

# WORMINGHALL NEIGHBOURHOOD PLAN

*Let's set the future of our village!*

## Consultation Report



Submission Version January 2018

# STATEMENT OF PUBLIC CONSULTATION

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## Summary

This document sets out the communication processes undertaken during the development of 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.
6. The **Public Consultation** on the Draft Neighbourhood Plan took place between October 4<sup>th</sup> 2017 and November 17<sup>th</sup>. A leaflet and feedback form was delivered to each address in the village, posters put up and the documents were put on the PC website. The landowners, statutory consultees and local businesses were also informed. Three open sessions at the village hall were also held so that villagers could come and ask any questions that they had or to provide suggestions.

## **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 Plan is attached at Annex 1.

## **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. (Annex 2)

## **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 (Annex 3). 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. (Annex 4). 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. Flood Maps were also on display (Annex 5)

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. Photographs are at Annex 6.

## **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. The Parish Council website has been used at all times to give information and links to documents (Annex 7). 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.

## **Liaison with landowners**

The Steering Committee wrote to the local landowners asking if they would be prepared to submit any of their land for potential development. A copy of this letter can be found in Annex 8. Three developers whose sites could provide a play area were invited to come and present their proposals to the Steering Group on Saturday 28th May 2017.

## Minutes from Parish Council

Permission to publicise the Draft Neighbourhood Plan was given at the Parish Council meeting on July 27th 2017.

Once the plan had been updated following the consultation, the Plan went back before the Parish Council on December 7th 2017 and it was approved for submission to AVDC.

Extracts from both sets of minutes can be found at Annex 9.

## Formal Public Consultation

The period of consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, ran from October 4<sup>th</sup> until November 17<sup>th</sup>. Leaflets and feedback forms were delivered to all Worminghall addresses before the commencement date. Posters were also displayed around the village. Letters were also sent to the local landowners and businesses at Wornall Trading Estate. Emails and feedback forms were also sent to the Statutory consultees. (Annex 10a)

The plans were placed on the Parish Council website and a hardcopy was left in the Village Hall and at the Clifden Arms. Each member of the steering committee also had 2 copies of the plans available in case a resident wished to borrow one.

There were three open sessions held at the Village Hall:

Saturday 7 <sup>th</sup> October	10.00 – 12.00	12 attendees
Tuesday 17 <sup>th</sup> October	19.00 – 21.00	8 attendees
Saturday 28 <sup>th</sup> October	10.00 – 12.00	12 attendees


These events were also advertised using the village Facebook account, as well as the initial leaflets.

With a week to go, a further set of posters were distributed across the village. In total we had 40 responses from the respondents listed at Annex 10b. The summary responses and the actions taken by the Neighbourhood Plan Steering Group can be found at Annex 10c. There are separate tables for AVDC's detailed comments and the response from the Neighbourhood Plan Steering Group. (Annex 10d)

# The Worminghall Village Plan

Published Autumn 2014 and to be revised every five years (next revision 2019).  
Progress on actions to be reviewed annually by Worminghall Parish Council.





# Introduction to the Wормinghall 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 Wормinghall.

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 Wормinghall 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 Wормinghall'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 Wормinghall'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, Wормinghall'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, Wормinghall can continue to thrive and improve as a village community.

**Worminghall Village Plan Steering Committee**



# How has development changed Wормinghall?

I WAS BORN in Oxford and have lived all my life so far in Wормinghall, 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. Wормinghall 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 Wормinghall 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 - Wормinghall Village Plan Steering Committee**

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# 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 11<sup>th</sup> 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 Eddena, wife of Wulfard, 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 (11<sup>th</sup>-14<sup>th</sup> 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 15<sup>th</sup> 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 14<sup>th</sup> 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 (29<sup>th</sup> 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 13<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> 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 16<sup>th</sup> to 18<sup>th</sup> 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 17<sup>th</sup> century (examples are Court Farm, Lower Brook Farm, Town Farm and Wood Farm), as well as building of an extension to one of the 15<sup>th</sup> 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 61 families in 36 houses'. In 1851 the records show a higher level of 360.

The 2<sup>nd</sup> Viscount Clifden (an Irishman named Henry Welbore Agar Ellis) arrived in 1827 to become the most influential Lord of the Manor of Worminghall (also referred to by the name Wornal in the 19<sup>th</sup> 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 20<sup>th</sup> 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.

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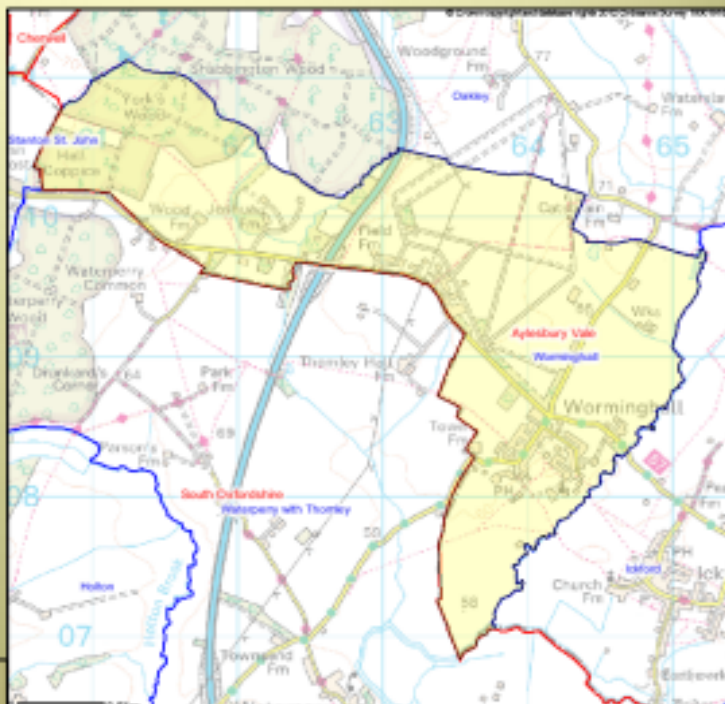
## A note on the Plan from the Parish Council

"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



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## 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)



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## 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	THE PLAN	PRIORITY	ACTION
<b>Expansion:</b> The consultations with residents identify a desire for the village population to grow in order that our community can thrive.	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.	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.
<b>Development:</b> The consultations show it is important to residents that Worminghall retains its rural character.	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.	High	PC to give due consideration to this in its planning decisions
<b>Affordability:</b> Residents expressed a need for more affordable starter homes for younger residents and for families with children.	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.	High	Rural Housing Enabling Service to complete a Housing Needs Survey.
<b>Further consultation:</b> 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 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.	Immediate	

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## Community Facilities and Groups:

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

THE ISSUE	THE PLAN	PRIORITY	ACTION
<b>Village Meeting Places:</b> The questionnaire has demonstrated the high value that residents place on the village's meeting places.	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.	Immediate	Introduce a Welcome Pack for new residents.
<b>Recreation and Play Area:</b> 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.	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.	Immediate	PC to approach landowners and consider funding options such as a Public Works Loan.
<b>Facilities for the Young:</b> There is an expressed desire among residents for more community activities including a Youth Club and events for young people in the village.	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.	High	PC to consider funding a youth sub-committee to plan its own events.
<b>Neighbourhood Watch:</b> Concern has been reported over recent break-ins to homes and parked cars.	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.	Medium	PC/Bernwood News to increase resident awareness

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## Traffic and Connectivity:

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

THE ISSUE	THE PLAN	PRIORITY	ACTION
<b>Traffic:</b> 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.	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.	In progress	PC to monitor situation in partnership with BCC Highways. PC / Bernwode News to increase resident awareness.
<b>Potholes and Flooding:</b> 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.	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.	Immediate	PC to monitor situation in partnership with BCC Highways. PC to publicise Pothole reporting hotline.
<b>Public Transport:</b> 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).	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.	Medium	PC to organise setting up a transport action group, possibly in conjunction with other villages.
<b>Broadband:</b> A significant number of residents would like to receive faster broadband.	The Plan presses for an action programme to study how neighbouring villages have achieved faster speeds and how improvements can be implemented in Worminghall.	Medium	Volunteer expert to drive project forward.
<b>Car Parking:</b> There is some concern about the increasing trend to park cars on pavements and block the path of pushchairs, wheelchairs and emergency vehicles.	The Plan requests residents be mindful of keeping access free for pushchairs, wheelchairs and emergency vehicles when pavement parking is necessary.	Low	PC / Bernwode News to increase awareness.

## Environment:

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

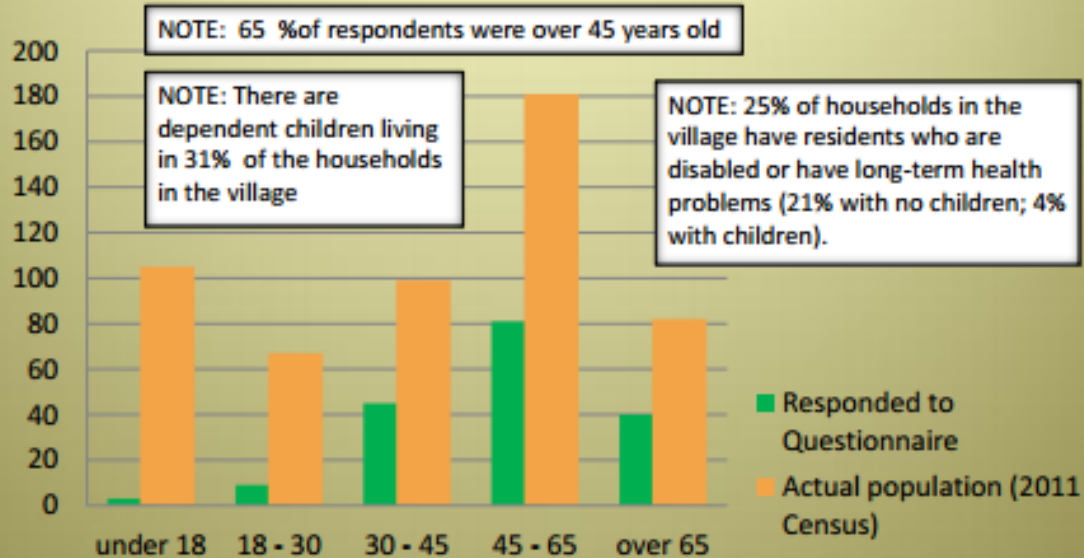
THE ISSUE	THE PLAN	PRIORITY	ACTION
<b>Appearance:</b> Residents would like to see improvements to the visual appearance of the village, particularly upon entering and driving through.	The new village entrance signs with attractive planting have had a big impact on the visual appearance of Worminghall 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.	In progress	PC to appoint a volunteer action group and provide funding for bulbs etc.
<b>Footpaths:</b> Existing footpath routes are considered adequate and are well used but improvements are necessary to ensure accessibility for all.	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.	High	PC to appoint a volunteer action group and budget for funding of improvements.
<b>Tidiness:</b> As well as improving tidiness the village needs more litter bins/dog bins.	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.	High	PC to purchase and install additional bins and coordinate volunteers for litter-picking.
<b>Pavements:</b> Many pavements in the village are uneven and there is a need for extra pavements.	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.	Medium	PC to liaise with BCC / landowners.
<b>Lighting:</b> Current levels of street lighting are adequate but there may be a case for more street lighting as the village grows.	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.	Low	PC to monitor
<b>Bonfires:</b> Inconveniences were reported by a significant number of residents.	The Plan recommends residents adopt a good neighbour 'bonfire etiquette', details of which should be circulated to all households.	Low	PC / Bernwode News to increase resident awareness



## 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](https://www.facebook.com/worminghallaction)  
[www.worminghallaction.weebly.com](http://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

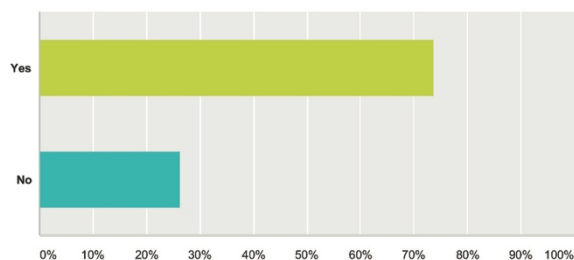
Thanks to Worminghall Parish Council and to Adele Berthet, Parish Clerk. Thanks also to Community Impact Bucks for providing funding towards the creation of this Community Led Plan.

