September 2016 was the first opportunity for the Steering Group to explain the purpose of the Neighbourhood Plan process and its significance in the light of the recently published draft Local Plan, the Vale of Aylesbury Local Plan, proposed and subsequently withdrawn by Aylesbury Vale District Council. Copies of the draft Local Plan and the community led plan were made available to interested villagers, together with information about the neighbourhood plan process. Given the poor weather on the day, many villagers sought refuge in the village hall and were invited to write down their views on their priorities for development in the village, including of course that there should be no further development. This led to a good response from villagers, summarised and subsequently posted on the Parish Council website.

The 2016 questionnaire

A copy of this questionnaire was sent to each household in the village with a request for it to be delivered on completion back to a member of the Plan Steering Group, whose addresses were given, by 16 January 2017. Some respondents chose instead to use the SurveyMonkey option and complete the survey online. The first surveys were delivered on 30 December 2016 and the process was completed in the next couple of days. No more than three or four were completed before a further note was delivered to each household to inform them of the recent grant of outline planning permission on two sites (sites 5 and 11 on the site plan). The decision to provide this further information was taken because it was felt necessary to ensure that all residents had the same information about the full picture of planning permissions already granted in the village. Several respondents would have been aware of these already, but many were not. This way every respondent had been notified in writing of these relatively recent developments. The total number of respondents, whether by completed paper questionnaire or by SurveyMonkey was over 70. The detailed numerical analysis of the responses and an extensive sample of all comments received were made available at the Village Hall event on 4 February and were subsequently posted on the Parish Council website.

The Village Hall event

This was extensively advertised in the questionnaire, in flyers and posters all over the village in advance of 4 February. The village hall was open from 10am to 4pm throughout Saturday, with never fewer than three Plan Steering Group members in attendance to answer questions and explain the Plan process. The purpose of this event was twofold, to share with residents the results of the questionnaire and to invite their comments on the individual sites in the village that had been proposed as suitable for development by landowners.

It was agreed to set out the numerical and percentage responses to each question in the questionnaire together with a sample of the comments received against each question.

As to the sites, an enlarged map was put on the wall. This showed the individual potential sites with an indication of how many properties were proposed for each one, where this had been made known to the Plan Steering Group. Those sites which had recently obtained outline planning permission were indicated separately. It was made clear how much development was already likely to take place in the village, so that residents could indicate whether they thought any further development of the village should take place, and if so the scale of that development. Residents were invited to comment on any site on sheets dedicated to each of the numbered sites on the site plan. There was a separate set of sheets for other comments, not specific to any of the sites. Detailed proposals for the sites that had been put forward by developers were not made available at the event.

It was made clear that the purpose of the neighbourhood plan was to indicate the development and land use that was suitable for the village.

The four members of the Plan Steering Group hosting the event agreed that they should not be seen to influence the opinions of residents. Their role was to be volunteers helping to facilitate the process of consulting residents about the sites and sharing the responses to the questionnaire. A notice was displayed in the hall to make this clear and the Groups aim was to provide strictly factual information in response to any questions they were asked. Those visiting the hall on the day were invited to sign in with their address to identify whether or not they were residents. Any representations made by non-residents at the event were not taken into account for the purposes of the consultation. Anybody wanting to be kept informed about the progress of the neighbourhood plan was invited to provide their contact details and copies of the site plan and the questionnaire response analysis were sent to them directly.

A total of 36 residents, together with others such the local district councillor, attended during the day. Most left comments on the paper provided and some gave their views subsequently by email or otherwise.

Communications generally

A range of different media, as noted above, have been used by the Plan Steering Group and Worminghall Parish Council (WPC) to inform their fellow Worminghall residents about the neighbourhood plan process and to seek their views about the right development for Worminghall. At all times information has been presented neutrally with a view to assisting villagers to reach their own opinion. Where a member of the Group has had a particular interest in the outcome of the Plan as a landowner this has been recognised and made clear to villagers. At all times the Group has been assisted by the advice and guidance of Sally Chapman, an experienced planner and neighbourhood plan consultant.

Annex 1 – Neighbourhood plan homepage on WPC website

<http://www.worminghall-pc.co.uk/village-plan/>

• Home • • About us • • Council • • Community •

• Contact Us •

Neighbourhood Plan

Edit

WORMINGHALL NEIGHBOURHOOD PLAN

Let's set the future of our village!

**To view the draft
Neighbourhood Plan
documents
CLICK HERE**

◆ SITE MAP

◆ SURVEY RESULTS

◆ FACT SHEET

◆ FLOOD MAPS

◆ COMMUNITY PLAN

◆ COMMENTS ON SITES

◆ MINUTES



For those of you unable to attend our event on 4th February, you can access the results of the survey from this page.

You will also find the proposed development map which shows all the land put forward for potential development.

Each site is numbered and details the number of houses or availability of green space as appropriate.

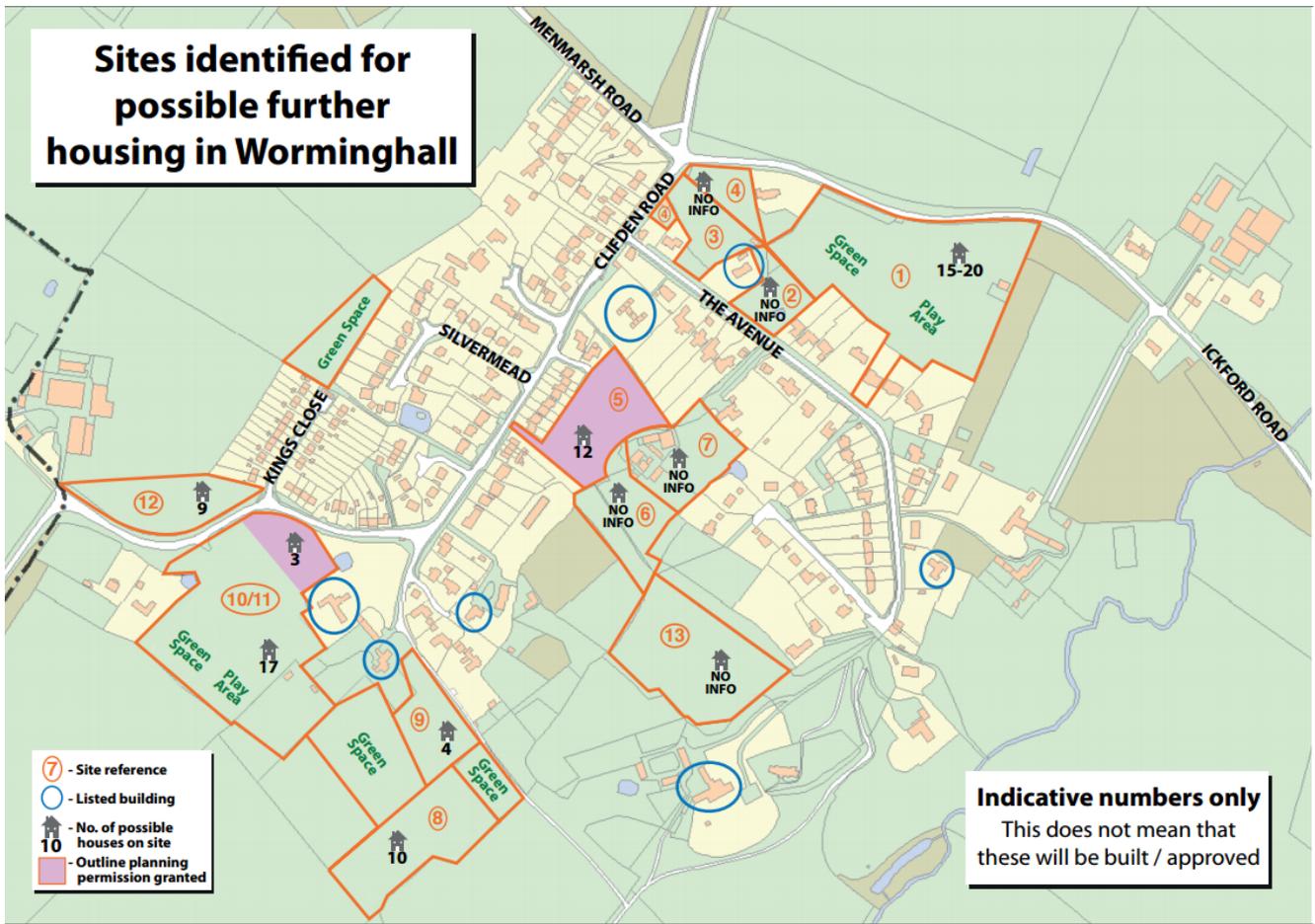
We welcome any comments you may have so please email these to WorminghallNP@gmail.com providing the site reference and your feedback.

Buttons on the left will download the appropriate PDFs.

Parish Clerk: Adele Berthet Email: clerk@worminghall-pc.co.uk Tel: 07979 435810 **FOI** © Worminghall parish council 2017

Annex 2 - Site map used at 4 February event

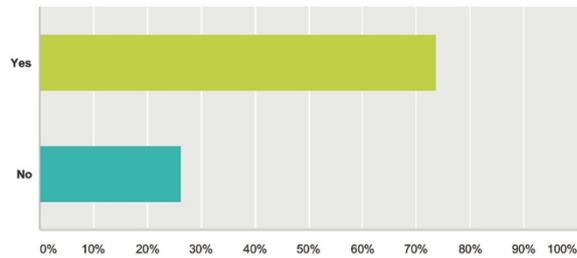
<http://www.worminghall-pc.co.uk/wp-content/uploads/2017/03/Site-map.pdf>



Annex 3 – Survey results

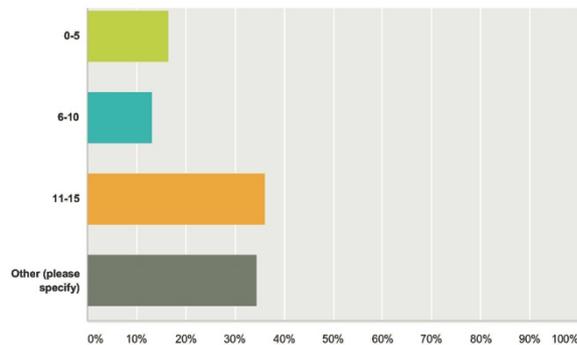
<http://www.worminghall-pc.co.uk/wp-content/uploads/2017/03/Survey-Results.pdf>

Q1. Do you think that Worminghall needs more homes?



| Answer Choices | Responses |
|----------------|-----------|
| Yes | 73.61% |
| No | 26.39% |
| Total | 72 |