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

## Annex 2 – Survey results

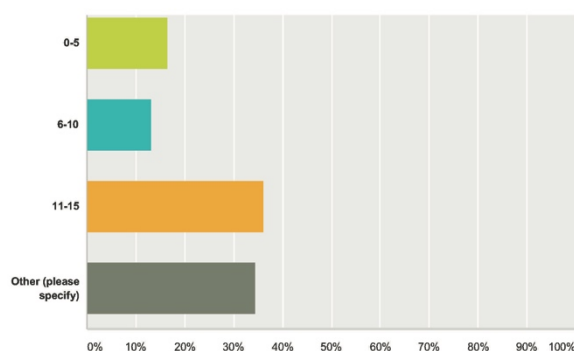
<http://www.worminghall-pc.co.uk/wp-content/uploads/2017/03/Survey-Results.pdf>

### Q1. Do you think that Worminghall needs more homes?



Answer Choices	Responses
Yes	73.61% 53
No	26.39% 19
Total	72

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

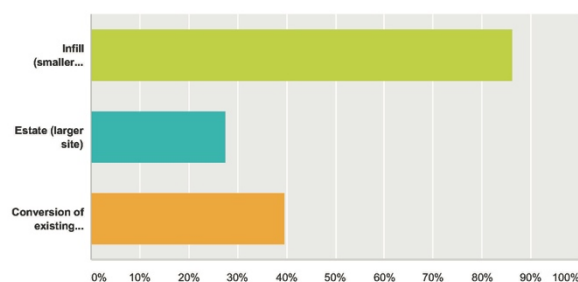


Answer Choices	Responses
0-5	16.39% 10
6-10	13.11% 8
11-15	36.67% 22
Other (please specify)	34.43% 21
Total	61

#### Sample of responses

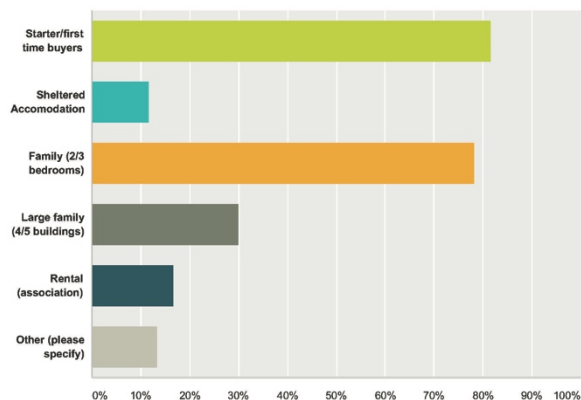
- 20 - 25
- 20 - 40
- 30
- 30+
- 35 - 40
- 50
- 11-15 as small developments, but NOT infill on precious green space between existing houses. See q3. Smaller developments yes, infill no.
- Additional affordable for young people in village.
- In view of recent outline approvals, perhaps another 10-15.
- 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% 50
Estate (larger site)	27.59% 16
Conversion of existing buildings	39.66% 23
Total Respondents: 58	

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

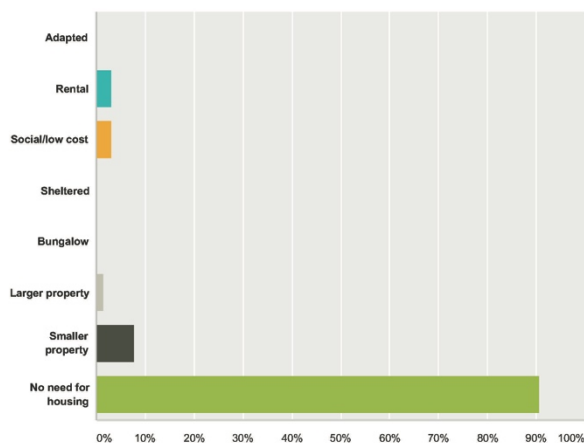


Answer Choices	Responses
Starter/first time buyers	81.67% 49
Sheltered Accommodation	11.67% 7
Family (2/3 bedrooms)	78.33% 47
Large family (4/5 buildings)	30.00% 18
Rental (association)	16.67% 10
Other (please specify)	13.33% 8
Total Respondents: 60	

#### Sample of responses

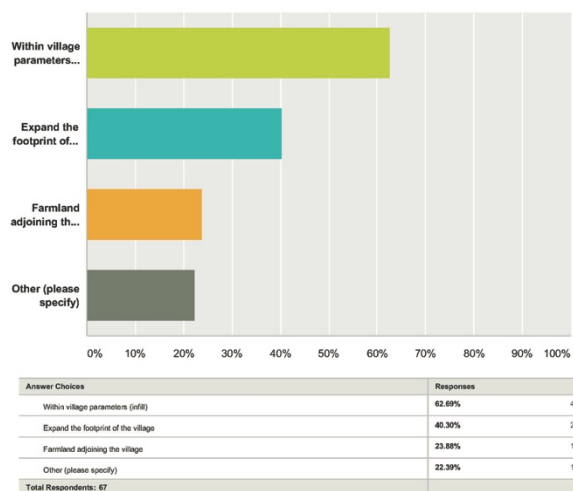
- Vale of Aylesbury Housing Trust.
- Mews style 2-3 bedrooms.
- No more big houses, need more much smaller affordable flats / houses. Need to accommodate younger people.
- A small estate of affordable (possibly rental) houses.
- Restrictive covenants imposed to ensure they remain 2 bedrooms.
- Private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

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



Answer Choices	Responses
Adapted	0.00% 0
Rental	3.13% 2
Social/low cost	3.13% 2
Sheltered	0.00% 0
Bungalow	0.00% 0
Larger property	1.56% 1
Smaller property	7.81% 5
No need for housing	90.63% 58
Total Respondents: 64	

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



### Sample of responses

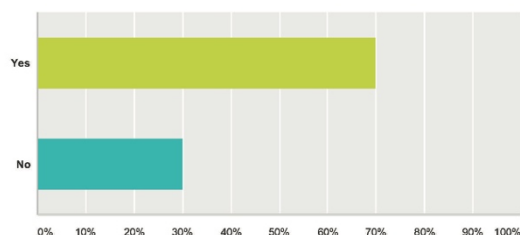
- Along existing road network at the edges of the village.
- Brown field sites.
- Keep green spaces.
- Menmarsh Road / Ickford Road / Oakley Road.
- We feel the footprint of the village needs to expand slightly which may involve changing the use of a small area of adjoining farmland.
- Not sure.
- We 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

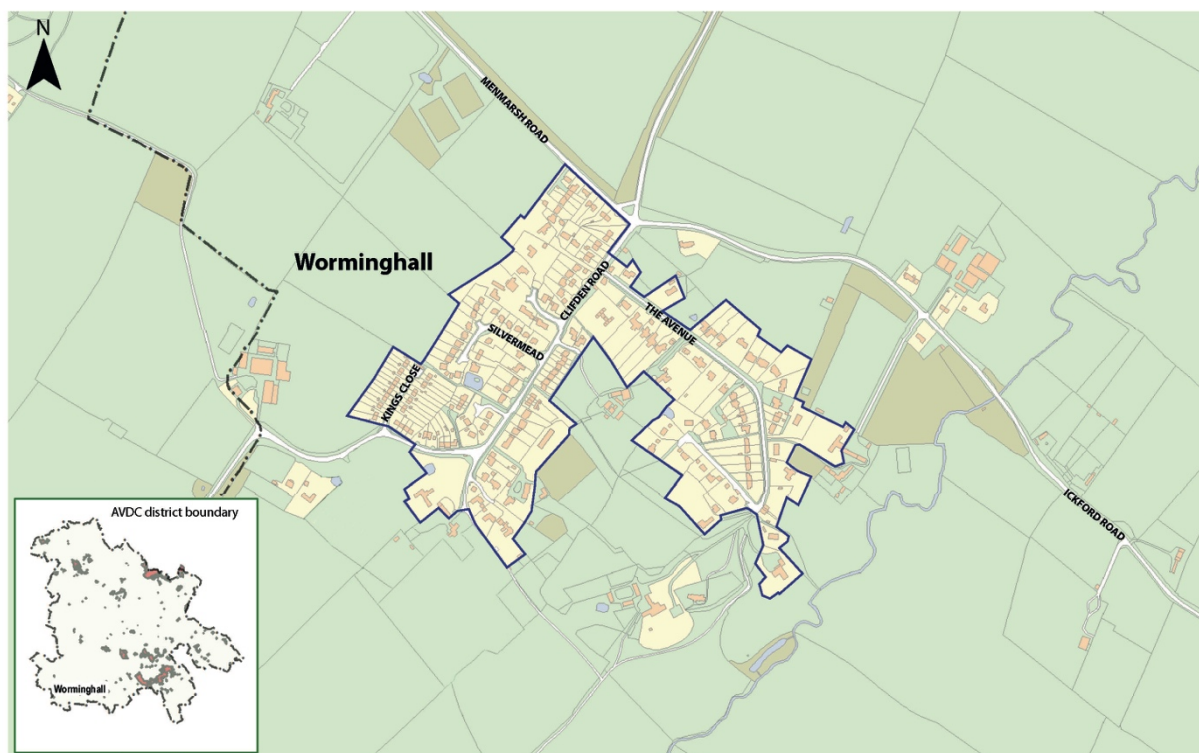
- Just outside the village on the Menmarsh Road.
- At the corner where ickford road and clifden road meet as this would allow frontages on existing roads and would have minimal impact on adjoining properties and not lead to the excessive density of the recent proposals.
- Between Kings Close and Town 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?)**



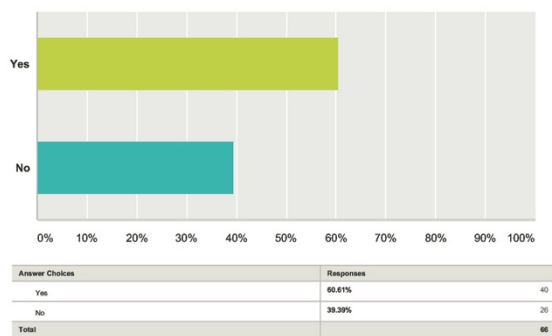
Answer Choices	Responses
Yes	69.84% 44
No	30.16% 19
Total	63



**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 Clifton 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 Worminghall'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.

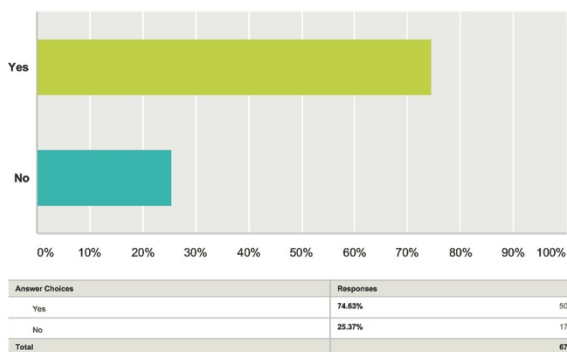
### Q9. Would you accept further housing if it meant more green space / a play area?



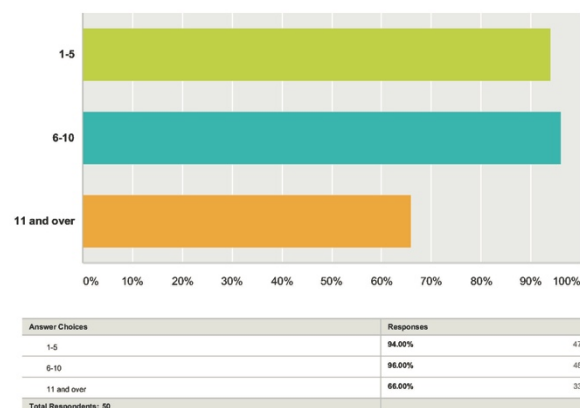
#### Sample of responses

- 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.

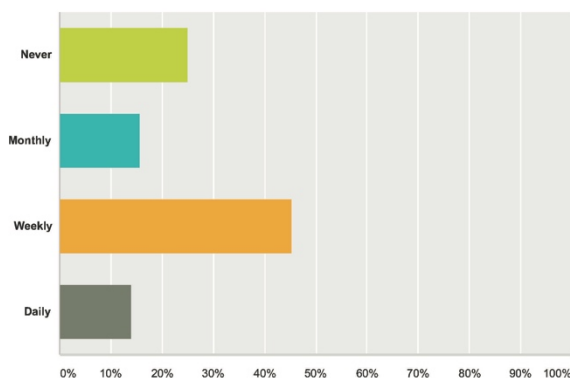
### Q10. Is there a need for an equipped play area?



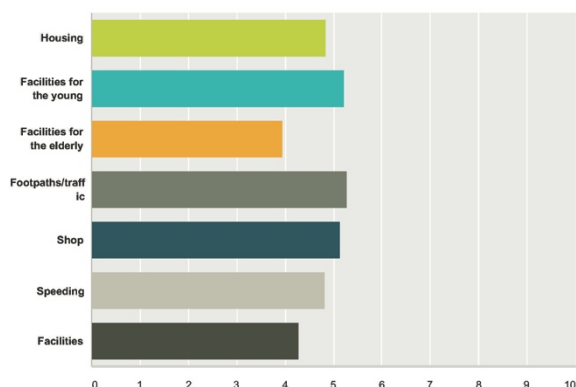
### Q11. If you answered "yes" to Question 10, please advise for what ages? (tick all that apply)



### Q12. Would green space be used by you?



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



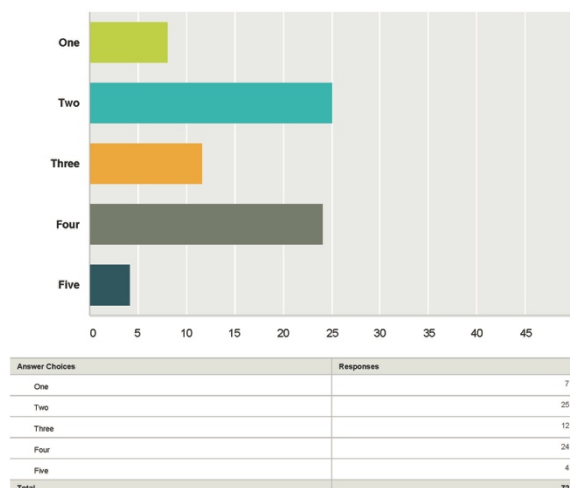
	1	2	3	4	5	6	7	Total	Score
Housing	27.91% 12	23.29% 10	13.96% 6	6.98% 3	11.63% 5	0.00% 0	16.28% 7	43	4.84
Facilities for the young	29.27% 12	26.83% 11	19.51% 8	4.88% 2	2.44% 1	14.63% 6	2.44% 1	41	5.22
Facilities for the elderly	2.94% 1	14.71% 5	32.36% 11	14.71% 5	8.82% 3	11.76% 4	14.71% 5	34	3.94
Footpaths/traffic	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?

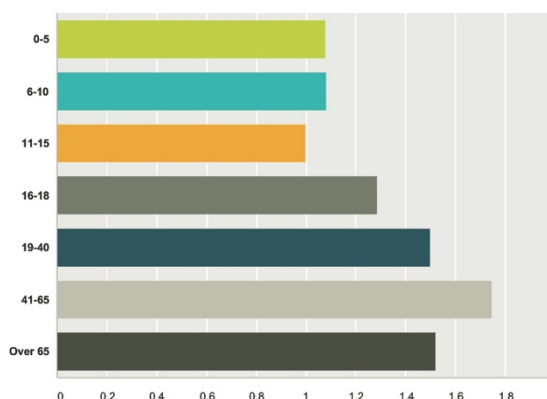
#### Sample of responses

- 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?

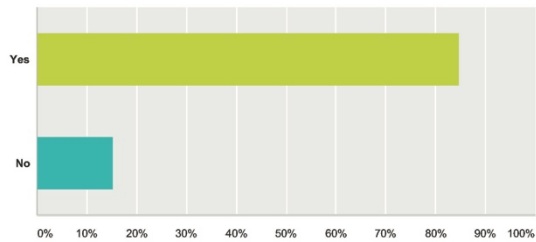


**Q16.** Please provide the number of members of your household in each of the following age ranges



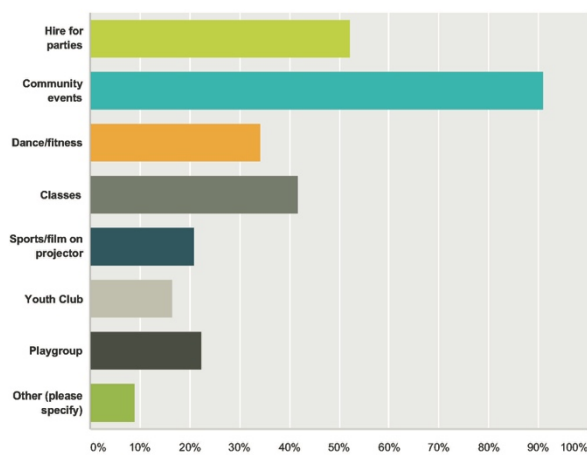
Answer Choices	Average Number	Total Number	Responses
0-5	1	14	13
6-10	1	13	12
11-15	1	11	11
16-18	1	9	7
19-40	2	45	30
41-65	2	82	47
Over 65	2	35	23
Total Respondents: 72			

### Q17. Do you use the village hall?



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

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

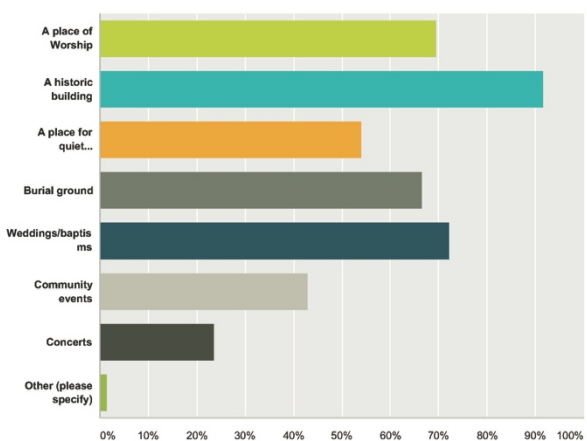


Answer Choices	Responses
Hire for parties	52.24% 35
Community events	91.04% 61
Dance/fitness	34.33% 23
Classes	41.79% 28
Sports/film on projector	20.90% 14
Youth Club	16.42% 11
Playgroup	22.39% 15
Other (please specify)	8.96% 6
Total Respondents: 67	

#### 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.

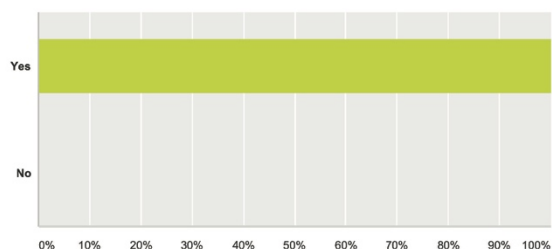
### Q19. Do you value the church as? (tick all that apply)



Answer Choices	Responses
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	

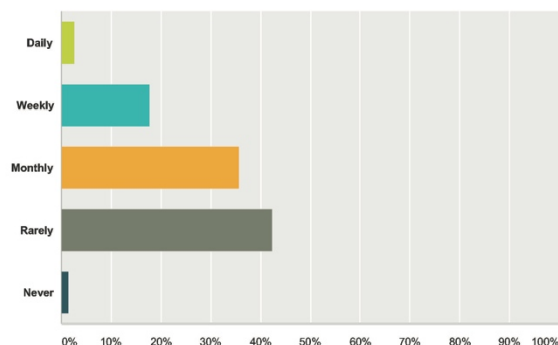


## Q20. Do you value the pub as a community asset?



Answer Choices	Responses
Yes	100.00% 69
No	0.00% 0
Total	69

## Q21. How often do you use the pub?



Answer Choices	Responses
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

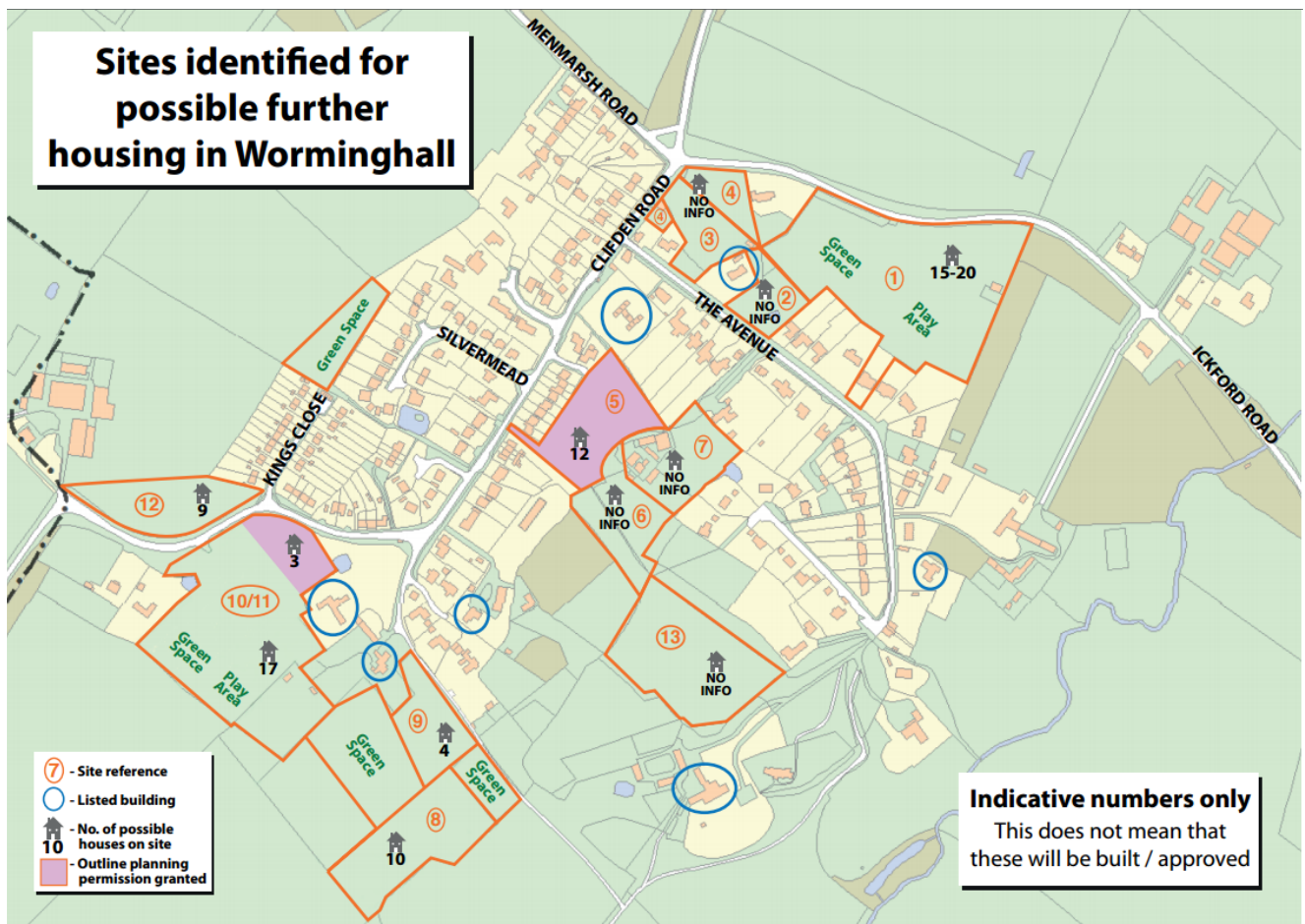
- I use the pub rarely as it's run down & poorly run.
- We really appreciate the pub providing such a wide variety of play amenities, it does draw us to the pub.

## 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 Worminghall. 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 Worminghall 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 - Worminghall 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.
- Worminghall 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.
- Worminghall 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 Worminghall.
- 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.
- Worminghall 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.
- Worminghall 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 Worminghall needs community spirit.

## Annex 3 - Site map used at 4 February event

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





## Annex 4 – 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
- 1<sup>st</sup> 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 Wernall 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