Q2. If yes, please choose the number of homes needed between now and 2033

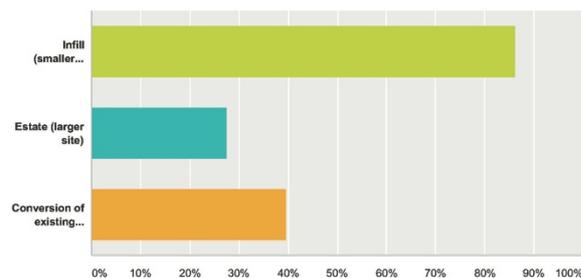


| Answer Choices | Responses |
|------------------------|-----------|
| 0-5 | 16.39% |
| 6-10 | 13.11% |
| 11-15 | 36.67% |
| Other (please specify) | 34.43% |
| Total | 61 |

Sample of responses

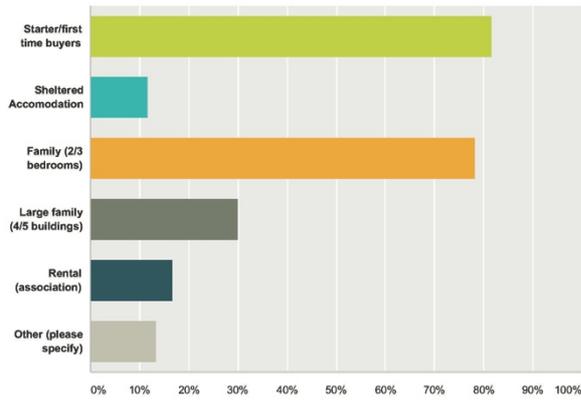
- 20 - 25
- 20 - 40
- 30
- 30+
- 35 - 40
- 50
- 11-15 as small developments, but NOT infill on precious green space between existing houses. See q3. Smaller developments yes, infill no.
- Additional affordable for young people in village.
- In view of recent outline approvals, perhaps another 10-15.
- No.
- More.
- If new housing must come, then it should be as little as possible and affordable.
- Depends on local demand, or other development locally.
- Where did you get the figure you quoted in your letter? I have looked at the AVDC local plan draft and there are no specific numbers quoted.

Q3. Do you think that new homes should be built as? (tick all that apply)



| Answer Choices | Responses |
|----------------------------------|-----------|
| Infill (smaller developments) | 86.21% |
| Estate (larger sites) | 27.59% |
| Conversion of existing buildings | 39.66% |
| Total Respondents: | 58 |

Q4. What type of homes are required? (tick all that apply)

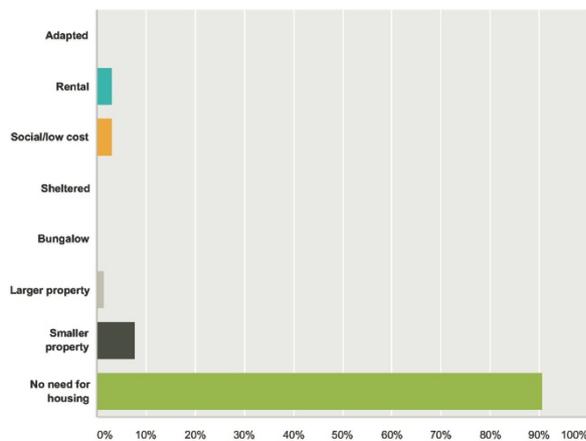


| Answer Choices | Responses |
|------------------------------|-----------|
| Starter/first time buyers | 49 |
| Sheltered Accommodation | 7 |
| Family (2/3 bedrooms) | 47 |
| Large family (4/5 buildings) | 18 |
| Rental (association) | 10 |
| Other (please specify) | 8 |
| Total Respondents: 60 | |

Sample of responses

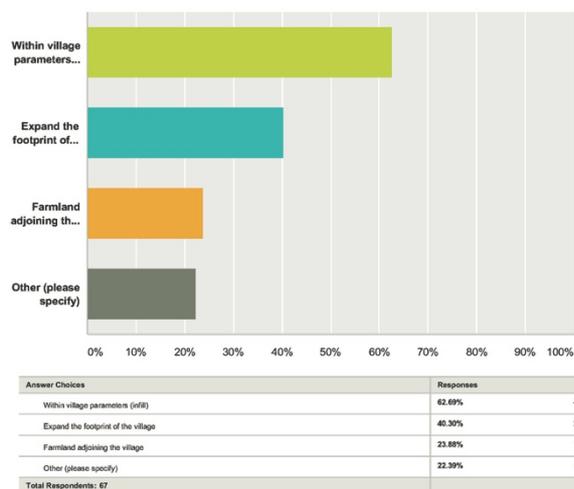
- Vale of Aylesbury Housing Trust.
- Mews style 2-3 bedrooms.
- No more big houses, need more much smaller affordable flats / houses. Need to accommodate younger people.
- A small estate of affordable (possibly rental) houses.
- Restrictive covenants imposed to ensure they remain 2 bedrooms.
- Private rental.

Q5. Are you in need of housing? If so, what do you need? (tick all that apply)



| Answer Choices | Responses |
|------------------------------|-----------|
| Adapted | 0 |
| Rental | 2 |
| Social/low cost | 2 |
| Sheltered | 0 |
| Bungalow | 0 |
| Larger property | 1 |
| Smaller property | 5 |
| No need for housing | 58 |
| Total Respondents: 64 | |

Q6. Where should new housing be built? (tick all that apply)



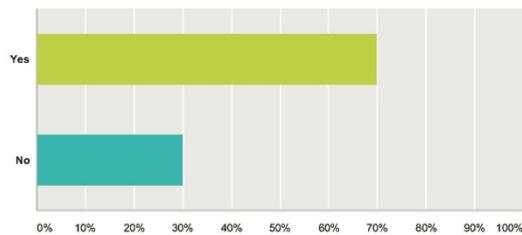
Sample of responses

- Along existing road network at the edges of the village.
- Brown field sites.
- Keep green spaces.
- Menmarsh Road / Ickford Road / Oakley Road.
- We feel the footprint of the village needs to expand slightly which may involve changing the use of a small area of adjoining farmland.
- Not sure.
- We don't.
- None at present.
- Infill but not backfill - impacting on other properties.
- The AVDC local plan draft specifically excludes development in the countryside (ref RA.12) except in exceptional circumstances. Hence the definition of the village boundary (land that will be subject to the terms of the NP) is the key element.

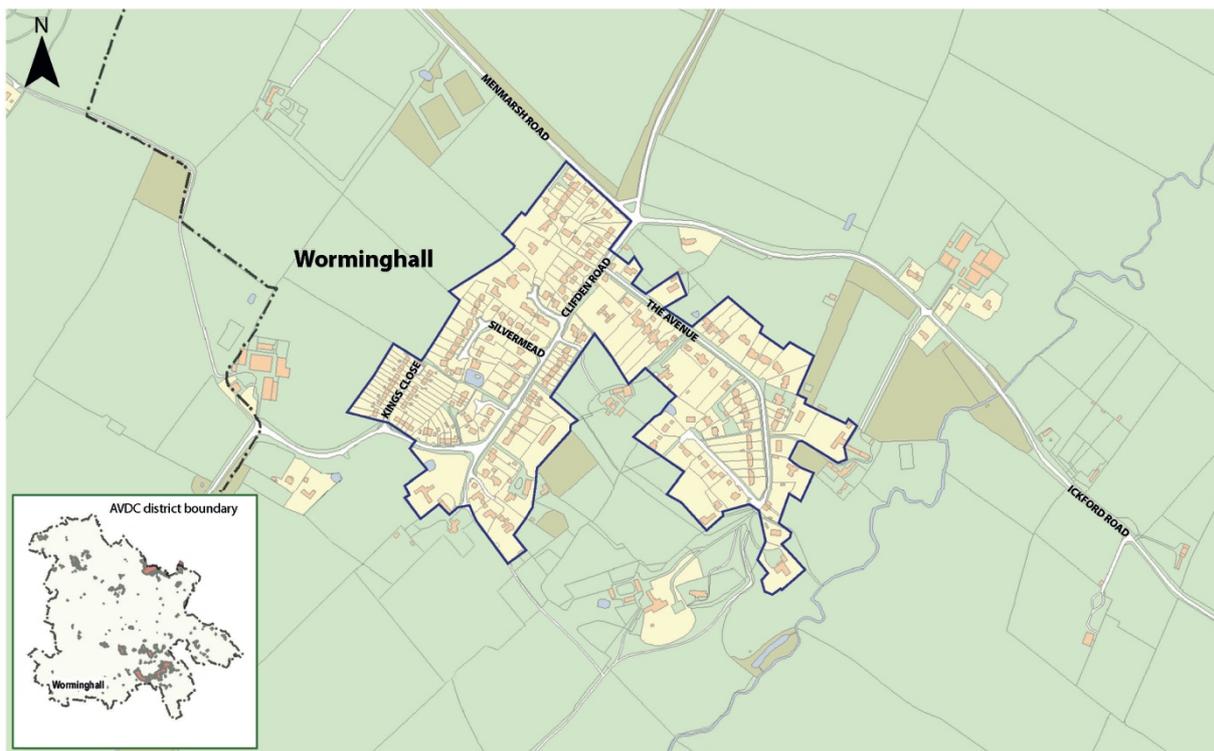
Q7. Please state where you believe new housing should be situated and why? Sample of responses

- Just outside the village on the Menmarsh Road.
- At the corner where ickford road and clifden road meet as this would allow frontages on existing roads and would have minimal impact on adjoining properties and not lead to the excessive density of the recent proposals.
- Between Kings Close and Town Farm, & behind the pub. Defines the line for the edge of the village.
- In fields close to the village.
- Infill spaces within village.
- Middle of village then expand outwards.
- Within village limits. We wish to remain a village - not a garden town.
- The village will only remain a village if the village footprint is preserved.
- Keeping new housing close to other housing and not away from services.
- With the least impact on existing housing.
- Menmarsh Road / Ickford Road. We feel the centre of the village is getting too concentrated.
- In between pub and sewage works - on adjacent fields - not in filling.
- Developments on larger gardens so that existing sewage and water facilities can be utilised.
- A small estate of 10-15 affordable houses could be developed at the Crossroads (together with a shop).
- The chicken farm and Boyles' field are good sites.
- Perhaps infill between The Avenue and Clifden Road.
- Chicken farm area, sewage farm area, by cross roads area. Plenty of space in these areas which are already well served with access and roads.
- North of The Avenue, South of Menmarsh Road.
- existing green spaces in the middle of village should be preserved. Sites North or South of the village preferred.
- Centre of Village i.e. middle of settlement.
- Infill in line with footprint, scope for smaller homes and won't affect other housing.
- Between Clifden Road, The Avenue, the Church and the pub.
- Adjacent to Clifden Road. Land that is a potential site for development. Central for amenities i.e. bus stop, footpaths, Village Hall, pub and church.
- Near the pub looks a sensible place. It's within the village parameters.
- Field on the Ickford road that backs onto The Avenue - easy access, no disruption to village.
- No new housing is required as long there are going to be some starter homes among the houses to be built on Clifden Road.
- As the number of new homes to 2033 in the AVDC draft local plan has already been exceeded with the latest planning news the above questions are irrelevant.
- Oakley Road - either side.
- It should be in keeping and not have a negative effect on village residents. Any new homes should blend in. Housing estates aren't welcome.
- If there needs to be new housing, it should be infill, ideally not on farmland and not extending the village footprint. I enjoy living in a village after living in London for 40 years, so have no wish to see the village expand beyond its current boundaries.
- Disused sewage works, land at the crossroads, chicken farm, The Closes (village Centre), The Avenue. We need to build in areas that will cause the least impact on existing residents.
- We don't.
- Around the pub on the south side of the village.
- Land behind the Avenue i.e. the Cricket Field.
- We do need cheap affordable housing for younger people, and infill within the village parameters is the best way forward initially.
- New housing should be on small infill sites that do not change the basic layout of the village.
- Where previous planning has been opposed such as behind the pub.
- At the crossroads - the old cricket pitch.
- On brown field.
- Either on plots within current village, or on the edge in suitable designations.
- Between ickford & worminghall; not near Ickford road.
- Infill, the beautiful countryside should not be spoiled.
- To allow the village to retain its rural character, new developments must be no denser than that which currently exists nor situated in ways that overlook or impact significantly on existing property. Either build along the lines of current roads (eg as with the 4 newer detached houses along Clifden Road) or small developments with adequate spacing between units and existing dwellings.
- To the rear of the Clifton Arms public house providing the access road is improved with a proper pavement. Reason: land currently farmland but within village parameter. Housing would help to bring the pub more into the community. A children's play area should be incorporated.