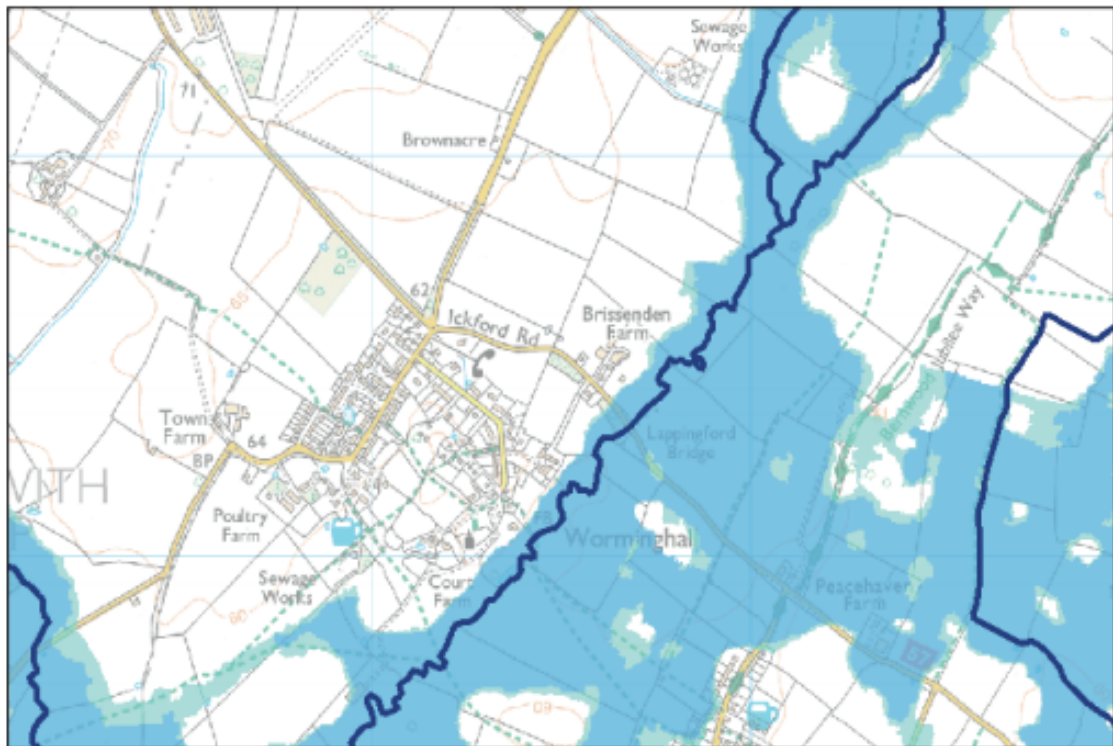
## Annex 5 – Flood maps

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

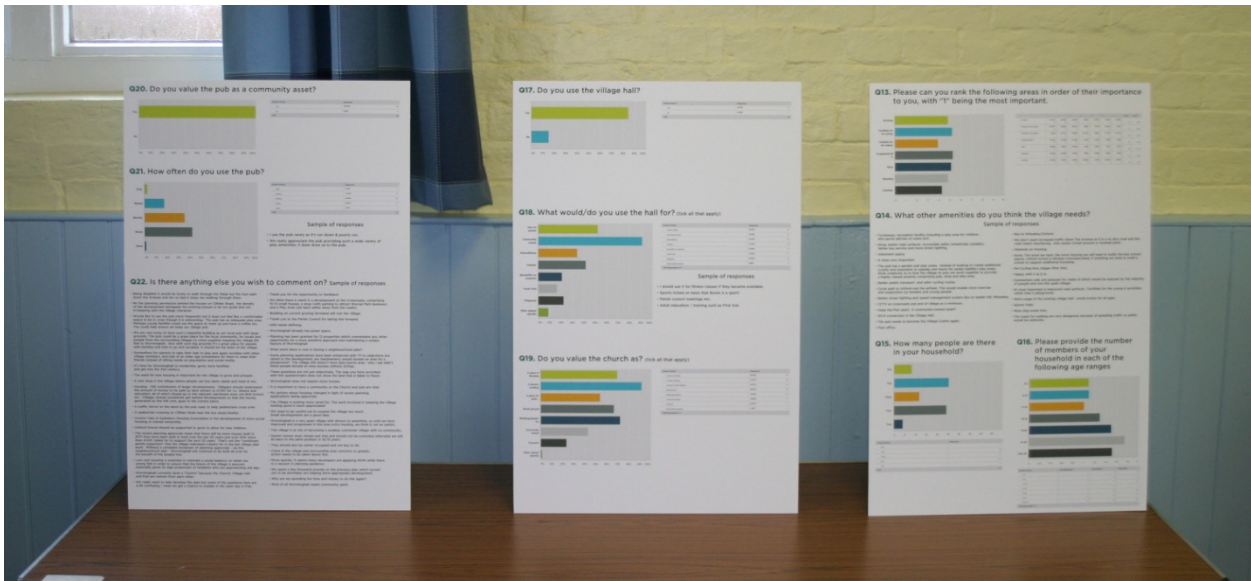
### Surface Water Flooding Map



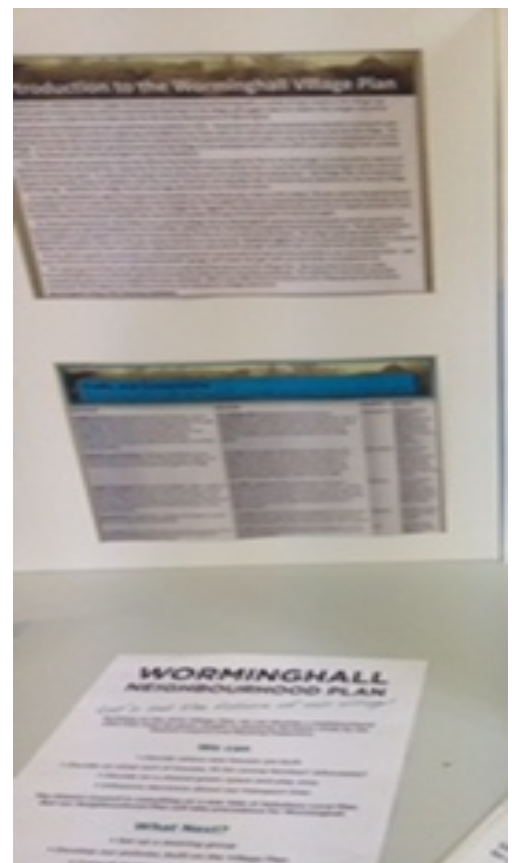
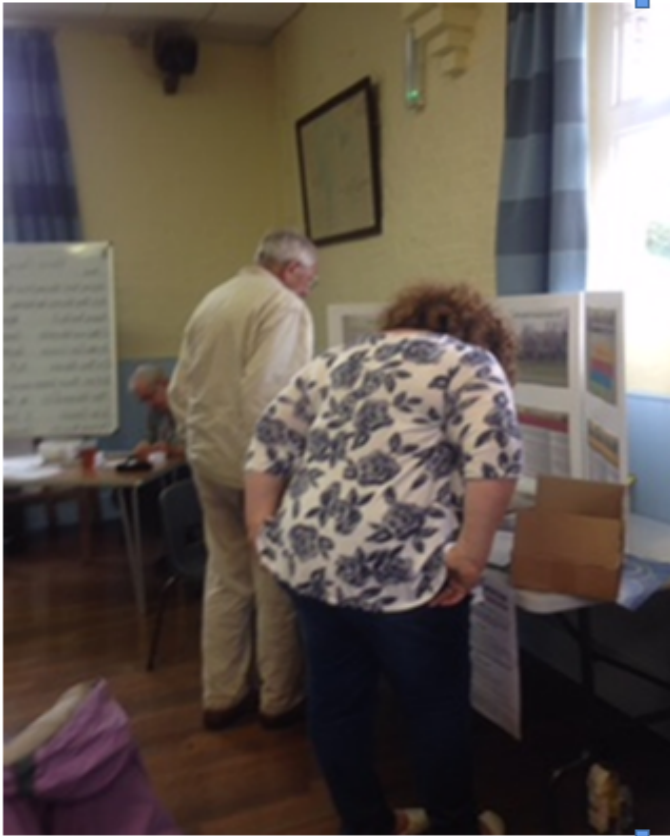
### Flood Risk Map



## Annex 6 – Photos







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- 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**

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](mailto:WorminghallNP@gmail.com) providing the site reference and your feedback.

Buttons on the left will download the appropriate PDFs.

◆ SITE MAP

◆ SURVEY RESULTS

◆ FACT SHEET

◆ FLOOD MAPS

◆ COMMUNITY PLAN

◆ COMMENTS ON SITES

◆ MINUTES



## **WORMINGHALL PARISH COUNCIL**

Charleston House, Oakley Road, Worminghall, Aylesbury, HP18 9UN

25th October 2016

Dear

### Worminghall Neighbourhood Plan

I am writing to you on behalf of the Worminghall Neighbourhood Plan Steering Group about a neighbourhood plan we are currently preparing for this village. A neighbourhood plan differs from other plans, such as the Worminghall Village Plan issued in 2014, in that it is treated as a material consideration for planning law purposes, and must be given due weight by planning officers and inspectors.

The steering group will shortly be consulting villagers in a questionnaire for their views on future development in the village, whether for housing or community facilities such as a play area for children or a dedicated open green space. The questionnaire will seek views on the suitability of sites for potential development.

The next steps after the results of the questionnaire have been absorbed, will be to submit the draft neighbourhood plan to Aylesbury Vale District Council (AVDC) for further consultation and independent examination. Once this is approved, AVDC will then seek the views of the Worminghall residents through a referendum and assuming a simple majority of those voting support the plan, it will be adopted and become a key consideration in future planning decisions.

We are aware that you own or may wish to develop land in Worminghall. We would therefore be grateful if you could advise us:

1. Whether you would be prepared to develop any site within Worminghall village, and if so, the potential scale of development, the mix of housing, a recreational play area, a dedicated open green space, a combination of these or for any other proposed purpose. Please indicate on the attached village map, the land that you are suggesting is available for development
2. The means of access onto and egress from the site.

# **WORMINGHALL PARISH COUNCIL**

Charleston House, Oakley Road, Worminghall, Aylesbury, HP18 9UN

3. Environmental considerations of which you would want us to be aware.
4. The additional information highlighted on the attached site survey form,
5. Any other information you consider relevant for this purpose including details of current planning applications/discussions with AVDC,

You should be aware that it is a requirement of this process that representatives of the Steering Committee undertake surveys of the proposed sites but they will obviously notify you in advance of the timing of their visits.

I would be grateful if you could respond to this request within 21 days. If you believe you may need a little more time to respond, please let me know within that 21 day period. A failure to reply will be assumed to indicate that you have no present wish to develop your land.

I look forward to hearing from you.

Tracey Skates  
Chair  
Worminghall Parish Council

Worminghall Site Survey Form - October 2016

Site ref on plan:	Previous/existing development:
Current use:	Approx site area:
Neighbourhood land uses and boundary description:	Existing access (Pedestrian and vehicular):  Potential access point?
Site condition/description:	
Slope:	Trees/hedgerows:
Views into and out of site:	Other visible constraints eg footpaths:
Other comments including development proposals	







## Annex 9 - Extracts from the Parish Council meetings July 27<sup>th</sup> 2017 and December 7<sup>th</sup> 2017

July 27<sup>th</sup> 2017

**4/ Neighbourhood Plan:** Don Potter (Chairman of The Neighbourhood Plan Steering Committee) presented the Draft document to the Council apprising them of the process thus far and seeking their approval to continue with the draft plan in its current form. The Steering Group is seeking the agreement of the Parish Council that this document can be used as the basis for undertaking the necessary six week consultation with the residents on the policies contained therein and also its support for the site identified as suitable for future housing development based on those policies.

You may recall that this process started last summer when the Parish Council decided to form a steering committee to prepare a Neighbourhood Plan for Worminghall, reflecting the key priorities detailed in the Community Led Plan (CLP) produced in 2014. The current steering group comprises of Tracey Skates, Steven Bramley, Ramsay Hovell (who was also involved in producing the CLP) and myself as Chair. We are supported by Sally Chapman, a consultant who has extensive experience of planning matters and producing neighbourhood plans. It is anticipated that all the costs of producing the plan will be covered by grants available from government financed organisations.

A key element in preparing the plan has been to ensure that we have a clear understanding of the views of the residents on the key priorities for the village. As you will see from Section 5 of the report, there has been extensive consultation with the residents which together with the feedback received from the CLP, has given the steering group a very clear picture of the residents' aspirations. The key conclusion arising from this feedback is that any future housing development in the village, should be modest in scale and provide a mix of housing that includes properties affordable to young families. At the village hall event held in February this year, a clear view was expressed by residents that they would support this scale of development on the basis that it provide an equipped play area and accessible green space. Section 10 of the report provides the detailed policies supporting such development.

In October 2016, all known landowners in Worminghall were approached and asked to put forward any land that could be made available for potential future housing development. Thirteen sites were identified which the steering group assessed against well-established sustainability criteria and then, using a weighted scoring system, ranking them against the policies in this report

This process identified that Coldstream Farm together with the land at the rear of the Clifden Arms was the most suitable site for the following reasons:

- part of the site already has outline planning permission for 3 houses
- part of the site is already developed ie there is a bungalow and chicken barns
- working chicken barns are considered an un-neighbourly use which would be removed
- there is sufficient space for a fully equipped play area
- a footpath link to the existing network would be provided through the Clifden Arms carpark

Based on this analysis, the draft WNP proposes this site as the preferred location for future development which is reflected in the revised village footprint included as Annex 1 of the report. The feedback received from residents during the consultation process also supports this location.

In terms of where we currently are in the process, the steering group is waiting feedback from various statutory bodies who we are required to consult on the draft plan but it is not anticipated that any feedback we receive will fundamentally change the policies reflected in the draft plan. We also have to

finalise the Site Assessment report which will be made available for the public consultation process alongside the plan.

Ms Chapman stated that: The Neighbourhood Plan is required to promote sustainable development and comply with European legislation. There are some stages in the process which have to be gone through before the NP can go out to consultation. When it is published for comment, there will be several technical reports accompanying it.

It is hoped that by the end of September this plan can be presented again to residents for further consultation. This will be advertised and flyers will be distributed. This met with unanimous support, agreement and approval from the Council to use the DRAFT document for public consultation. To be published on website.

#### **December 7<sup>th</sup>**

4/ Neighbourhood Plan – The 6 week consultation period ended on 17th November 2017 and since that date the primary focus of the Steering Group has been on reviewing the responses received back and assessing whether based on the feedback, it would be appropriate to update the draft Neighbourhood Plan and associated reports. In total 40 responses were received of which 30 were from residents of the village, the significant majority of which were supportive of the draft plan. In addition, a further 10 were received from other organisations which were consulted as part of the process. In general, these provided constructive comments in terms of providing more content or clarification to support the plan's key policies and in the case of AVDC, additional very helpful recommendations to improve the flow and formatting of the report. The only significant negative feedback was from Rectory Homes who have put forward changes to the plan and specifically the assessment of possible sites for future development which effectively ranks their site ahead of the others identified during the process. The draft plan that was sent out to councillors by email on 1st December for consideration at today's Parish Council meeting, reflects the changes the steering group currently consider should be made to the plan following the consultation. There are further responses we need to review which may result in more changes but consider these will be minor in nature and not fundamental to the plan. If they are, we will obviously report this back to the councillors. Based on the above, The Neighbourhood Planning Committee is seeking Councillors agreement that the steering group is authorised to finalise the plan and associated reports over the coming weeks, we are ideally targeting to complete this by the xmas holidays so that we are in the position to formally submit them to AVDC by the end of the year. AVDC will then be in a position to commence their own consultation early in the new year which is the next part of this process. We hope we have your continued support. Resolution: All Councillors agreed to this version of the Neighbourhood Plan being used as the basis for submission to AVDC.

## Annex 10a - Contacts for Formal Consultation

Residents, Landowners, Businesses at Wornal Park

Statutory Consultee List as provided by AVDC 15/9/17 with local additions						
AVDC						
Strategic Planning, Bucks County Council						
Ickford Parish Council						
Oakley Parish Council						
Stanton St John Parish Council						
Waterperry with Thomley Parish Council						
Waterstock Parish Council						
Coal Authority						
Homes and Communities Agency						
Natural England						
Environment Agency						
Historic Buildings and Monuments commission						
Network Rail						
Highways Agency						
South East Midlands Local Enterprise Partnership						
Bucks Thames Valley Local Enterprise Partnership						
Buckinghamshire Business First						
Oakley Combined C of E School						
Ickford School						
Brill School						
B.C. Electrical Techniques Ltd						
AMEC/National Grid						
Mono Consultants Ltd						
Primary Care Trust						
Trinity Health						
British Gas						
Thames Water						
Anglian Water						
Thomley Hall						
Rectory Homes ( landowner)						
Vicar - David Kaboleh						
Michael Rand - District Councillor						
Clive Harriss						
Vale of Aylesbury Housing Trust						
SCB Skip Hire						
The Rycote Practice						
UK Power Networks						
East Midlands Electricity Board						

## Annex 10b - Respondents

	Summary of Respondents			
1	Resident			
2	Resident			
3	Resident			
4	Resident			
5	Resident			
6	Resident			
7	Resident			
8	Resident			
9	Jeff Day, AB Ltd			
10	Amec Foster Wheeler/National Grid			
11	Highways England			
12	Resident			
13	Landowner			
14	Resident			
15	Resident			
16	Resident			
17	Rectory Homes			
18	Resident			
19	Bucks CC			
20	Resident			
21	Resident			
22	Resident			
23	Resident			
24	Resident			
25	Resident			
26	Resident			
27	Enterprise Inns			
28	Resident			
29	Resident			
30	Resident			
31	Resident			
32	Resident			
33	Resident			
34	Resident			
35	Resident			
36	AVDC			
37	Thames Water			
38	Natural England			
39	Resident			
40	Gladman			



## Annex 10c - Table of comments and response from Steering Group

Paragraph/Policy No	Person Reference (see Annex 10b)	Summary	Response
General	1	Support the plan. Thank you for all your hard work that has gone into this project.	None
General	2	Overall agree after listening to comments at Tuesday evening's meeting. Concerns include sewers, schools and roads.	Concerns noted
General	3	Support the Neighbourhood Plan	None
General	4	Well executed Neighbourhood Plan which has addressed the thoughts and hopes of the village. Good luck with it.	None
General	5	Fully support all proposals on this plan	None
NH1/NH2	6	Wholeheartedly support all sections of the plan. Hope that NH1 and NH2 will be adopted and obviate the thoughts of any other developments site in the village	Noted
General	7	Fully support the draft plan and its key policies and recommendations for future housing development. It appears very comprehensive.	None
General	8	Very supportive of plan.	None
8.4	8	With an ageing population, it is critical that good access is maintained around the village. Consideration should also be given to disabled access eg access to the Village Hall (gravel is unsuitable) and good quality accessible pavements	Agreed, but surface treatment of paths is too detailed for the remit of the NP
9.8	8	Increased foot traffic along roadway from Clifden Arms to Clifden Road by way of new footpath, issue of bad bend at joining point and poor road width. This must be addressed as a safety issue, again particularly concerning cars and vans forcing pedestrians into road.	Issues noted, details can be considered at Planning Application stage
General	9	We need houses for our children and our childrens' children. Please build as many as possible.	Noted
	10	National Grid has identified that it has no record of electricity and gas transmission apparatus including high voltage electricity assets and high pressure gas lines within the Neighbourhood Plan area. The electricity distribution operator in AVDC is UK Power Networks	Noted

	11	Highways England: Concerned about proposals that have the potential to impact the safe and efficient operation of the strategic road network, in this case the A34. We have reviewed the consultation and have no comments	Noted
General	12	No future housing developments as the present infrastructure would not cope	Noted
General	12	Need a speed restriction on the Clifden Road as this is the main through road from the surrounding villages to Oxford, the M40 and A40	Noted, but not within the remit of a NP
General	12	The junction at the end of the village adjoining Menmarsh Road badly needs resurfacing , also potholes filled in.	Noted, but not within the remit of a NP
General	12	Why should AVDC stop the brown bin collection at a time of year when it is most needed. Oxford Council for example collect the whole year round	Noted, but not within the remit of a NP
NH2	13	Owner of Coldstream Farm supports the draft NP and Policy NH2. Confirm the site is available for redevelopment and, should the Neighbourhood Plan be adopted, are committed to bringing forward a high quality development that provides the mix of housing types proposed along with an equipped play area and green space, and a footpath link through to the site of the Clifden Arms, for the benefit of the village as a whole.	Noted
General	14	Congratulations on producing a comprehensive high quality Neighbourhood Plan for consultation.	None
6.1	14	Open Countryside Village Envelope Policy VE2. Is the word appropriate to ensure that there will be no successful applications for business use associated with unsightly views, smells, noise etc (eg Chicken farm)	Applications for such uses would be considered by AVDC
9.8	14	Policy NH1 New Houses - is a height recommendation necessary regarding the erection of flats	
General	15	The plan being proposed is a sensible compromise between those who would prefer no further development and the opposing needs for more housing in the village. Full support.	None

General	16	Site 5 -Far too many houses encroaching and overlooking existing property backing onto this green space, a green space which is synonymous with the identity of the village. Support a line of houses built to the left of the (what is currently) the farm track (just above the 'number 5' on the dev map). Houses here would not impact on existing residents, would retain green space and be classed as sustainable development.	Site 5 already has planning permission and therefore is beyond the remit of the NP.
General	16	Concerns about surface water at Site 5.	Site 5 already has planning permission and therefore is beyond the remit of the NP.
General	16	As the draft NP was compiled before site 5 was granted outline PP, an awful lot of houses have permission. The housing market is slowing, 30% of village residents are over 60, we will be over-subscribed with new properties. In addition the huge building program in Thame I think will over-subscribe supply of housing in the area generally. Pricing of new housing is exorbitant means nothing 'affordable' about any size of new house.	Noted
General	16	If the approach is taken to infill not back-fill, build where new-builds do not encroach or overlook existing property (eg site 3). Some infill in The Avenue is still possible. Neutral to site 1 but only with a small number of houses so traffic in The Avenue is not excessive and existing housing is not overlooked	Noted
	16	We have lost the shop and Post Office, building a large amount of new houses in one hit is not sustainable.	Noted
	16	Public transport is really important. No bus service to Oxford which has a major new shopping development. This link to Oxford and Aylesbury is vital to sustain any expansion.	Noted, but providing bus services is not within the remit of a NP
	16	Worminghall is a wonderful location but by 5 years time, its rural nature will be blighted.	None
General	17	Rectory Homes: No plan period is stated	Agreed, plan period is now specified on the front cover.
Objectives	17	Reasonable objectives	Noted

CH1	17	Support	Noted
CH2	17	Question need for policy given national and local policy protection. Ask for rewording, specific map should be referenced.	Map is now referenced more clearly. There is no Conservation Area currently and it is felt that a policy is needed to protect the historic assets that the village does have.
VE1	17	Map needs to be referenced, settlement boundary is too tight and does not offer flexibility over the plan period.	Map is now referenced. Disagree that the boundary is too tightly drawn. The housing allocation is above the emerging Local Plan requirement for the village.
VE2	17	Criteria is over restrictive and could prevent development in open countryside which is potentially suitable. Does not allow for future growth in the Plan period which is undefined.	The village is a small village in a reasonably unsustainable location where it is appropriate to limit growth over the plan period.
NH1	17	Infill should be defined, reword references to mix	Agreed, infill is defined, mix part of policy has been reworded
NH2	17	Object to site 11 given proximity to listed buildings (references recent refusal of planning permission) and harmful to views of open countryside.	In conjunction with Site 10, the boundary of site 11 would be logical given the position of the chicken farm buildings and the bungalow currently on Site 10. The recent planning permission refusal was on site 9 which has a much closer visual relationship with the pub than Site 10.
Site Assessment Report	17	Significant concerns with robustness of methodology used for scoring, some of which are unsuitable or inaccurate. Concerns over how some of the sites have been scored. Rerun site assessment.	Rectory Homes have a current planning application for housing on a site which has not been selected for development in the NP. (Site 1)The rerun site assessment by Rectory Homes realigns and rescores the criteria to ensure that Site 1 comes out top in the scoring. Some of these are inaccurate, for example, scoring Site 11 (and Site 15) as 1 for traffic impact rather than 5 when the



			site is acceptable in highway terms (see BCC Highways response). The Steering Group has run through the Site Assessment methodology again in response to Rectory Homes comments and does not agree with their criticism of the methodology and scoring.
Sustainability Report	17	Some of sites chosen for allocation do not remedy historic issues	The sustainability report assesses the policies against the sustainability criteria, Its purpose is not to assess the sites, that table is in the Site Assessment Report.
9.2	18	Support overall conclusions in the NP, I cannot accept that Site 5 has been fallen outside the scope of the NP. The assessment of Site 5 in Table 4 is incorrect and evaluated with same thoroughness of other sites	Site 5 already has planning permission and therefore is beyond the remit of the NP.
	19	Buckinghamshire County Council - Archaeology: welcome inclusion of historic environment in NP and Sustainability Criteria in SA/SEA and give advice on adding more information and investigations.	Noted. Adding an additional chapter following further investigations would add a significant delay to the NP process. This could be pursued outside the scope of the NP by the PC or added to a review of the NP in the future.
	19	Ecology: baseline information is good but need to add reference to butterflies, newts and bats. Additional references to biodiversity net gain and green infrastructure sought.	Agreed, references added into NP
	19	Highways: supportive, refer to BCC & AVDC parking guidelines, Supportive of allocation provided a footway and pedestrian crossing is provided and a contribution to public transport.	Support for allocation noted. Agree with provision of footpaths and crossing, references added into NP
General	20	Broadly in favour of the conclusions. It allows for modest expansion of mixed size housing with a children's play area and a patch of green space. The proposed site on the existing poultry farm is most appropriate because of its proximity to present village boundaries and its potential accessibility. Historically most of	Noted

		Worminghall lay in this direction. Development at the opposite end of the present village would have resulted in more traffic congestion around the crossroads to Oakley, Ickford and the Wornall Industrial Estate.	
General	21	Totally support the village plan. Thought the consultation period was helpful, very pleased that villagers were able to have their say	Noted
	22	The village boundary worries me. The drawing of the boundary seems arbitrary. Does it mean any application outside this is NOT subject to PC/VP approval/input?	All applications for development are considered by AVDC and comments can be made by the PC
	22	Road traffic concerning outside Coldstream Farm site not properly taken into consideration	Noted, BCC will consider this issue
	22	Alternative approach: point 2 - clear definition of village boundary and scope/influence of VP	Noted
	22	Alternative approach: point 3 Stronger voice on traffic calming, pedestrian safety and access to site	Noted
General	22	Missing: Smiles. How can we have more attractive and enjoyable place to live. Seems very focussed on planning	Noted, however the NP is a formal planning document
General	23	Alarmist. Traffic will probably increase (over years) and will need to be monitored. Concern over warehouse development at Bicester.	Noted
General	23	Alternative approach: Monitor traffic sensibly engaging community	Noted
	23	Missing? No, comprehensive & informative. Well done to everyone	None
General	24	Support the plan. Concern about knocking down a house in The Avenue to build many houses at the back. No back planning in this village, several have tried and not succeeded.	Noted
General	24	Alternative approach: Just keep it a village and a community rather than a convenient place for disinterested people to "rest" i.e. commuters from various towns.	Noted
General	24	Anything missing: Certainty.	None
General	25	All angles seem well researched and thought out. An excellent job done by the steering group	None