Q8. Do you agree with the settlement boundary as marked on the map? (i.e. the line between settlement and open countryside?)



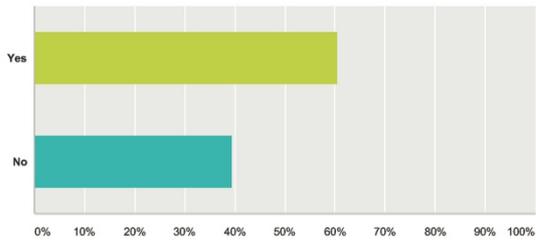
| Answer Choices | Responses |
|----------------|-----------|
| Yes | 44 |
| No | 19 |
| Total | 63 |



Q8. If you disagree, please state why? Sample of responses

- The line excludes areas that would be ideal for development.
- The settlement boundaries reflect most of what I would like them to be however they do not reflect the recent outline planning permission that has been granted. I would also include the land at the corner of Clifden Road and Ickford Road, up to the first property on Ickford Road. In more general terms it could be argued that the 30 mph zone reflects the full extent of the settlement.
- Town Farm, boundary, Ash Tree house, Coldstream Farm all are in the 30 MPH sign and village sign. The sewage works is a brown field site that is not shown on the map.
- Expand village to include more fields and houses and church
- I think the settlement boundary should include all housing and the pub and church
- The settlement boundary defines the village and should be protected. Once breached the village will start down a slippery slope fuelled by the wishes of landowners/developers
- The Church and Court Farm have not been included but they should be - especially as they are accessed via The Avenue. The pub should be included since it is a village asset.
- Not obvious on map which/what the settlement boundary actually is!! Therefore unable to comment
- There are two recent applications that have been approved which substantially change this boundary.
- Why is the settlement boundary important? Are you asking if there should be no further housing outside the boundary? Why is the church outside the settlement area?
- Do not touch back-fill 'green land'
- The boundary of the village is too restrictive when houses on Oakley Road can count towards Wормinghall's allocation of 11 by 2033.
- Why isn't the church included in the village?
- Have hatched area on map (field behind The Avenue).
- The map should be properly drawn with flooding areas shown with a key. This is important when considering building houses.
- We don't need a fixed boundary - it needs to be adaptable, so that it can be changed as demand for housing arises in the future.
- Building outside of the marked area is inevitable.
- No I think it is too restrictive for the development for the village.
- Too limited a space to enlarge village and keep existing green space.
- There is scope for careful development between Ickford Road & The Avenue as this falls within the signposted village area and could be along the line of the current road - ie not considered 'backfill'.
- I note that many of the recent applications (Land off Kings Close, land on Coldstream farm, land off old sewage works, land behind houses of Clifton Road) are all OUTSIDE this boundary. I assume that all such future applications will not be supported by the PC and rejected by AVDC thanks to RA.12?
- Both sides of the Ickford road.

Q9. Would you accept further housing if it meant more green space / a play area?

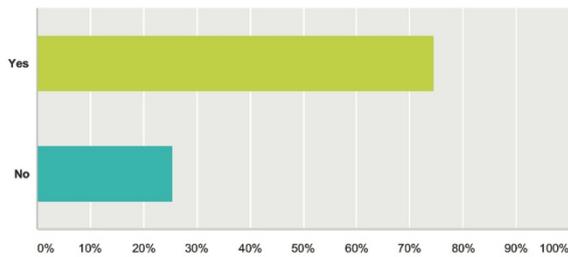


| Answer Choices | Responses | Count |
|----------------|-----------|-----------|
| Yes | 66.61% | 40 |
| No | 33.39% | 20 |
| Total | | 60 |

Sample of responses

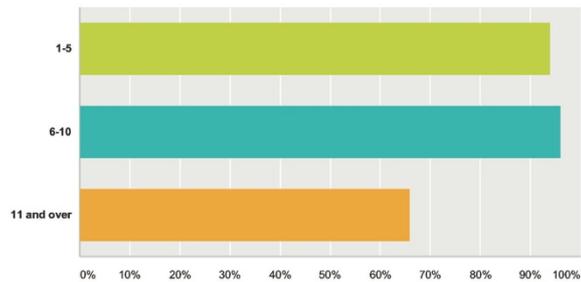
- There is already plenty of green space surrounding Worminghall!
- If the pub continues to provide facilities then there is less need for a separate play area. It depends on the pub tenants continuing to provide equipment which is very good of them.
- In our view this cannot be a simple Yes/No decision. Our answer is Yes, provided they were smaller houses only. We do not need any more 4-5 bedroom houses.
- Not sure.
- Also need for a football/cricket/tennis area so adults and older children can exercise.
- Every new house built means less green space.
- Any future development should include infrastructure to cope with the increase in the numbers of residents.
- Mr Boyles tried this and obstacles were put in his way. There are play areas in Oakley and Ickford. Both are close enough for parents to use.
- Village needs a communal play area / sports area of some sort.
- Whilst a play area is desirable - the village has been without for as long as I can remember (20+ years) all housing has a garden therefore it is not essential and shouldn't be used as a bargaining tool or carrot to sway any decision.
- Any development should be conditional on infrastructure investment by the developers. Green space, traffic calming, footpaths. lighting etc.
- Not sure what this is, we are surrounded by green space.

Q10. Is there a need for an equipped play area?



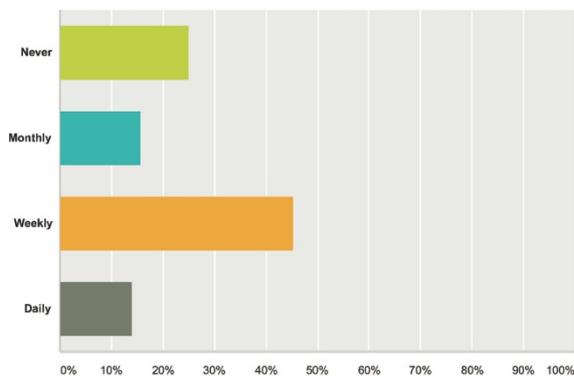
| Answer Choices | Responses | Count |
|----------------|-----------|-----------|
| Yes | 74.63% | 50 |
| No | 25.37% | 17 |
| Total | | 67 |

Q11. If you answered "yes" to Question 10, please advise for what ages? (tick all that apply)



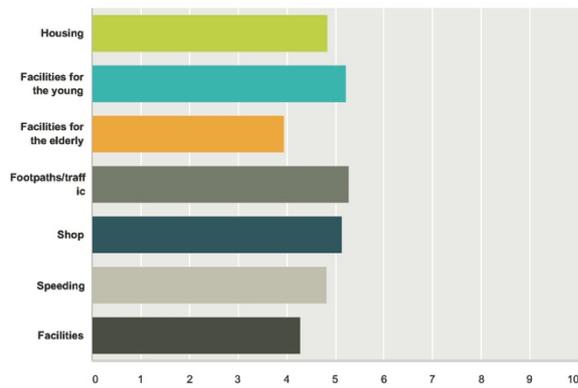
| Answer Choices | Responses | Count |
|------------------------------|-----------|-------|
| 1-5 | 94.00% | 47 |
| 6-10 | 96.00% | 48 |
| 11 and over | 66.00% | 33 |
| Total Respondents: 50 | | |

Q12. Would green space be used by you?



| Answer Choices | Responses | Count |
|----------------|-----------|-----------|
| Never | 25.00% | 16 |
| Monthly | 15.63% | 10 |
| Weekly | 43.21% | 28 |
| Daily | 14.06% | 9 |
| Total | | 64 |

Q13. Please can you rank the following areas in order of their importance to you, with “1” being the most important.



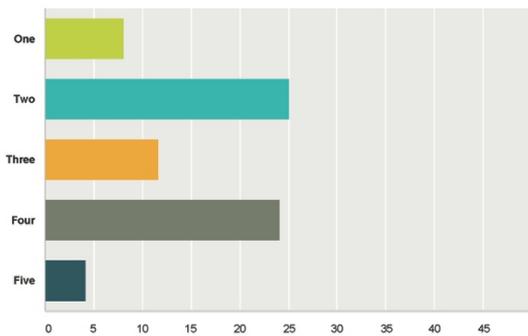
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Total | Score |
|----------------------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|-------|-------|
| Housing | 27.91% 12 | 23.29% 10 | 13.95% 6 | 6.98% 3 | 11.63% 5 | 0.00% 0 | 16.28% 7 | 43 | 4.84 |
| Facilities for the young | 29.27% 12 | 26.83% 11 | 19.51% 8 | 4.88% 2 | 2.44% 1 | 14.63% 6 | 2.44% 1 | 41 | 5.22 |
| Facilities for the elderly | 2.94% 1 | 14.71% 5 | 32.35% 11 | 14.71% 5 | 8.82% 3 | 11.76% 4 | 14.71% 5 | 34 | 3.94 |
| Footpaths/traffic | 31.91% 15 | 21.28% 10 | 21.28% 10 | 8.51% 4 | 6.38% 3 | 6.38% 3 | 4.26% 2 | 47 | 5.28 |
| Shop | 30.95% 13 | 16.67% 7 | 26.19% 11 | 4.76% 2 | 9.52% 4 | 7.14% 3 | 4.76% 2 | 42 | 5.14 |
| Speeding | 20.45% 9 | 29.55% 13 | 13.64% 6 | 6.82% 3 | 13.64% 6 | 9.09% 4 | 6.82% 3 | 44 | 4.82 |
| Facilities | 10.81% 4 | 13.51% 5 | 27.03% 10 | 21.62% 8 | 5.41% 2 | 10.81% 4 | 10.81% 4 | 37 | 4.27 |

Q14. What other amenities do you think the village needs?