	26	The steering committee have done an outstanding job in producing this excellent document. The identified land for development - Coldstream Farm and the land to the rear of Clifden Arms is entirely appropriate	None
General	26	No concerns. Thanks to the steering group for their hard work	None
	26	New developments should only be considered once all the currently planned homes have been constructed, sold and new residents bedded in.	Whilst this could be desirable, it is not possible in practice to phase two separate developments
	26	If the play area is being constructed, whether village should have a policy that the residents visiting the play area should not obstruct the adjacent road with cars.	This is too detailed for the NP policy
8.2	27	Enterprise Inns: Supports principle of traffic calming measures particularly the sharp bend by the road to the Clifden Arms PH. Advance directional signs to the pub could reduce traffic speed in that area	Noted
9.8	27	Enterprise Inns: Supports the principle of a mix of new house types in the area indicated in Annex 1 WNP policies map (sites 10 and 11), as well as the provision of a path to the back of the Clifden Arms PH for the sole use of pub customers.	Noted
General	28	Support all proposals	None
P9 5.3	29	The footpath from Clifden Road to the church needs to be reinstated.	Noted, but not within the remit of a NP
P14 NH1	29	New houses should not be built surrounding the listed buildings ie pub and Pond Farm. Building close around them could push water under and destroy the structure, this area is very wet.	Noted, this can be dealt with at planning application stage
	30	Full support of all the priorities, vision, objectives and policies.	None
CFR1	30	In the 1980s the village had a strong sense of community. There were several community groups (eg Playgroup, social committee, Wernal Players) that enabled residents to enjoy a social life based largely in the village. There was a village shop, which acted as a community hub and its closure has greatly contributed to the loss of community spirit. The increased traffic through the village	Noted

		plus local demand, a Village Shop at the Crossroads would be commercially viable. Site 3 and 4 would be suitable.	
TT1	30	NP should include an improved road layout at the Crossroads in the interest of road safety, with a view to improving lines of sight and enforcing reduce speeds	Noted, but road improvements not associated with an allocated site are not within the remit of the NP
VE1/VE2	31	Strongly agree/support the policies. VE1 and VE2	None
NH1/NH2	31	Strongly agree/support policy NH1 and NH2 and the statements within	None
TT1	31	Strongly agree/support with the statements within Policy TT1.	None
VE1/VE2	32	Strongly agree/support the policies VE1 and VE2	None
NH1/NH2	32	Strongly agree/support policy NH1 and NH2 and the statements within	None
TT1	32	Strongly agree/support with the statements within Policy TT1	None
	33	Support the principle and practice of Worminghall residents having a much bigger and influential say on future development in the village through the NP. Support the vision to improve the amenities, facilities and environment in our village. Encouraging a younger age demographic should not be part of the vision having sufficient active, community spirited and responsible members of the village does not imply a particular age demographic. Almost half of the population are aged 45 or above. Conversely more than half of the village are under 45 and this does not justify having a stated vision for the village to increase that proportion, through changing the age demographic.	Noted, however, over the NP plan period the residents will age and given the lack of affordable market housing and facilities for families it is currently unlikely that the age demographic will change. This was a stated aim of the Village Plan.
	33	Broadly agree with the objectives. Managing and reducing traffic issues is an issue on a daily basis for the village. The quantity, nature and speed of the traffic is worsening, damaging roads and increased risk of accidents. Whilst this may not be directly within the Worminghall Neighbourhood Plan's planning remit, if it is one of the	Noted



		Objectives then it needs to be given prominence.	
	33	Strongly in favour of CFR1 and the statement that “proposals for change of use of the Village Hall or Public House to domestic or other business use will be unacceptable.”	Noted
	33	Do not support the geographical definition of the village envelope and the related Policy VE1 because it arbitrarily excludes land within Worminghall village for consideration of development.	Noted, but the policy is intended to prevent the sprawl of the built up area of the village
	33	Concern that not all of the potential sites were assessed. Land directly North of Menmarsh Road or Ickford Road at the crossroads of those roads with Clifden Road and hence within Worminghall village are defined as not within the “village boundary” and accordingly considered for development.	Noted, these sites were not considered because they were disassociated from the built up area of the village
	34	Agree with vision and objectives. Worminghall will benefit from some growth so long as expansion of amenities. Housing should be mixed to encourage young people into the village	Noted
	35	Housing mix. Consider shared ownership to allow local children to stay local,	Noted
All	36	AVDC - see separate table	
All	37	Thames Water - reference requirements of NPPF & NPPG and ask for a specific policy in the NP regarding waste water and sewerage and a paragraph on surface water drainage and water efficiency. No concerns regarding the site allocation	Noted, text inserted, although a separate policy is not considered to be essential because this requirement is set out at planning application stage.
All	38	Natural England - seek references to biodiversity, connected Green Infrastructure and biodiversity net gain in policies, Also give additional information on Bernwood Focus Area	Agreed, references have been added into the policies and text as advised. Information on Bernwood Focus Area is helpful but at this stage of the NP would cause significant delay to the process to carry out additional work on this matter. Any follow up

			work can be developed between the PC and Natural England outside the scope of the NP.
CH1, CH2, VE1, VE2, CFR1, CFR2, TT1, NH1, NH2	39	Fully support the objectives of the plan and further support policies CH1, CH2, VE1, VE2, CFR1, CFR2, TT1, NH1, NH2	None
CH2	40	Gladman Developments Ltd: reference the examinations tests for NP's and NPPF and NPPG references to NP's. They make detailed suggestions on policy wording and consider additional evidence on views and undesignated assets	Background document on views is available
VE1	40	Suggests that reference to presumption against new homes in the countryside is deleted	Policy has been reworded to reflect NPPF.

## Annex 10d - Comments from AVDC and Response

**Table 1: Fundamental comments on the Plan – Detailed comments from AVDC**

Page	Para/Policy No.	Issue/Recommended change	WNP Response	Change to NP
Whole Plan	Failure meet the regulations	<p>There has clearly been a great deal of time and effort put into the development of this plan, and we wish to commend the steering group on their efforts.</p> <p>A NP must comply with certain basic conditions and as such it may be useful to set these out early on in the plan to demonstrate your awareness and for user reference when reading the plan.</p> <p>Basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.</p> <p>The basic conditions are:</p> <ul style="list-style-type: none"> <li>• Having regard to national policies and advice contained in guidance issued by the secretary of state it is appropriate to make the neighbourhood plan</li> <li>• The 'making' of the neighbourhood plan contributes to the achievement of sustainable development</li> <li>• The 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)</li> <li>• The 'making' of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations</li> <li>• Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan</li> </ul> <p>Paragraph: 065 Reference ID: 41-065-20140306</p> <p>Other main issues are summarised as;</p> <ul style="list-style-type: none"> <li>➤ plan purpose</li> <li>➤ front cover should contain; plan period, draft version, qualifying body</li> </ul>	Noted	Yes, to address main issues raised

Page	Para/Policy No.	Issue/Recommended change	WNP Response	Change to NP
		<ul style="list-style-type: none"> <li>➤ neighbourhood area background info and map</li> <li>• The plan also lacks a clear policy proposals map &amp; Supporting Maps. (a landscape map, which clearly indicated Policy Titles would be more appropriate for example please see a recent plan such as Waddesdon NP)</li> </ul>		
Whole Plan	Structure	You may wish to give further consideration to the order of the policies, as it stands it is not as user friendly to decision makers. The ordering of the Policies is slightly unusual for a neighbourhood plan, typically settlement boundary, housing allocations and development policies comes first to set the context for development i.e. where development is and is not permitted, then followed by considerations and requirements. If there's any more justification you could add into the pre-policy section this would be helpful for justification and interpretation of policies.	Noted	Yes, order of policies changed

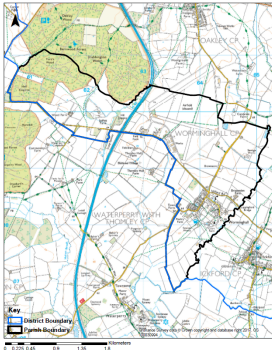
**Table 2. comments on the Pre-Submission Plan**

Page	Para	Comment		
<b>Document: Pre-submission Plan</b>				
		Paragraph spacing throughout the document needs to be standardised for consistency.	Noted	Yes
Front Cover		<p>It should clearly state on the cover:</p> <ul style="list-style-type: none"> <li>A) Plan Version (Draft/pre-submission/submission /referendum)</li> <li>B) The plan period this needs to be clearly identified the plan period on the front cover as this is one of the legal requirements. The plan period is the time-frame over which your plan policies will have affect. There is no statutory time-period that a plan must cover. It is common for plans for to look at least 15 years ahead; many groups decide to align their neighbourhood plan period with that of the Local Plan." – Planning Advisory Guidance -</li> </ul>	Noted	Yes, cover changed



		<a href="http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_structure_your_neighbourhood_plan.pdf">http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_structure_your_neighbourhood_plan.pdf</a> C) Published by Worminghall Parish Council for examination under the Neighbourhood Planning (General) Regulations 2012 and in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. D) Date of publication – e.g. June 2017  'Let's set the future of our village!' would be a more appropriate as the title of a Foreword and not the plan	This is the strap line for the whole campaign and should be retained on the front cover	No												
New Page 3.		It would be useful for the plan to state its intended purpose from the outset. This would also provide the reader with a terms of reference when reading the plan. For instance, what is a plan, why should we have a plan, what does it hope to achieve? This could take the form of a foreword. It should thank the steering group and community for all their efforts and input otherwise it could raise red flags for community engagement – presently as read it looks entirely parish council decided and lead.	Noted	Yes												
New Page 4.		It would be helpful to have a list of Key Policies contained in the plan i.e. <table border="1"><tr><td>Policy No.</td><td>Policy Title</td><td>Page No.</td></tr><tr><td>CH1</td><td>Rural Character</td><td>9</td></tr><tr><td>CH2</td><td>Heritage</td><td>9</td></tr><tr><td></td><td></td><td></td></tr></table>	Policy No.	Policy Title	Page No.	CH1	Rural Character	9	CH2	Heritage	9				Noted	Yes, policy names and numbers added to the Contents Page
Policy No.	Policy Title	Page No.														
CH1	Rural Character	9														
CH2	Heritage	9														
New Page 5		Would be the new page for the introduction.  It would be helpful to outline the framework for the plan, and what the basic conditions are that a plan must meet – it is a legal planning document and it should clearly state from the outset what criteria it must therefore meet in order to become a legal planning document – this will also help to manage stakeholder expectations by clearly stating from the outset that a NP can only deal with land use matters a suggested way would be;  “A neighbourhood plan is a planning document aimed at guiding sustainable future	Noted	Yes												

		<p>development within the plan area. the plan is therefore concerned with development of land and its associated social, economic and environmental issues.</p> <p>Although there is considerable scope for the local community to decide on its planning policies, neighbourhood plans must meet the following basic conditions;</p> <ul style="list-style-type: none"> <li>○ consistency with national planning policy</li> <li>○ consistency with local planning policy</li> <li>○ demonstrates how the plan will contribute towards sustainable development</li> <li>○ compliance with European environmental standards.</li> </ul> <p>In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.</p> <p>These requirements will be tested by an Independent Examiner once the Neighbourhood Plan is finalised. If satisfied, the Examiner will recommend to AVDC that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the NP, then it becomes adopted by AVDC as formal planning policy for the local area.</p>		
Page 3 current	1.2	<p>Would suggest a change from “the village plan” to:</p> <p>2. Background</p> <p>The Village Plan</p> <p>2.1 Worminghall parish council.....</p> <p>The Neighbourhood plan</p> <p>The parish council decided in 2016.....</p>	Noted	Yes, subheadings added
Page 3	1.3	<p>This should be in a new section – i.e. 3. Neighbourhood Area Designation</p> <p>The plan should also clearly state who has prepared the plan, the area it will have effect over i.e. the Neighbourhood Area (with a map clearly showing this Boundary – AVDC can supply this). It should also clearly cite the regulations that it is being prepared in accordance with. i.e. the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General)</p>	Noted	Yes, added

		<p>Regulations 2012. It should also state the Plan period for which the legal planning policies in this legal planning document will cover.</p> <p>Worminghall Parish Council is preparing a Neighbourhood Plan (WNP) for the area designated by the local planning authority, Aylesbury Vale District Council (AVDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Area was designated by AVDC for this purpose on 19 September 2016 and is shown in Figure 1 below.</p>  <p>Figure 1. The Designated Worminghall Parish Neighbourhood Area.</p> <p>It should also clearly state the purpose i.e. The purpose of the WNP is to contain planning policies that can be used to allocate development land and to determine planning applications in the Neighbourhood Area for the period from when the plan is made until XXXX.</p>		
Page 4	1.4-1.5	<p>Background to Worminghall – suggest change to</p> <p>4.The Neighbourhood Area</p> <p>Introduction to the Area</p> <p>Worminghall is a small village and parish with around 215 dwellings and around 534 residents (2011 census). It is set in the Aylesbury Vale, around 4 miles west of Thame. Its western border is with Oxfordshire, but the parish lies within AVDC in Buckinghamshire.</p>	Noted	Yes, changes to layout added

		<p>The population profile, in common with many such rural villages, is composed of mainly older residents. Over a fifth are aged over 60 and almost half are aged 45 or above, and less than a third of households have dependent children of any age. Over a quarter of those aged between 16 and 74 are not in employment, the greatest proportion of these are retired. Over 20% of households are occupied by single adults (with or without dependent children) with a long term health problem or a disability. Transport links are poor, so nearly half of all households have two or more cars and vans.</p> <p>Over half of the accommodation in Worminghall is detached, most of the remainder is semi-detached or terraced. Over 70% is owner occupied (2011 census).</p> <p>History of the Area</p> <p>The village name is derived from Old English meaning "Wyrma's nook of land". The Domesday Book of 1086 records it as Wermelle. It evolved through Wormehale in the 12th and 13th centuries, Wrmehale in the 13th and 14th centuries, Worminghale in the 14th and 15th centuries and Wornall in the 18<sup>th</sup> century before reaching its current spelling. "Wornall" (or "Wunnle") is still its common local pronunciation.</p> <p>J. R. R. Tolkien in his novella 'Farmer Giles of Ham' suggests (tongue-in-cheek) that the 'worm' element in Worminghall derives from the dragon in the story.</p> <p>It would be useful to provide more of the information about the background of the area such as roads, schools, housing, etc. this is the part that should provide the context for decision makers as to the background of the village. This would be realistically where all the policy preamble should be put as background information. Policies then should be followed by the supporting text to justify the policies. But again this is a suggestion.</p>		
Page 4,5,6	Vision & Objectives	<p>The layout would be more user friendly if you were to put the consultation section first, followed by the vision and objectives as this is what has informed the vision, objectives and then subsequently the policies.</p> <ol style="list-style-type: none"> <li>1. Introduction</li> <li>2. Background (village plan + reason to do a NP)</li> <li>3. Neighbourhood Area Designation</li> <li>4. Neighbourhood Area Profile (intro to the neighbourhood area )</li> </ol>	Noted, but Neighbourhood Plans are from the community and there is no requirement for a set structure.	Some adjustments will be made



		<p>5. Neighbourhood Area History  6. consultation / community engagement  7. Vision &amp; Objectives  8. The Policies  9. Monitoring and Review</p> <p>At present the structure is a little jumbled and makes the plan difficult to read. this is to be a legal planning document at the end of the day and therefore it would be helpful if there were to be a more logical structure i.e. consultation – vision – objectives – policies. The policies are woven into the fabric of the document and not clearly set out and distinguished as they need to be for legal planning decision making In particular a chapter title – plan policies to make this clear this is the policy section and where it begins.</p>		
Page 7.	Some where after the consultation info	<p>Suggested inclusion to follow this part;</p> <p>although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'.</p> <p>These are:</p> <ul style="list-style-type: none"> <li>• Is the NP consistent with the national planning policy?</li> <li>• Is the NP consistent with local planning policy?</li> <li>• Does the NP promote the principles of sustainable development?</li> <li>• Has the process of making of the NP met the requirements of the European environmental standards?</li> </ul> <p>In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.</p> <p>These requirements will be tested by an Independent Examiner once the Neighbourhood Plan is finalised. If satisfied, the Examiner will recommend to AVDC that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the NP, then it becomes adopted by AVDC as formal planning policy for the local area.</p>	Noted, but repeats comment for Page 5	
Page 7	4. History	This should be long before the vision and objectives in order to give context at an earlier	Noted	Yes

		<p>stage – this not user friendly. We would suggest moving this section to an earlier chapter.</p> <p>Chapter 4 has no paragraph numbers.</p>	Noted	
Page 8	5. Character & Heritage	<p>Policies should have their own distinctive chapter heading followed by topic sub headings.</p> <p>The sentence “allowing some development of individual buildings and some new housing to ensure the future vitality of the village” – is vague, it would help to state how the plan achieves this or more specifically what you mean by this, through small scale rural development and infill?</p>	Noted	Yes
Page 9	CH1	<p>Policy CH1: Rural character suggest changing this to *development design if it incorporates the wider remit of the suggestions below therefore it would cover all elements of design in relation to the rural surroundings across the neighbourhood area.</p> <p>The rural character of the village and its surroundings should be respected through new development by ensuring that the scale and character of new buildings (*what about existing building extensions?) reflect and enhance the street scene (*where possible?). Boundary treatment and landscaping schemes should be carefully designed so as to prevent undue urbanization of the location.</p> <p>Could be improved with adding some of the following suggestions. E.g.</p> <p><i>Proposals for new development must respect the rural character and surrounding countryside by ensuring that;</i></p> <p>new development by ensuring that the scale and character of new buildings – could include; <i>not out of keeping by way of scale, massing, height, design or layout, use of materials in keeping with surrounding properties and local vernacular</i></p> <p>Boundary treatment and landscaping schemes should be carefully designed ; <i>proposals should seek to conserve and enhance mature vegetation or screening on site and conserve existing public rights of way</i></p> <p>Other inclusions could be;</p>	Noted. Some references useful. However, some of the suggestions are too generic and do not take account of the character of Worminghall. e.g. reference to materials. Worminghall has a very large range and style of buildings, there is no specific vernacular. It would not be appropriate to reference ‘surrounding or contiguous	Yes, changes made to wording

		<p>I. <i>Proposals are contiguous with existing housing, and well designed to respect the character of the locality and the historic and natural assets of the surrounding area, and;</i></p> <p>II. <i>does not result in the loss of residential amenity to existing properties, including loss of privacy, loss of daylight, or visual intrusion by a building or structure, and;</i></p> <p>III. <i>all development should provide a landscape and visual impact assessment as part of the development application,</i></p> <p>IV. <i>accords with policies elsewhere in the Neighbourhood Plan.</i></p> <p>These suggestions are to help firm up this policy with specifics to further help achieve what the current policy is saying. Some of the suggestions above may fit into this policy or others depending on how you see fit.</p>	properties' because there may be less attractive building styles and materials adjacent to potential developments.	
Page 9	CH2	<p>Policy CH2: Heritage</p> <ul style="list-style-type: none"> <li>• The historic environment of the parish and heritage assets (both designated and undesignated) will be conserved and enhanced. *this is an objective not a policy.</li> </ul> <p>All new development should preserve and where possible, enhance the historic character and appearance of the area and applications will explain how the design of proposals have sought to retain or enhance positive features of the area. *as defined by the conservation area appraisal</p> <p><i>Development proposals must have full regard for the special interest, character, appearance and setting of nearby Listed Buildings (Appendix X) and other non-designated heritage assets, in terms of height, front building line, plot width and orientation of new buildings.</i></p> <ul style="list-style-type: none"> <li>• Views of particular importance as defined on the map should be preserved and not be obstructed by new development. *it is unclear as to how these views have been identified and singled out – what methodology was used to determine these were the views to be protected Vs others and what's the justification as to their protection? If you can justify the views, by undertaking a survey that would help. I would also suggest beefing up the policy to something like <i>"Proposals that will obstruct a view by way of its location, height or massing, or will otherwise harm the contribution that a view makes to the special character of the village and its surrounding landscape, will be resisted."</i></li> <li>• Construction materials and finishes should reflect the surrounding area and the character</li> </ul>	<p>Noted.</p> <p>There is no Conservation Area in Worminghall.</p> <p>Agree that additional evidence is required to support protection of the special views</p>	<p>Yes, changes made to wording</p> <p>Key Views document to be made available as a separate technical document</p>

		<p>and heritage of the immediate environment. Where approved, modern replacement and/or new build materials should visually compliment the immediate environment. Could be firmed up and split into the two differing topics with something along the lines of</p> <ul style="list-style-type: none"> <li>➤ <i>“New development should use materials and finishes in keeping with the surrounding area to complement the character of traditional buildings and heritage,</i></li> <li>➤ <i>Where appropriate modern replacement and/ or new build materials should visually complement the immediate environment and where appropriate reflect surrounding heritage by retaining any existing traditional frontage and ensure that the installation of modern infrastructure is as unobtrusive as possible.</i></li> </ul>	<p>Worminghall has a wide variety of buildings and materials, so requiring new development to reflect surrounding buildings/immediate environment may not be appropriate.</p>	
Pages 10 +14	VE1, VE2 & NH1	<p>Policies VE1,VE2 &amp; NH1 would flow better as the first three policies and worded as the following:</p> <p>Currently VE1 is a village envelop policy – all made plans to date have settlement boundary policies a recognised and used term in DM, we would therefore highly recommend that the Worminghall plan be consistent with the other neighbourhood plans across the district for ease of use in decision making and other users. Some suggestions to firm up the wording of this policy are also considered below;</p> <p><b>Policy 1: Settlement Boundary</b></p> <p><i>The Worminghall NP defines the Settlement Boundary for Worminghall, as shown on the policies map. Proposals for development within the Settlement Boundary will be supported. Proposals for development outside the boundary will only be supported if they are appropriate forms of development within rural areas and they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment.</i></p>	<p>Noted</p> <p>‘Village envelope’ replaced with ‘settlement boundary’.</p>	Yes, changes made to wording
		<p>Policy VE2, is currently a policy on development in the open countryside, I have suggested slight changes to the policy wording based on previous examiner comments on recent NP’s.</p> <p><b>Policy 2: Development Outside the Settlement Boundary</b></p>	<p>Agreed</p>	Yes, changes made to wording



	<p><i>Development proposals, other than for rural housing exception schemes on land outside the Settlement Boundary will not be permitted in the countryside unless:</i></p> <ul style="list-style-type: none"> <li><i>I. It is through the re-use of redundant or disused buildings and well-designed new buildings;</i></li> <li><i>II. they respect the character of the open countryside and are appropriate in terms of highways capacity;</i></li> <li><i>III. they promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker; sustainable rural tourism and leisure development that benefit businesses in the countryside area, communities and visitors, and;</i></li> <li><i>IV. they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment.</i></li> </ul> <p>The wording here again just establishes more firmly what development is and is not permitted and where it will or will not be permitted right from the outset of the plan, the policies would also then be consistent with other neighbourhood plans in the district for decision making purposes – it will reduce the risk of any confusion or misinterpretation.</p> <p>Policy NH1 – is right at the back of the plan and again it would benefit if this came forward as it establishes the principles of development at an early stage.</p> <p>Policy NH1: New Houses New houses to be built as infill in Worminghall will be modest in scale and sensitive to the rural character of the village. (*repetitive of earlier policies and would potentially fit better in the settlement boundary policy as a criteria for development scale – and if so it would benefit from greater clarification as to what quantifies as modest in scale) Any development should disturb existing dwellings and views as little as practicable and provide a safe access (*see amendment in development design policy about existing amenities and access) . New development shall comprise a mix of housing, including properties affordable to young families with children. This will include flats and two/three bed terraced or semi-detached accommodation. *this relates to housing mix and tenure and should form its own separate policy for ease of use and policy interpretation).</p> <p>The last two parts of NH1 relates to housing mix and tenure, I would therefore suggest for policy ease separating that into its own policy as demonstrated below with further suggestion for inclusion.</p>	<p>Agreed, policy relocated</p>	<p>Yes</p>
		<p>Agreed, policy split and</p>	<p>Yes, policy separated and</p>

		<p><b>Policy 3. Housing Mix &amp; Tenure</b></p> <p><i>Development proposals which meet the requirements within Policies 1 &amp; 2 will be supported provided they meet the following requirements- suggestions for inclusion;</i></p> <p><i>I. A mix of housing types is provided to include 2 and 3 bedroom low cost market housing for young families.</i></p> <p><i>II. A proportion of the open market and/or affordable dwellings in development over 10 units are provided with designs that are suited to occupancy by older person households (this would help free up family homes for younger families), and;</i></p> <p>If you want to include a bit about flats, specificity is key to get it to come forward in an application but it needs to be realistic in terms of deliverability and viability – at present the policy was worded as “.this will include flats and two/three bed terraced or semi detached” – developers will always try to achieve the bear minimum for maximum profitability – any ambiguity in requirements serves a loop hole – as read currently it would be to meet the bear minimum for this – is there a demonstrated and known need for flats in the area? if so you could state a case for a required amount.</p>	<p>references to flats removed, the most important issue is to achieve low cost housing.</p>	<p>wording changed</p>
Page 11	CFR1	<p>Could be strengthened with the following alteration;</p> <p>Development proposals that will result in either the loss of or significant harm to a community facility will be strongly resisted, unless it can be clearly demonstrated that that it's continued use is no longer viable. This will require evidence that the property has been actively marketed, commensurate with its use, at an open market value for a period of at least 12 months. facilities Include;</p> <ul style="list-style-type: none"> <li>• The Village Hall</li> <li>• The Worminghall Public House</li> </ul> <p>Proposals to improve the viability of a community facility by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects heritage in terms of traditional frontages and character in general, and the resulting increase in use are appropriate in design terms and will not have</p>	<p>Noted</p>	<p>Yes, wording changed</p>

		negative impact on the amenities of adjoining residential properties.		
		<p>At present the plan has little regard for the Environment except historic. This could be seen potentially as an issue with meeting the sustainable development basic condition.</p> <p>See guidance: What must a qualifying body do to demonstrate that a draft Neighbourhood Plan or Order contributes to sustainable development? This basic condition is consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. A qualifying body must demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures – this could be boundary landscaping).</p> <p>*could remove the footpath element of this policy and put into a landscape policy as suggested below,</p> <p>Environment/Landscape policies could therefore include;</p> <p>e.g. 1</p> <p>Development proposals that enable the protection, enhancement or provision of new footpaths, bridleways and cycleways in and around the village will be supported, provided they accord with other policies of the development plan and have regard to the principles of the Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes <a href="http://www.bucksmknep.co.uk/wp-content/uploads/2016/09/NEP-GI-Vision-and-Principles-FINAL.pdf">http://www.bucksmknep.co.uk/wp-content/uploads/2016/09/NEP-GI-Vision-and-Principles-FINAL.pdf</a></p> <p>e.g.2</p> <ul style="list-style-type: none"> <li>- proposals seek to retain all existing hedgerows on frontages and provide landscape buffers</li> <li>- all hedges and trees that are removed as necessary for site delivery should be replaced</li> <li>- Their landscape schemes include the planting of trees and hedges and the provision of private grassed lawns to front and/or rear gardens</li> </ul> <p>e.g.3</p>	<p>Noted. The NP is primarily centered on Worminghall Village. All policies contribute to future sustainable development of the village. Because there is little fauna or flora of specific value in and around the village, apart from some hedgerows and mature trees, there is no need for a suite of policies regarding biodiversity such as suggested in Appendix A to AVDC's comments. These general policies will be in the Local Plan. However reference to GI will be made in</p>	<p>Yes, changes made to policies and text</p>