Sample of responses

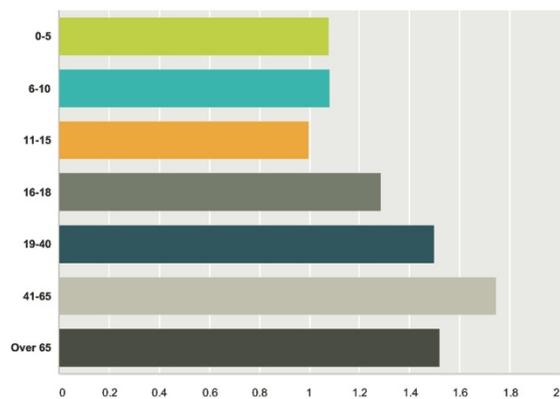
- Cycleways, recreation facility including a play area for children and sports pitches of some sort.
- Shop, better road surfaces. Accessible paths (wheelchair useable), better bus service and more street lighting.
- Allotment space.
- A shop very important.
- The pub has a garden and play areas. Instead of looking to create additional (costly and expensive to upkeep and insure for public liability) play areas, think creatively as to how the village an pub can work together to provide a highly valued amenity comprising pub, shop and play area.
- Better public transport and safer cycling routes.
- Cycle path to Ickford and the airfield. This would enable more exercise and exploration by families and young people.
- Better street lighting and speed management system like on ladder hill, Wheatley.
- CCTV at crossroads and end of village as a minimum.
- Keep the Pub open! A community-owned asset?
- Wi-fi connection in the Village Hall.
- The pub needs to become the Village Centre again.
- Post office.
- Bus to Wheatley/Oxford.
- We don't want increased traffic down The Avenue as it is a no thru road and the road needs resurfacing. Also needs cricket ground or football pitch.
- Depends on housing.
- None. The more we have, the more housing we will need to build, the less school places. Ickford school is already oversubscribed. If anything we need to build a school to support additional housing.
- Re-Cycling bins, bigger litter bins.
- Happy with it as it is.
- Somewhere safe and pleasant for walks of which would be enjoyed by the majority of people who live this quiet village.
- #1 most important is improved road surfaces. Facilities for the young is activities rather than a playground.
- More usage of the existing village hall - social events for all ages.
- Sports Field.
- More dog waste bins.
- The roads for walking are very dangerous because of speeding traffic so paths would be welcome.

Q15. How many people are there in your household?



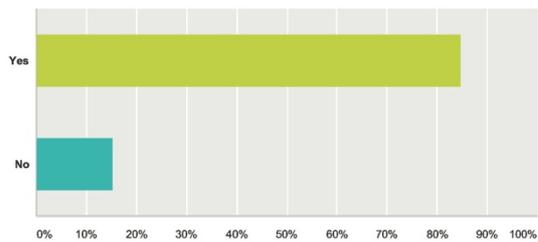
| Answer Choices | Responses |
|----------------|-----------|
| One | 7 |
| Two | 25 |
| Three | 12 |
| Four | 24 |
| Five | 4 |
| Total | 72 |

Q16. Please provide the number of members of your household in each of the following age ranges



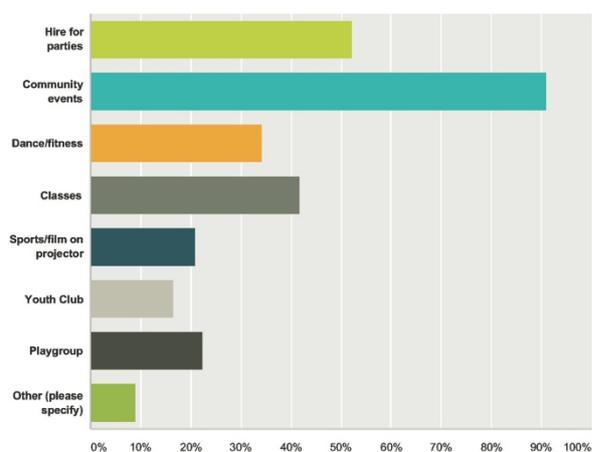
| Answer Choices | Average Number | Total Number | Responses |
|------------------------------|----------------|--------------|-----------|
| 0-5 | 1 | 14 | 13 |
| 6-10 | 1 | 13 | 12 |
| 11-15 | 1 | 11 | 11 |
| 16-18 | 1 | 9 | 7 |
| 19-40 | 2 | 45 | 30 |
| 41-65 | 2 | 82 | 47 |
| Over 65 | 2 | 35 | 23 |
| Total Respondents: 72 | | | |

Q17. Do you use the village hall?



| Answer Choices | Responses | Count |
|----------------|-----------|-----------|
| Yes | 84.72% | 61 |
| No | 15.28% | 11 |
| Total | | 72 |

Q18. What would/do you use the hall for? (tick all that apply)

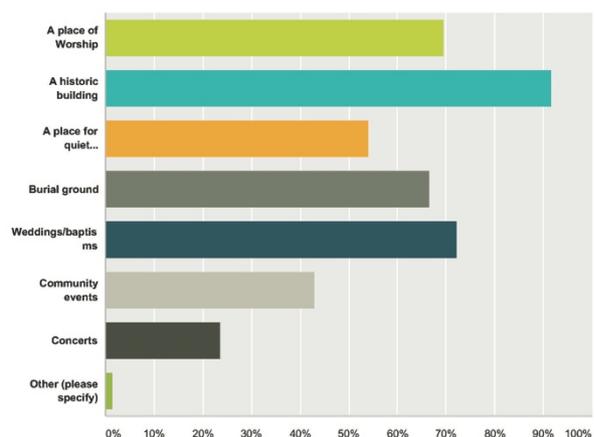


| Answer Choices | Responses | Count |
|---------------------------|-----------|-----------|
| Hire for parties | 52.24% | 35 |
| Community events | 91.04% | 61 |
| Dance/fitness | 34.33% | 23 |
| Classes | 41.79% | 28 |
| Sports/film on projector | 20.90% | 14 |
| Youth Club | 16.42% | 11 |
| Playgroup | 22.39% | 15 |
| Other (please specify) | 8.96% | 6 |
| Total Respondents: | | 67 |

Sample of responses

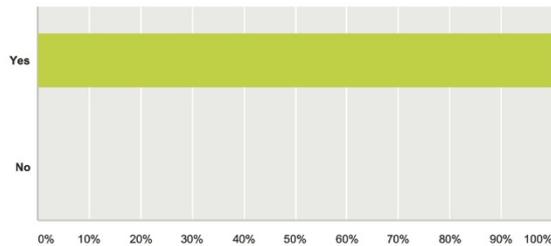
- I would use it for fitness classes if they became available.
- Sports ticked on basis that Bowls is a sport!
- Parish council meetings etc.
- Adult education / training such as First Aid.

Q19. Do you value the church as? (tick all that apply)



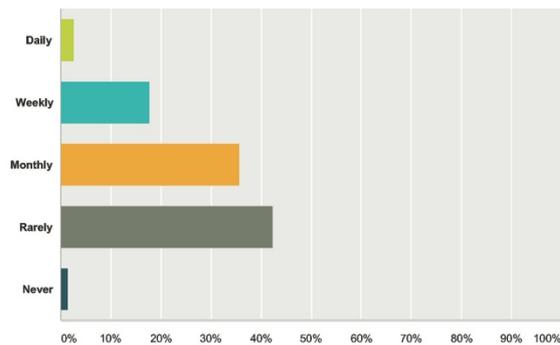
| Answer Choices | Responses | Count |
|------------------------------|-----------|-----------|
| A place of Worship | 69.44% | 50 |
| A historic building | 91.67% | 66 |
| A place for quiet reflection | 54.17% | 39 |
| Burial ground | 66.67% | 48 |
| Weddings/baptisms | 72.22% | 52 |
| Community events | 43.06% | 31 |
| Concerts | 23.61% | 17 |
| Other (please specify) | 1.39% | 1 |
| Total Respondents: | | 72 |

Q20. Do you value the pub as a community asset?



| Answer Choices | Responses | Count |
|----------------|-----------|-------|
| Yes | 100.00% | 69 |
| No | 0.00% | 0 |
| Total | | 69 |

Q21. How often do you use the pub?



| Answer Choices | Responses | Count |
|----------------|-----------|-------|
| Daily | 2.74% | 2 |
| Weekly | 17.81% | 13 |
| Monthly | 35.62% | 26 |
| Rarely | 42.47% | 31 |
| Never | 1.37% | 1 |
| Total | | 73 |

Sample of responses

- I use the pub rarely as it's run down & poorly run.
- We really appreciate the pub providing such a wide variety of play amenities, it does draw us to the pub.

Q22. Is there anything else you wish to comment on? Sample of responses

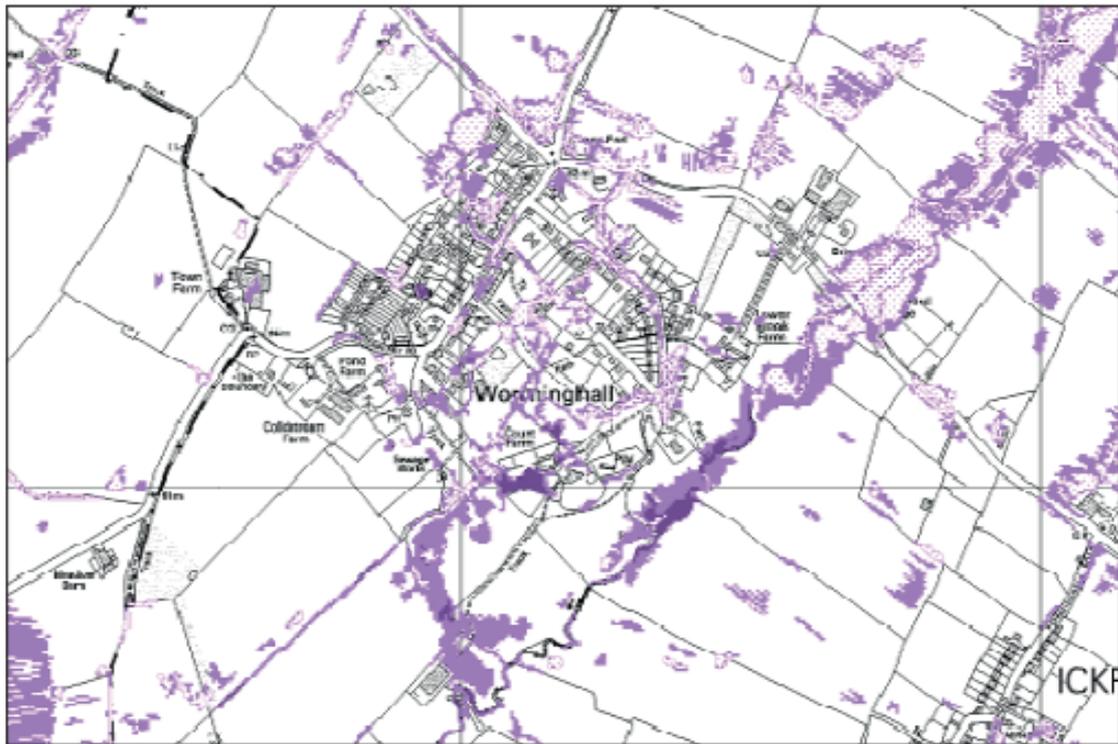
- Being disabled it would be lovely to walk through the fields but the foot path down the Avenue end are so bad it stops me walking through them.
- Re the planning permission behind the houses on Clifden Road, the density of the development alongside the existing houses is far too great and not in-keeping with the village character.
- Would like to use the pub more frequently but it does not feel like a comfortable space to be in, even though it is welcoming. The pub has an adequate play area. Perhaps young families could use the space to meet up and have a coffee etc. The could help ensure we keep our village pub.
- We are very lucky to have such a beautiful building as our local pub with large grounds. The pub could be a great place for the local community, for locals and people from the surrounding villages to come together keeping the village life feel to Wормinghall. Also with such big grounds it's a great place for people with families and kids to go and socialise. It should be the heart of the village.
- Somewhere for parents to take their kids to play and again socialise with other village members, and kids of an older age somewhere for them to meet their friends instead of sitting inside on playstation and social media.
- It's time for Wормinghall to modernise, grow, have facilities and get into the 21st century.
- The need for new housing is important for the village to grow and prosper.
- A new shop in the village where people can buy basic needs and meet & mix.
- Housing - 106 contribution of larger developments. Villagers should understand the amount of money to be paid by land owners to AVDC for i.e. leisure and education, all of which should go to the relevant catchment area, not Brill School etc. Villages should sometimes get behind developments so that the money generated by the 106 cont, goes to the correct place.
- A traffic mirror on the bend by the pub road, to help pedestrians cross over.
- A pedestrian crossing on Clifden Road near the bus stops/shelter.
- Involve Vale of Aylesbury Housing Association in the development of more social housing or shared ownership.
- Ickford School should be supported to grow to allow for new children.
- The recent planning approvals mean that there will be more houses built in 2017 than have been built in total over the last 20 years and over 50% more than AVDC called for to support the next 20 years. That's not the "continued gentle expansion" that the village indicated a desire for in the last village plan work. Without a complete lockdown of planning approvals - via the neighbourhood plan - Wормinghall will continue to be built all over for the benefit of the landed few.
- Low cost housing is essential to maintain a social balance, to retain our young folk in order to ensure that the future of the village is assured, especially given its high proportion of residents who are approaching old age.
- Wормinghall currently lacks a "Centre" because the Church, Village Hall and Pub are remote from each other.
- We really want to help develop this plan but some of the questions here are a bit confusing, I hope we get a chance to explain in the open day in Feb.

- Thank you for the opportunity to feedback.
- We think there is merit in a development at the Crossroads, comprising 10-15 small houses, a shop (with parking to attract Wornal Park business) and a Play Area (set back safely away from the roads).
- Building on current grazing farmland will ruin the village.
- Thank you to the Parish Council for taking this forward.
- Infill needs defining.
- Wормinghall already has green space.
- Planning has been granted for 12 properties which overwhelms any other opportunity for a more sensitive approach and maintaining a unique feature of Wормinghall.
- What point there is now in having a neighbourhood plan?
- Some planning applications have been enhanced with "if no objections are raised to the development, we (landowners) would donate an area for a playground". The village still doesn't have play/sports area - why I ask didn't these people donate an area anyway without strings.
- These questions are not put objectively. The map you have provided with this questionnaire does not show the land that is liable to flood.
- Wормinghall does not require more houses.
- It is important to have a community so the Church and pub are vital.
- My opinion about housing changed in light of recent planning applications being approved.
- The Village is looking more cared for. The work involved in keeping the village looking good is much appreciated
- We need to be careful not to expand the village too much. Small developments are a good idea.
- Wормinghall is a very quiet village with almost no amenities, so until we have improved and progressed in this area extra housing, we think is not an option.
- This village is at risk of becoming a soulless commuter village with no community.
- Starter homes must remain just that and should not be extended otherwise we will be back to the same position in 10/15 years.
- They should also be owner occupied and not buy to let.
- Crime in the village and surrounding area concerns us greatly, action needs to be taken about this.
- Move quickly. It seems many developers are applying NOW while there is a vacuum in planning guidance.
- We spent a few thousand pounds on the previous plan which turned out to be worthless wrt helping drive appropriate development.
- Why are we spending the time and money to do this again?
- Most of all Wормinghall needs community spirit.

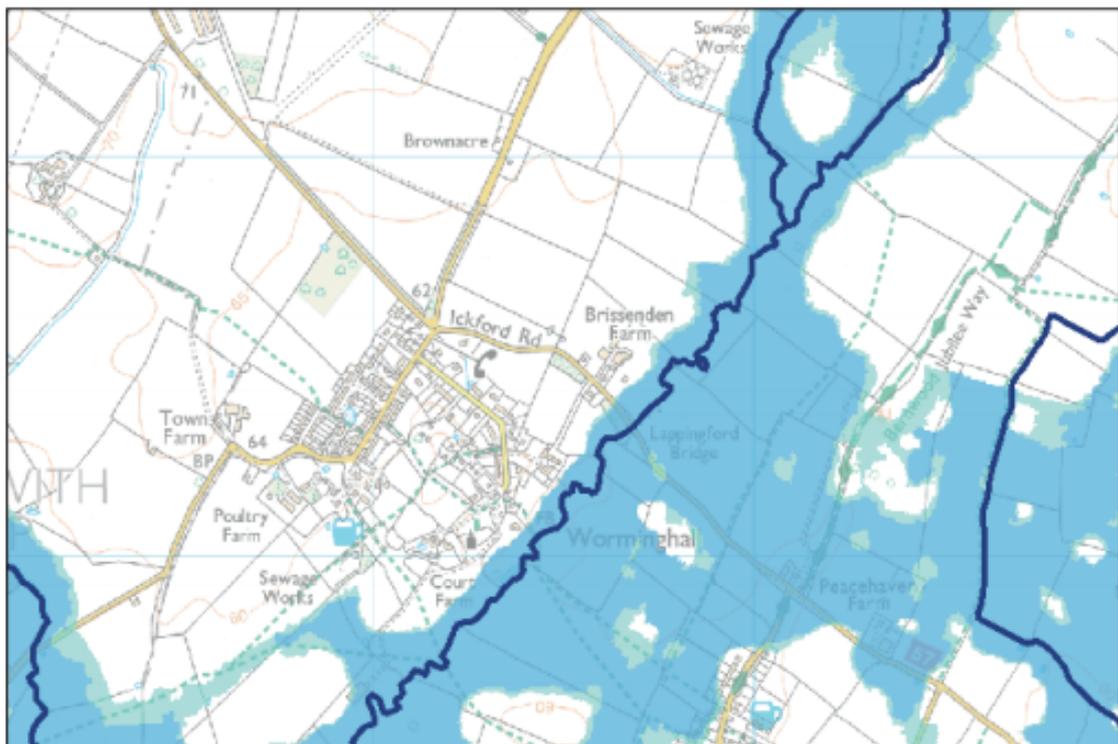
Annex 4 – Flood maps

<http://www.worminghall-pc.co.uk/wp-content/uploads/2017/03/Flood-maps.pdf>

Surface Water Flooding Map



Flood Risk Map



Annex 5 – Community Plans 2014

<http://www.worminghall-pc.co.uk/wp-content/uploads/2017/03/Village-Plan-1.pdf>





Introduction to the Worminghall Village Plan

WORMINGHALL PARISH COUNCIL began the process of Community Led Planning with a number of open events in the Village Hall. Residents were invited to share what is important to their lives in the village and suggest ideas for matters that villagers should be consulted about, in order to formulate a plan for the future development of Worminghall.

A questionnaire followed and was completed by residents in 2013. Respondents who had expressed an interest in moving the plan forward were then invited to form a steering committee to turn these ideas into action points and produce a plan for the village. The Steering Committee did its best to interpret the responses to the questionnaire and create a vision for the future development of the village. A Draft Plan was drawn up and presented to the village at two dedicated events in June 2014, as well as being made available online. Residents were then encouraged to give their feedback.

The feedback was very positive about the efforts that had been put in to get the Plan to the draft stage. It reinforced the majority of points expressed in the Draft Plan, especially the view that Worminghall should retain a rural feel whilst promoting an active and more vibrant community spirit. It endorsed the great value of the groups and activities that already exist – the Village Fete, the Progressive Supper, the Parents, Carers & Toddlers, Over 50s Lunch, Time Out, the Saturday Café, Christmas Carols, Bookworms, the various Village Hall evenings - and that the village should encourage and enable more of these events.

It is clear that residents regard housing as an important issue; feedback was mixed on this subject. The plan asserts that gentle growth in housing of a more mixed variety is likely to be the best for Worminghall's future as a diverse and thriving community; however, due to the complex nature of housing development, the Village Plan suggests that there should be further and more in-depth consultation with residents before drawing up a specific plan around the number and type of housing that is to be encouraged.

Ss. Peter and Paul Church, The Clifden Arms and the Village Hall are Worminghall's precious remaining assets and the results of the questionnaire, as well as feedback on the Draft Plan, reflect the fact that these are greatly cherished by everyone. The plan emphasises that residents must support and protect these amenities if they are to survive into the future. The village would also benefit from a dedicated recreation space and the plan asserts that this is a top priority. Feedback suggests that this should be sympathetic to a peaceful village atmosphere but that it would be a significant bonus, especially for younger residents who currently have few amenities.

Finally, Worminghall's environment is clearly enjoyed by the majority who live here and we would like to see it enhanced further - with more attractive features such as planting and better signage, with slower through-traffic and with better accessibility for all.

The Steering Committee has attempted to formulate all of the above into this Village Plan. We have listed the issues, made recommendations and outlined a general timescale for when actions should be completed. The intention is that these should be reviewed annually to ensure progress has been achieved. With a joint effort from the Parish Council, village groups and interested individuals, Worminghall can continue to thrive and improve as a village community.

Worminghall Village Plan Steering Committee



How has development changed Worminghall?