		<p>Development proposals must provide appropriate “green infrastructure” which aims to result in a net gain in species richness and/or abundance. They should seek to retain all existing hedgerows and provide landscape buffers. All hedges and trees that are removed as necessary for site development should be replaced.</p> <p>Further suggested inclusions from our biodiversity officer have been included in appendix A.</p>	the NP.	
Page 11	CRF2	<p>Suggested change to:</p> <p>All new housing development must make on site provision or a financial contribution for the provision of play and recreational space.</p> <p>The justification in 7.6 could be strengthened to include; the main purpose of allocating housing is to provide the recreation and play area.</p> <p>Additionally the plan makes it clear there is only a desire for small scale development, pooling of this S106 money will therefore restrict what you can achieve with this. The policy in terms of its wording is also relatively vague and could benefit from being strengthened.</p> <p><i>Developer contributions will be sought where onsite provision cannot be made for the inclusion of play and recreational space in line with CIL Regulations 2010 as amended.</i></p> <p>This would provide a clear contribution and stop pooling.</p>	Noted	Yes, changes made
Page 12	TT1	<p>Comments from our infrastructure consultant;</p> <p>VALP will contain parking standards in an SPD (Supplementary planning document) therefore you wont need to have your own, but you can if you are able to appropriately justify them. If they are not suitably substantiated through an appropriate justification then they cannot be implemented. We would strongly advise the wording “all development should provide adequate off-street car parking to meet the standards set out in the adopted local plan and any subsequent updates”.</p> <p>Additionally if the parking standards are lower than the districts through the local plan and SPD the plan will not be in conformity and policy would not be applied. Again if they are over and above the districts requirements then there must be evidence appropriate to justify such</p>	Noted, at the time of writing the parking standards being used were unclear and the Local Plan and any SPD's have not been adopted	Yes, reference to adopted standards added

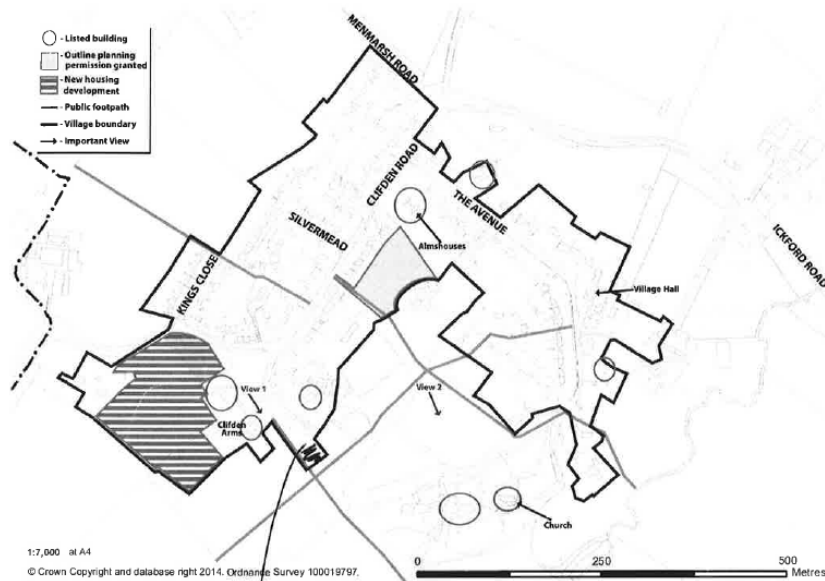
		<p>a higher level of provision.</p> <p><b>Policy TT1: Parking and Traffic</b>  <b>For new homes with one, two or three bedrooms, two parking spaces within the plot must be provided. If this is not possible, for example where new terraced development is proposed, spaces should be provided for each home within close proximity to the home. For new homes with four bedrooms, each property must be provided with three spaces within the plot. (Generously sized garages (6m by 3 m) may count towards parking provision).</b></p> <p>To meet with the NPPF this policy needs to specify if these are minimum requirements so include the words 'at least'</p> <p>Also advise providing more justification for these parking standards looking at the following criteria;  <i>The National Planning Policy Framework (NPPF) (DCLG, 2012) sets out the national policy in relation to parking standards for new developments. It provides much more flexibility, and simply states that the following factors should be considered if parking standards are set (para 39):</i></p> <ul style="list-style-type: none"> <li>• <i>The accessibility of the development;</i></li> <li>• <i>The type, mix and use of the development;</i></li> <li>• <i>The availability of and opportunities for public transport;</i></li> <li>• <i>Local car ownership level;</i></li> <li>• <i>An overall need to reduce the use of high-emission vehicles.</i></li> </ul> <p><b>New development in the village will only be supported where it is demonstrated that there is no unduly adverse impact on the road network and pedestrian safety would not be compromised.</b></p> <p><i>Suggested change: New development in the village will only be supported where it can be demonstrated that any severe adverse impacts on the road network are kept to a minimum through mitigation and pedestrian safety would not be compromised.</i></p> <p><i>*we strongly advise the use of the word severe in order to be NPPF compliant – this is one of the tests to justify road improvements/mitigation. Only where the impacts will be severe is a developer required to contribute towards improvements.</i></p>	Noted	Yes changes made
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		<p><b>Mitigation measures will be required for proposals resulting in significantly increased traffic movements which have negative impacts.</b></p> <p><i>Obsolete – see above</i></p> <p><b>Proposals for traffic calming measures, additional off road parking for residents, parking for village facilities and improvement works to aid the through-flow of traffic will be supported.</b></p> <p><i>Proposals that will improve the highway network and manage traffic flows will be supported</i></p>		
Page 13	9.4	<p>What is the evidence base for this?</p> <p>Additionally, reflecting back on paragraph 1.5, page 4. *comprised of mainly older residents and over a fifth are aged over 60 – this indicates that you have an ageing population therefore why does the plan not look towards the future provision of elderly downsizing accommodation to reflect their future needs?</p>	Noted	Yes, downsizing reference added
Page 14.	NH1	See previous comment Re Suggested change to; NH1		
Page 14.	NH2	<p>Policy NH2 : Coldstream Farm and land to the rear of the Clifden Arms – the current name of this allocation is unclear it implies two sites 1. Coldstream farm and 2) land to the rear of Clifden arms. Suggest greater clarity on the allocation’s name to benefit decision makers in particular DM.</p> <p>Coldstream Farm and the rear of the Clifden Arms is allocated for <del>no more than a</del> <b>up to a</b> total of 18 dwellings. <del>The Development</del> should comprise a mix of units including both larger(family) and more affordable houses <b>in line with the provisions of the NP</b>. At least 9 of the dwellings should be low cost market housing (rather than more affordable units – a term which is reserved for affordable housing) these should comprise of 2 and 3 bedroom homes for young families.</p> <p>The development must allow retention of existing trees and hedgerows where appropriate, enhance the natural boundaries to the countryside with native species planting, respect the setting of the adjacent listed building and ensure that there is no unacceptable impact on the amenities of nearby properties. If considered to be needed, a pedestrian crossing will be</p>	Noted, but reference to NPPF unnecessary as all development has to be tested against the NPPF	Yes, changes made

		<p>provided across Clifden Road.</p> <p>The site will also provide:</p> <ul style="list-style-type: none"> <li>• an equipped play area and accessible green space on the site, *comment from MD;</li> <li>• a footpath through the site linking the play area/green space with the back of the Clifden Arms car park.</li> </ul> <p>HELAA V.4 identified this site; WHM002 as HELAA unsuitable for development. Previous applications on this site; 15/03403/aop for 5 dwellings which was dismissed (then got approved for 3 dwellings) which was due to concerns about the layout and scale which would detract from the rural amenities and existing morphology. In which case the NP needs to demonstrate how these constraints will be overcome. The low density nature of the site would be one such way. You can read the decision refusal here  <a href="https://publicaccess.aylesburyvaledc.gov.uk/online-applications/files/00E4F97DBED92FFC039C523B78FECC25/pdf/15_03403_AOP-RPP1_-_DECISION_-_REFUSAL-1483834.pdf">https://publicaccess.aylesburyvaledc.gov.uk/online-applications/files/00E4F97DBED92FFC039C523B78FECC25/pdf/15_03403_AOP-RPP1_-_DECISION_-_REFUSAL-1483834.pdf</a></p>	Noted, but reference to this will be more appropriate in the Site Assessment Report	Changes made to Site Assessment Report
	Policy map	<p>The policies map needs significant improvement it should clearly indicate each policy where applicable, for instance see the Winslow or Waddesdon NP's for example of good policy maps.</p> <p>The base map needs to be of a higher resolution and site area boundaries to be clearer in order for accurate decision making in relation to the plan and the application of its policies.</p> <p>DM raised the following concern regarding the settlement boundary;</p>	<p>Noted</p> <p>Noted, however, this area of land has been part of a garden for many years</p>	<p>Map enlarged and policy references added</p> <p>No change</p>

# Annex 1 WNP Policies Map



including this area  
could mean new  
housing in area

**Table 3: Pre Submission Site Assessment Report**

Page No	Para/section	Comment	
<b>Document: * Site Assessment Report</b>			
		No comments	It is welcomed that AVDC have no comments on the Site Assessment Report.

			AVDC were informally consulted on this report prior to Regulation 14.
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**Table 5. Sustainability Appraisal Scoping Report & Background Evidence**

Page No.	Para/Section	Comment
<b>Document: * Sustainability Appraisal Scoping Report &amp; Background Evidence</b>		
		No comments - satisfied that all previous changes and suggestions have been taken into account.

**Table 6. Sustainability Appraisal & Strategic Environmental Assessment**

Page No.	Para/Section	Comment	
<b>Document: *SA/SEA</b>			
P.7	Vision & objective 3	<p>“to improve the amenities, facilities and environment in our village”</p> <p>- previously I stated that the plan is weak on the environmental aspect of this, and again in order to achieve objective 3 “to protect and enhance the natural environment” – I would recommend incorporating some of the suggestions made on environment into the neighbourhood plan to ensure the plan would meet the basic conditions and achieve this objective.</p>	<p>This document is the SA/SEA and the references made by AVDC are about the Objectives of the NP itself, being tested against the framework which is the first column.</p> <p>The Parish Council will work towards achieving the objectives in many ways, so the current wording of the Np objectives is considered appropriate.</p> <p>No changes are proposed to the Draft SA/SEA Report in</p>
	Objective 1	“to allow careful designed new housing” – the plan doesn’t allow anything it facilitates and promotes it	
	Objective 2	“to achieve new recreation space” – the plan does not do this it will not physically be proving this –the plan is allocating land to facilitate such an application at this point. Therefore it is again supporting the development or facilitating the development – it is not however delivering it or achieving it per se, as there is no guarantee of an application to be made which would adhere to these requirements, an allocation is not a guarantee of development.	
P.7	Objective 4	“to manage and reduce traffic issues” – this is beyond the scope of a neighbourhood plan this is a strategic level objective, it would perhaps be better worded as “to mitigate any the	

		significant impacts of new development on traffic within and around the settlement boundary.	respect of these comments.
p.7	Table 2	Re-assess the impacts against new objectives based on the comments above and once the plan policies have been amended post pre-submission. New version should be updated and submitted at submission with final draft plan.	The framework is the first column, and the policies are set out in the first row.
p.7	Table 2	The key does not match X: Negative is actually N in the table.	Noted and changed
p.8	2.2	This report includes an* not and  Plan making for the village has been underway since 2013 with the community-led plan and since 2016 *with the neighbourhood plan.	Noted and changed
p.13		No table No. and the key does not match X: Negative is actually N in the table.	Noted and changed