I WAS BORN in Oxford and have lived all my life so far in Worminghall, or *Wernal*, as locals refer to it. In the sixties it was a quiet village with the pub and a shop and Post Office kept by Aggie and Tillie Hawes in the terrace of Victorian houses opposite the pub road. The land in front, which is now built on, was a vegetable patch where every square inch was used to produce food, as were most back gardens at that time. There were less than ten children of my age living in the village, and we spent our time fishing, bird nesting and helping on the farm with the harvest and bale cart. It was a happy existence, but there were no amenities for young people at all.

The first major housing development I remember was in the late sixties when the field behind Rose Cottage at the bottom of The Avenue was used to build the houses on the private road. Silvermead followed in 1976, then Old Farm Close, the houses to the east of Clifden Road on 'Ticky' Boyles' land, and the aforementioned Close in front of the old Post Office.

The effect of all these new dwellings was dramatic. Lots of young people moved in and as teenagers we had a youth club in the Village Hall, social events like The Wernal Olympics, The Wheelbarrow Race and The Wernal Players. As well as being a lot of fun these events, organised by the Social Committee, raised a lot of money for local charities, the Village Hall and the Church. For example, every child under 11 was given a Christmas present, distributed at a party by Santa in the form of Bob Spencer (the pub landlord). Those over 11 were taken on excursions to places like Thorpe Park, and the OAPs had a mystery tour and tea party. Worminghall was a very different place when I was a young man compared to my childhood.

Planning policy changed in the 1980s and only infill was allowed in ribbon developments alongside existing roads. This meant that fewer houses could be built compared to a 'close' type of layout. Developers naturally chose the most profitable option, i.e. to build big detached houses like the ones on the old Upper Brook Farm yard, which my father sold on his retirement in 1989. This type of house has dominated all building ever since. With the slowdown in population growth and less mixed housing types, in recent decades the character of the village has changed considerably and it has become almost a dormitory village. The social committee and its associated events have ceased to be and the village shop has gone. Those assets remaining - the Church, the Village Hall, the Clifden Arms - are precious.

So where to now? The majority of questionnaire respondents think Worminghall could sustain small developments of housing in the 'affordable family accommodation' bracket. Neighbouring villages have built new homes like this and seen their village populations become more balanced. A playing field would also be a fantastic asset. It would give people a place to meet and we might even see a football or cricket team develop. I believe we have incorporated the comments and feedback of villagers so that the Plan can now be acted upon to achieve what residents want. Planning rules can be heavily influenced by local opinion and we have all now had our chance to *Have Our Say!*

John Hopcroft, Chair - Worminghall Village Plan Steering Committee

Worminghall Village Plan 2014 - Page 3

A brief history of Worminghall or 'Wornal'

For sources and further reading please see publications listed on the back page

Roman times. There is some evidence of Roman settlement in the north of the village where a Roman coin of Constantine and some pottery pieces have been found.

Saxon times (up to 11th Century). Our place name of Worminghall comes from the Anglo-Saxon name Wermelle (meaning 'nook of land of a man called Wyrma'). The village was "...held by Eadwica, wife of Wulward, for Queen Edith, the wife of Edward the Confessor". There was probably a wooden chapel on the site of the present church.

The Norman Conquest (11th-14th centuries). Wermelle is recorded in the Domesday Survey of 1086 and shows the village population was "...26 households" comprising "16 villagers, 6 small holders and 4 slaves". The land was held by the French Bishop of Coutances, before being forfeited to the Crown and managed by successive earls, dukes, barons etc under the feudal system (the village was part of the Ashendon Hundred) established by successive Kings before and after the Magna Carta of King John.

Our village church St Peter & St Paul, with its classic Norman nave, doorways, and chancel arch, dates back to 1160 and the bell tower and stained glass windows were added in the 15th century. It was first mentioned in a charter of 1158 from Pope Adrian IV to St. Frideswide's Priory in Oxford to whom it was subsequently gifted. The vicarage was ordained in 1229 and the first vicar was William de Estin - for the past 750 years there has been a vicar of Worminghall (now shared with Shabbington, Ickford and Oakley).

In the 14th century village life prospered when John de la Rivere (1304) succeeded Robert Fitz-Elys as Lord of the Manor of Wormehale, as the village had now become known. A weekly market was held in the village on Thursdays and the tradition started of an Annual Fair and pig roast on the Feast of St Peter (29th June) on the village green. The great hunting grounds of the nearby Bernewode Forest became popular. "There was once a windmill at Portway..." which fell into disrepair in the 13th century.

The Middle Ages. We can deduce from old maps and earthworks visible on aerial photographs that the centre of our village was in former times clustered around the church, the vicarage (now converted to two cottages), and the Manor house (rebuilt in the 18th and 19th centuries and now known as Court Farm), and the village market and fair were probably held on the open area that still exists in front of the church.

The 16th to 18th Centuries. 'In 1525 Henry VIII gave the rectory to Cardinal Wolsey before his fall from grace.' In 1670 John King, grandson of the Bishop of London, founded the brick and stone Almshouses and charity for six men and four women with the legacy money left by his father, Henry King, the then Bishop of Chichester. A memorial brass to the King Family can be seen in the church.

The Manorial estate of the village, whose name had now become Worminghale, belonged to successive noble families, for example seven generations of the Tracy family ('descendants of Sir William who was one of the Knights who murdered Becket') and amongst others, the Fitz-Elys, the Ingleton, the Tyrell, the Tipping and the Horne families (1766-1827).

Village growth. Farm development on pastures around the village started from the late 17th century (examples are Court Farm, Lower Brook Farm, Town Farm and Wood Farm), as well as building of an extension to one of the 15th century timber-frame thatched houses which later was turned into the village's Public House. As the village expanded northwards a plot of pasture land behind the Almshouses was used as the village green (now built upon).

The village population increased significantly after the Great Plague of London (possibly due to an exodus towards Oxford) and by 1722 the number of inhabitants in the village was 259 comprising 45 families'. The first official census in 1801 confirmed a slow down - '...266 comprising 62 families in 36 houses'. In 1851 the records show a higher level of 360.

The 2nd Viscount Clifden (an Irishman named Henry Welbore Agar (1816) arrived in 1827 to become the most influential Lord of the Manor of Worminghall (also referred to by the name Wornal in the 19th century). We are about many tasks including thoroughly repairing and restoring the church, opening a school" (today it is our Village Hall), "...had the farmland properly drained, had dry roads constructed and made improvements to the farm workers' cottages." After his death in 1836 the good work was continued by his family estate until 1911. His legacy lives on in the life of the village through The Clifden Arms and Clifden Road. * further reading "History of Worminghall" by former headmaster Joseph Tanner (1884).

The 20th Century. Many locals still refer to Worminghall with the old pronunciation 'Wornal'. This is also the name used for the 'Wornal Industrial Park' which has been created for private enterprise on land formerly used as an airfield site during WW2. In 1942-45 it served as a training ground for Wellington bomber crews and became the reception place for Dakotas and Lancaster planes returning with thousands of repatriated POWs.

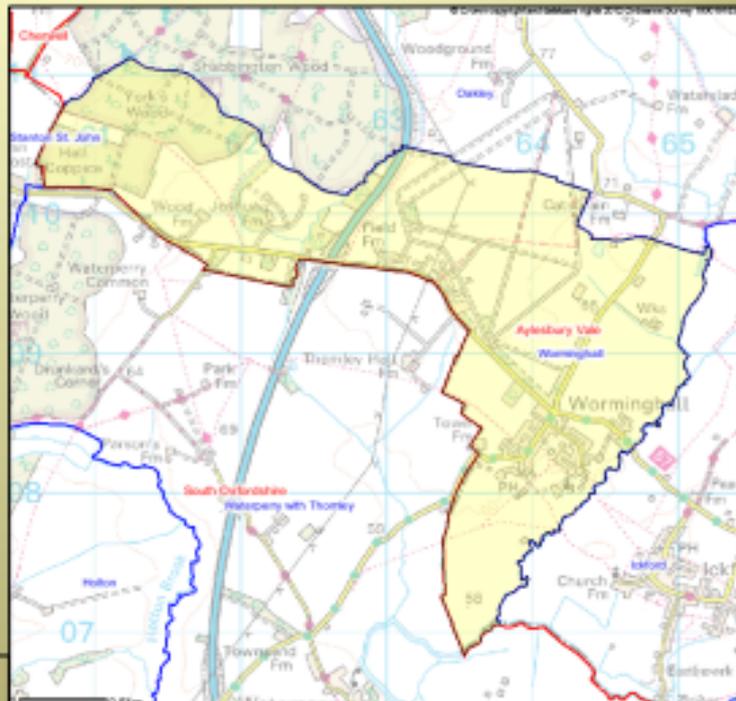
A note on the Plan from the Parish Council

"OUR RESIDENTS FIRMLY express the overall desire to improve the amenities, facilities and community groups in our village. The demand and use of such amenities, facilities and community groups will follow the gentle growth in housing and numbers of residents living in Worminghall, alongside a younger age demographic of our village.

"The delivery of this plan will therefore require a careful balance between the provision of such services alongside creating the environment for the increased demand and use of such services. For example, with an increased demand and use for improved bus services the bus companies will be more likely to improve the services to Worminghall. This will be a big challenge."

Worminghall Parish Council, May 2014

Worminghall's parish boundary



Priority issues for the Village Plan

Residents who responded to the questionnaire indicated which aspect of village life was **most important** to them. The issues were ranked as follows:

1. Housing
2. Facilities
3. Footpaths and traffic
4. Road surfacing
5. Facilities for the young
6. Speeding
7. Flooding on roads
8. Other (cycle ways, shop, faster broadband, bus to Oxford)



Worminghall Village Plan 2014 • Page 6

A Vision for Action in Worminghall

An overview of the priority issues

The **Worminghall Village Plan** recommends the following four visions for change in our village to ensure its future as a thriving and active community:

Housing:

Top priority is to encourage a broader mix of age groups within the village, especially young families, by supporting more affordable housing.

Community Facilities and Groups:

Top priorities are to support and protect our three key assets, and to provide a recreational space and play area in the village.

Traffic and Connectivity:

Top priorities are to slow down traffic passing through the village and to achieve access to faster internet broadband.

Environment:

Top priorities are to improve the quality and accessibility of the footpaths and enhance the visual attractiveness of the village.

Housing:

The Plan for future housing development and population growth in Worminghall

THE ISSUE

Expansion: The consultations with residents identify a desire for the village population to grow in order that our community can thrive.

Development: The consultations show it is important to residents that Worminghall retains its rural character.

Affordability: Residents expressed a need for more affordable starter homes for younger residents and for families with children.

Further consultation: A detailed survey is required on the Plan's top priority issue in order to achieve a balance for residents between a plan for development and the retention of Worminghall's rural character.

THE PLAN

The Plan identifies Housing as a priority issue for residents. The committee envisages that village life would benefit if future development allowed for a gentle growth in population, a broader mix of age groups and younger families living in Worminghall. This would enrich village life, build a more active community and allow the village to support its key assets so that they can survive.

The Plan recommends new housing is limited to within the village parameters and to small-scale developments. Residents suggested the following possible sites: near the crossroads, opposite Kings Close or land behind The Clifden Arms.

The Plan recommends that any new housing developments must cater for starter and family homes. If any infill or conversion properties become available, then smaller affordable homes should also be given development priority.

The Plan recommends that the views of villagers should be canvassed again in more detail on Housing in order to clarify what is meant by "starter" and "affordable" homes, as well as "small-scale development", so that a plan can be formulated.

Worminghall Village Plan 2014 - Page 8

PRIORITY ACTION

Over the next five years

Parish Council /Community Impact Bucks to invite the Rural Housing Enabler to scope the possibility of a rural exception scheme for Worminghall.

High

High

PC to give due consideration to this in its planning decisions

Immediate

Rural Housing Enabling Service to complete a Housing Needs Survey.

Community Facilities and Groups:

The Plan for supporting and enhancing amenities and social events in Worminghall

THE ISSUE

Village Meeting Places: The questionnaire has demonstrated the high value that residents place on the village's meeting places.

Recreation and Play Area: Demand for a recreation and child play area was identified by a campaign in 2009 and the responses to the questionnaire confirm that a majority want this.

Facilities for the Young: There is an expressed desire among residents for more community activities including a Youth Club and events for young people in the village.

Neighbourhood Watch: Concern has been reported over recent break-ins to homes and parked cars.

THE PLAN

This Village Plan reinforces the need to maintain and support the village's three essential social resources: the Church, the Village Hall and the Pub (Clifden Arms). The addition of a village shop would be another desirable benefit to serve the community if it could be run as a financially viable business.

The Plan supports the demand for the provision of public land for a village recreation and play area. This must also be a pre-requisite for future housing development and the desired growth in the number of families living within the village. Suitable land or vacant space must be identified within the village and a partnership with a landowner and/or developer formed.

The Village Hall is a highly valued community facility and the Plan calls for full support of its ongoing use and maintenance. Social groups and events based at the hall, such as the 'Parent, Carer & Toddler' group (which is fulfilling a need for a playgroup and social network for new parents), the Saturday Cafe, the Thursday Timeout, Film Evenings, luncheons for older residents and so on are all supported by the Plan. More events for young people, indoors and outdoors are wanted.

The Plan supports the village's Neighbourhood Watch Initiative and considers it appropriate that all residents apply a 'No Cold Calling' rule. Residents should be made aware of the Thames Valley Alert scheme.

Worminghall Village Plan 2014 - Page 9

PRIORITY ACTION

Immediate

Introduce a Welcome Pack for new residents.

Immediate

PC to approach landowners and consider funding options such as a Public Works Loan.

High

PC to consider funding a youth sub-committee to plan its own events.

Medium

PC/Bernwode News to increase resident awareness

Traffic and Connectivity:

The Plan for better traffic management, transport and internet access in Worminghall

| THE ISSUE | THE PLAN | PRIORITY | ACTION |
|---|---|-------------|---|
| <p>Traffic: Residents expressed serious concerns about potential accidents due to the speed of traffic through the village, especially the risk to children and pedestrians at the sharp bend by the road to The Clifden Arms; to drivers at the Ickford Road crossroads, and along the Menmarsh Road, including at Wornal Park.</p> | <p>The Village Plan endorses the Parish Council's installation of a speed calming device and 30mph sign in Clifden Road and on Menmarsh Road. Additional speed calming measures must also be reviewed along the roads to Oakley, and Ickford especially as the village grows.</p> | In progress | <p>PC to monitor situation in partnership with BCC Highways. PC / Bernwode News to increase resident awareness.</p> |
| <p>Potholes and Flooding: The poor condition of the road surface is of concern to drivers and a safety risk to the many cyclists that pass through the village.</p> | <p>The Plan encourages residents to report cracks and potholes and calls on the relevant authorities to set higher road maintenance and safety standards. In addition the Parish Council should liaise with local authorities and landowners to resolve the issue of regular flooding of access roads into the village.</p> | Immediate | <p>PC to monitor situation in partnership with BCC Highways. PC to publicise Pothole reporting hotline.</p> |
| <p>Public Transport: Many of the village's older residents and young adults who do not drive, and also parents with children, would like to have more regular bus services to Thame (shopping, friends etc), Haddenham (rail station), Aylesbury and Oxford (schools, shops, entertainment).</p> | <p>The Plan recognises that an attraction of living in Worminghall is its proximity to towns, markets, culture and so on. The bus service should support younger and older residents and families. Local authorities should be asked to increase the range of services that stop in Worminghall.</p> | Medium | <p>PC to organise setting up a transport action group, possibly in conjunction with other villages.</p> |
| <p>Broadband: A significant number of residents would like to receive faster broadband.</p> | <p>The Plan presses for an action programme to study how neighbouring villages have achieved faster speeds and how improvements can be implemented in Worminghall.</p> | Medium | <p>Volunteer expert to drive project forward.</p> |
| <p>Car Parking: There is some concern about the increasing trend to park cars on pavements and block the path of pushchairs, wheelchairs and emergency vehicles.</p> | <p>The Plan requests residents be mindful of keeping access free for pushchairs, wheelchairs and emergency vehicles when pavement parking is necessary.</p> | Low | <p>PC / Bernwode News to increase awareness.</p> |

Environment:

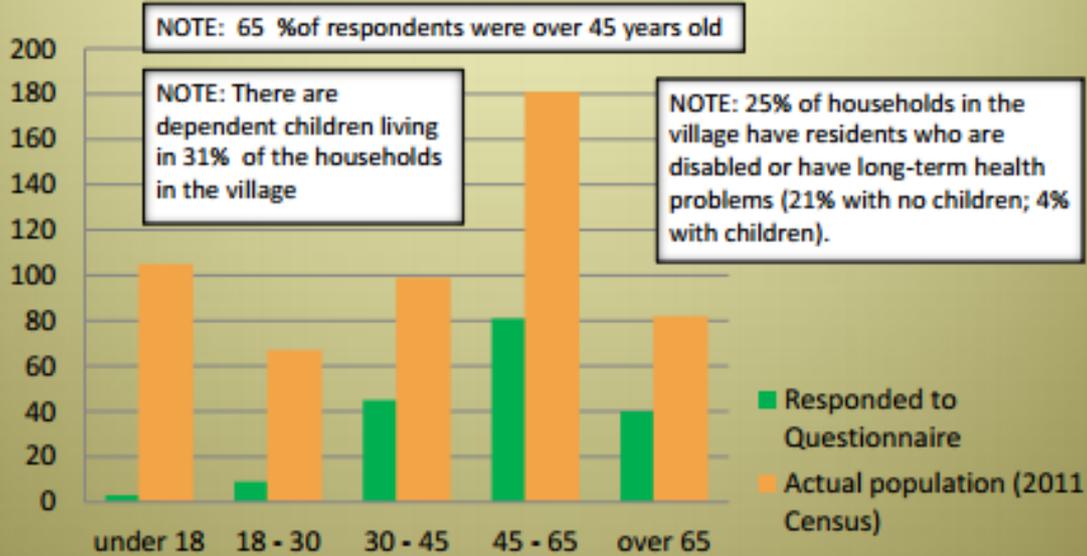
The Plan for improving the appearance and enjoyment of Worminghall's environment

| THE ISSUE | THE PLAN | PRIORITY | ACTION |
|---|---|-------------|---|
| <p>Appearance: Residents would like to see improvements to the visual appearance of the village, particularly upon entering and driving through.</p> | <p>The new village entrance signs with attractive planting have had a big impact on the visual appearance of Worminghall and meet some of The Plan's objectives for the environment. In addition, the Almshouse verges and the land at the crossroads would benefit from planting. Local authorities/landowners must ensure hedges are regularly cut back and ditches kept clear.</p> | In progress | <p>PC to appoint a volunteer action group and provide funding for bulbs etc.</p> |
| <p>Footpaths: Existing footpath routes are considered adequate and are well used but improvements are necessary to ensure accessibility for all.</p> | <p>The Plan asks that good access for pushchairs and disabled residents is made a top priority so that Worminghall can be enjoyed by all. This will require an investment in accessible gating to enable a circular walk from Clifden Road to the Church and back via the Avenue and weather-proofing of paths around gated areas. In addition, the footpath to Ickford should be accessible to walkers all year round.</p> | High | <p>PC to appoint a volunteer action group and budget for funding of improvements.</p> |
| <p>Tidiness: As well as improving tidiness the village needs more litter bins/dog bins.</p> | <p>The Plan recommends that additional litter bins, including bins for bagged dog litter, should be installed near to the Church and the Pub. A village clean-up day should be held once a year to show the village's commitment to an improved environment.</p> | High | <p>PC to purchase and install additional bins and coordinate volunteers for litter-picking.</p> |
| <p>Pavements: Many pavements in the village are uneven and there is a need for extra pavements.</p> | <p>The Plan recommends creating a safe pavement extension to the Clifden Arms, creating a paved footpath all the way to the Church, and ensuring regular maintenance of footpaths for safer and easier walking for all.</p> | Medium | <p>PC to liaise with BCC / landowners.</p> |
| <p>Lighting: Current levels of street lighting are adequate but there may be a case for more street lighting as the village grows.</p> | <p>The Plan draws attention to the eventual need for additional or improved street lighting at three locations: the Ickford Road crossroads, The Avenue and at the pub end of Clifden Rd.</p> | Low | <p>PC to monitor</p> |
| <p>Bonfires: Inconveniences were reported by a significant number of residents.</p> | <p>The Plan recommends residents adopt a good neighbour 'bonfire etiquette', details of which should be circulated to all households.</p> | Low | <p>PC / Bernwode News to increase resident awareness</p> |

APPENDIX

The 2014 questionnaire and the 2011 Census data

189 village residents (35 % of the Worminghall population of 543* people / 214* households) responded to the 2014 questionnaire



* source 2011 Census

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Accessing our Village Plan

This Worminghall Village Plan is available online:
www.facebook.com/worminghallaction
www.worminghallaction.weebly.com

Publications on life in Worminghall

- *History of Worminghall* by Joseph Tanner (1884) - dedicated to Viscountess Clifden; reprinted 1991 with proceeds to Worminghall Church.
- *History of St Peter & St Paul Church, Worminghall* by Anne Sharpe (resident), illustrations by Norman Pace (1979 and 2000).
- *Worminghall (Wornall) in the 1920s* by V.E.Hawes (1991)
- *The Bucks Village Boy* by Vic Hawes (resident) (1994)



Acknowledgements

The Steering Committee consisted of:

Grace Blackwell, Joanna Botha, Matt Grierson, John Hopcroft, Ramsay Hovell, Nick Hughes, David McBain, Laura Merry, Carol Robson, David Small, Mark Tasker

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Finally, thank you to all the residents of Worminghall who completed questionnaires or gave feedback.

Annex 6 – Comments on sites

Other Comments (not site specific)

- Ideal play area for small children behind the village hall
- Need larger play area for youngsters to 'kick a ball'. At present can only use roads – there will be a serious accident as cars speed through the village and down the avenue
- Need starter homes, affordable, to keep younger families in the village.
- Transport links to Wheatley to be able to access bus to Oxford.
- Keep village as a small village by respecting village footprint.
- Bungalows. Older people may want to stay in the village but have no choice in new developments for spacious living. Already bungalows – what about low rise eg 2 storey flats
- Based on housing already allocated , I feel 2-4 more family houses are all that is needed.
- Play areas in a small village surrounded by countryside, walks, airfield etc, is unnecessary and expensive in terms of insurance, maintenance and policing. Most houses have gardens and Village Hall used for family events/meetings
- 1st time buyers soon turn into those needed family accommodation and must be insisted on in plan.
- I hope the village roads can be repaired and enlarged in some of the corner sites. It's too narrow for people to walk.
- People who live in Wernal by and large live here because they enjoy village life so to expand the village would be to take away the benefits of living in a small village, so keep to village limits.
- In order to keep the village heart – no infill.
- Worminghall will turn into a town suburb in character if all green spaces are built up
- No more houses please
- Why can't the area behind the Village Hall be used as a play area – safe and enclosed.
- Play area by the Village Hall would be ideal
- Need more usable space behind Village Hall eg Fete, play area etc
- Another 60 houses +proposed on top of the 15 already with planning would overwhelm the village still no extra facilities. (village grows by 30%)
- Buy the pub, utilise the garden as a play area. Totally agree
- Really good presentation of facts and figures from questionnaires. Balance development in keeping with the village would be welcomed.
- Sell the Village Hall, buy the pub (? + crowdfunding) for community/social centre with space for playground etc.
- Housing estates belong outside the village
- Extending the village requires extending infrastructure to support village life. We have already lost the shop, playgroup, and now have a reduced bus service. The school is pretty full so how are we going to support all these new people?
- Site 12 and opposite area could have road widened and small affordable houses built along.
- We appear to have already fulfilled the quota of new housing now with the 2 proposed sites – until 2033.

- I would like to see the character of the village maintained with no more changes
- The survey shows that very few people living in the village actually need a house. 15 new houses approved should more than fulfil the requirement of the people living in the village till 2033.
- Crikey – that’s a huge increase. . In my opinion this is going to put huge pressure on the village and surrounding villages. We have no shop, doctors and the schools could not cope with the increase.
- With houses already approved, there should be no further development at all

Site 1 Between Ickford Road and The Avenue

- This site would create too much traffic in The Avenue. The houses are unnecessary just to get a play area. We do not need housing estates!
- No
- Too big and who is paying for the upkeep and policing of play area?
- Access from Ickford Road would be essential. No more traffic on the Avenue please. Surely the 30 MPH sign could be extended to solve this
- Access problems would create dangerous situations, top of Avenue too narrow, heavy traffic makes houses move at the moment.
- No, too big
- No
- Why not access via Ickford Road and reduce speed issues in the village
- No – too much traffic down The Avenue – this is a very narrow road as it is and it’s extremely dangerous coming into the Avenue from the Clifden Road as it is.
- Yes, Good site. With play area and green space
- No please. It will destroy green area. The entrance into The Avenue is already dangerous.
- I don’t feel that the footprint of the village should be increased. Please keep it as it is
- I agree with the green space and play area. Fitting in the 15/20 more houses would be overkill
- This site would create too much traffic on The Avenue. 15 -20 houses unnecessary just to get a play area.
- Bottom of Avenue on to Clifden Road - dangerous.
- Enough new houses in village with 15 extra houses passed
- Yes, could be a nice addition to village if designed and build well
- No, from the plan it looks like one house is being knocked down for access? Why knock down a house? Access from Ickford Road would be dangerous so the situation??
- No, village footprint infringed
- Inappropriate because The Avenue could not cope with the extra traffic, too close to a 60 mph speed limit, too many houses in that location, extension of settlement boundary, field floods. Not favoured in 2014

Site 2 North side of The Avenue

- No
- No
- No – ridiculous
- Small affordable houses? How many?
- Yes
- No
- No – green space
- Road frontage
- Now more access from The Avenue
- Yes, classic infill ribbon development along The Avenue that we've seen many times before
- No, pond here? Drainage and the impact on flooding down The Avenue (which already happens so this would exacerbate that)
- Yes ,if as infill
- What about the ducks?
- No
- Too small to be sustainable
- Yes - True infill

Site 3 –Clifden Road/The Avenue junction

- No
- No
- Possible if numbers kept to 3 affordable houses
- Sites 3 & 4 should be dealt with as 1 area. Access should not be from The Avenue
- Yes (as above) Access should not be from The Avenue
- No
- Yes – infill
- No – green space
- Yes, classic infill close to the road but needs safe access
- No, green space
- Yes, if as infill
- Yes
- Not easily accessible.
- Favoured in 2014
- Yes , true infill

Site 4: Clifden Road/Ickford Road junction

- No
- No
- No- corner access too dangerous
- Sites 3&4 should be combined. No access from the Avenue please
- Yes (as above) Access from Clifden Road
- Yes
- No
- Yes infill
- No – green space
- Yes – infill
- Yes
- OK – classic infill close to the road but needs safe access.
- No, access would be dangerous
- No
- Yes
- Not easily accessible.
- Favoured in 2014
- Yes, true infill

Site 5 - Rear of 21-39 Clifden Road

- Devastated that this has already been approved by AVDC. This lovely piece of green pasture, featured in the “Village Plan” as a lovely view through to the Almshouses for walkers to enjoy!
- Crazy to squeeze in a back fill housing estate into this green space in the village used by residents as well as animals..... I agree!
- Ok – no more
- Accept the 12 but no more, they should be first time buyer homes
- No
- No
- Yes – accept to 12
- No – keep green space within the heart of the village
- No
- No – but too late
- Located in core of village, safe access from Clifden Road. Similar to Silvermead in configuration – acceptable site
- Permission granted already. If it falls through there are better sites.
- Not favoured in 2014

Site 6 East of Clifden Road

- No
- No
- No
- No
- No
- No
- Yes – central of village. Good access from Clifden Road
- Yes
- No –keep green space within the village
- No – same as 7. Too remote from road and should be retained as central green park area. Flood risk too
- No – green space needed in the village
- No
- No! Lets not lose any more green patches which make Worminghall a pretty rural village
- No
- Inaccessible. Site 6 encroaches on well used footpath.

Site 7 Behind Houses in The Avenue

- No
- No
- A barn conversion?? No! House masquerading as a barn more like.
- No
- Yes
- No
- Yes – central to the village. Houses on 3 sides. Good access from Clifden Road
- No – nice central green space like a park area. Too remote from road for houses
- Flood risk too
- No – green space in the body of the village prevents us living in a completely built up area
- No
- No. Leave our green spaces for the future generation to enjoy. Once gone, there is no turning back
- No
- Inaccessible.

Site 8 - Old Sewage Station

- No
- No
- Not another estate!! No
- Safe access for pedestrians to pub still the key issue for me
- No
- Proposed before and opposed by Parish Council/rejected by AVDC. Still significant access issues
- Yes
- Same comment as 9- too far from road and in green corner of village. Not good site
- No – access issues. Beyond village footprint.
- No. Village footprint infringed
- No – Let's enjoy some green space to walk through
- Isolated from rest of village

Site 9 Next to Clifden Arms

- This area beyond the pub should be the direction the village expands the perimeter
- No
- No
- I don't believe it! No
- Perhaps if site 8 goes ahead, but access safety is critical.
- No
- Too far from road in green corner of village – not good
- No, again beyond the village footprint and where is the access to this?
- No – village foot print infringed
- No
- No
- Extension of settlement boundary. Does offer green space or play area. But encroaches on footpath
- Favoured in 2014

Site 10/11 Coldstream Chicken Farm and paddock behind Clifden Arms

- This area should be the direction for the village to develop. Room for play space too
- OK to 3 but no more
- No to all houses
- Access to site and traffic /safety issues. 17 houses = 30+more cars
- No
- Possible if safe access from Waterperry Road can be designed
- If in future the need was great enough, this would be the only acceptable site of larger numbers of houses
- Too big
- No thank you. We are still asking for a review of the recent decision that we were denied access to. So can we get a judicial review as the process was flawed.
- It is dangerous as no highway access
- Yes please. Ideal for a football field and new houses if required.
- Yes please
- Yes – affects less residents
- Nature progression for village and close to road
- Acceptable site
- No – village footprint infringed
- No - safety issues with access
- Yes – this area could provide a small estate which would not encroach on other residents and could expand behind the chicken farm, where there are already 3 houses approved.
- Yes
- This area would be idea for a larger development preserving the village character. The road could be widened and preserved to improve safety and traffic flow. It is also large enough for a large play area including a football field.
- Best location. Links with rest of village, large enough to offer green space and play area, could revive pub, mix of affordable and family homes. Permission already granted for 3. Access already will need redesign because of permission.
- If site 5 falls through, it would be ideal. But given site 5, I wonder whether village would agree 20 homes on this site in total.
- Favoured in 2014
- 20 houses here together with the 15 recently approved may just provide the support and interest needed to maintain the pub, church and village hall which the vast majority of residents believe are community assets.
- This location would be ok so long as the access issues are resolved.
- As 3 new houses already, it makes sense to fully develop this area in one go – also will provide play area/green area.

Site 12 – Waterperry Road next to Kings Close

- No
- No to all houses
- No! Far too far from the village
- No
- Yes
- No, we have already challenged this. The same arguments hold. Absolutely no. Dangerous and no access
- No – village footprint infringed
- Been proposed before – rejected by both parish council and AVDC. Safety and traffic/access issues. No footpaths/lighting
- Please no! Too dangerous for younger families and children.
- Access could present problems
- OK, natural ribbon development along road.
- Been proposed before and turned down due to dangerous access. Children living in this proposed development would be perpetually at risk of being involved in RTAs. Therefore No
- On wrong side of Clifden Road for further development

Site 13 - Next to Court Farm and the Church

- No
- No more houses needed
- No – even further from the village
- No – would destroy an enjoyable footpath walk
- No – nice to have green space around church
- As above
- No
- No
- No - would destroy the footpath
- No infill – especially as it is green space that can be enjoyed by all at the moment
- No really infill – horse paddock and footpath – close to church.
- Isolated – not a good housing site – unacceptable
- No – not infill and remote from core of the village
- No – village footprint infringed
- No – would spoil walks
- No – would ruin walking area
- Yes –
- No – worst of all sites. No access, isolated, would destroy footpath and views. NO details given
- Not favoured in 2014
- No direct link to the roads and too isolated

Annex 7 – Photos

