

WORMINGHALL NEIGHBOURHOOD PLAN

Let's set the future of our village!

Site Assessment Report



Submission Version January 2018

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1. Introduction & Purpose

The purpose of this report is to provide a summary of sites assessed for potential allocation for housing development in the Worminghall Neighbourhood Plan (WNP). The report is published alongside the WNP as part of its evidence base. The assessment applies to a neighbourhood planning context the simplified methodology for strategic housing land availability assessment documents outlined in the good practice document published by DCLG in 2007, as adopted by Aylesbury Vale District Council in its 2013 Strategic Housing Land Availability Assessment (SHLAA). In 2017, AVDC published their HELAAv4 which identifies sites put forward for development and their suitability for being allocated through the Local Plan. The AVDC website explains that *'HELAA version 4 is a technical evidence document that will inform the sustainability appraisal and writing of VALP Proposed Submission version. The HELAA does not allocate sites it provides a deliverable capacity and identifies a range of issues that will need to be investigated. A site 'suitable' conclusion does not mean the site will be allocated in VALP and likewise a site being 'unsuitable' does not mean further work on constraints, mitigation or infrastructure enhancements cannot be put in to enable the Council to support development on site.'*

The relevant pages are Pages 401-403. No sites are to be taken forward by AVDC through the Local Plan process.

In October 2016, all known landowners in the Parish were approached by the Parish Council by letter inviting them to notify the Parish Council of any intentions to develop land. Upon receiving a response, a form regarding the site was sent out for the land owner to fill in and return.

For the sake of completeness, a comprehensive analysis has been undertaken for all sites around the settlement of Worminghall to obtain a transparent and full picture of potential sites for development in Worminghall Parish. Thirteen sites identified for assessment during the preparation of the WNP have been so considered and details of these are given in Appendix 1

2. Methodology

The following methodology has been applied:

- **Stage 1:** Each site was subject to a survey using a standardised survey form and photographs taken. A Site Profile for each was produced. The location and description of each are included below at Appendix 1.
- **Stage 2:** All sites were considered against the sustainability criteria determined in the Scoping Report and put in a matrix and then assessed using a scoring system. This matrix is at Appendix 2
- **Stage 3:** Where a site has been assessed as suitable, then its deliverability (availability, suitability, achievability) (as set out in National Planning Policy Framework paragraph 47) and acceptability have also been assessed, including against potential environmental constraints (see Appendix 3). No further assessment has been undertaken for sites deemed unsuitable.

3. Consultation

The map showing all possible sites considered at Stage 1 and all the site profiles were displayed at the Neighbourhood Plan Forum held in the village hall on 4th February 2017. The Forum was well publicised and 36 residents attended. Comments were taken on the sites and attached as Appendix 4. Other comments received from residents at the open day held in September 2016 and feedback from the questionnaire circulated in early January 2017 are set out in the Consultation report.

4. Conclusions

There is currently no up to date Local Plan in place for Aylesbury Vale. AVDC will have to take time to determine the overall housing figure for the District and how it is going to be distributed. Given the uncertain future of the distribution of housing numbers throughout Aylesbury Vale, the Parish Council has decided that the Neighbourhood Plan should allocate some additional housing to meet one of the main aims of the village i.e. to provide a play/recreation area.

The questionnaire (more details in the Consultation Statement) revealed that parishioners would accept an additional 10-15 homes, in addition to those recently given planning permission (3 at Coldstream Farm and 12 at the rear of 21-39 Clifden Road).

According to the Site Assessment Matrix, all sites are potentially suitable, although clearly some perform better than others. The only sites that have been promoted for development through the Neighbourhood Plan process (and therefore available) are 1, 8, 9, 10/11 and 12. All these are potentially also achievable. However, the Neighbourhood Plan would not seek to promote all of these sites for development given the relatively poor sustainability credentials of the village.

The public event held in February 2016 revealed that the most popular sites were 3/4 (Cross Roads) and 10/11 (Coldstream Farm and behind the pub). Sites 11 and 10/11 in combination also ranked 1st and 2nd in the site assessment table (Appendix 2, Table 4). Support for this site was also recognised in the Community Led Plan published in 2014.

Sites 10/11 is partly built up (chicken farm buildings, a bungalow and outbuildings). Planning permission was sought previously (2015) for 5 dwellings on part of this site fronting Clifden Road but was rejected due to concerns about the layout and scale which would detract from the rural amenities and existing morphology. Subsequently, 3 dwellings were approved but have not been built. Due to the size of the combined sites, a scheme of around 20 houses could be provided. However, the low density of the proposed development and the redevelopment of the built up area of Coldstream Farm would create a scheme that would be appropriate in terms of the pattern of development reflecting other parts of the village, as well as providing space for a play area on the site. There is also an opportunity for a footpath through the site to the back of the Clifden Arms.

Site 12 ranked 3rd in the site assessment scoring, but was not a popular option among the residents at the event on 4th February. A play area could be provided behind the houses at Silvermead, which is in the same ownership, but an access road would need to be provided along the rear of houses at King's Close.

Site 3/4 has not had specific proposals put forward by the land owners and would potentially not be large enough to provide a play area. It has therefore not been taken further in this process.

Site 1 is being promoted by Rectory Homes, who have proposals for 15 houses (although the site itself could accommodate more) and a play area at the rear of The Avenue, access to be gained by demolishing a house on The Avenue. This site scored poorly in the site assessment matrix and was not a popular option at the February event.

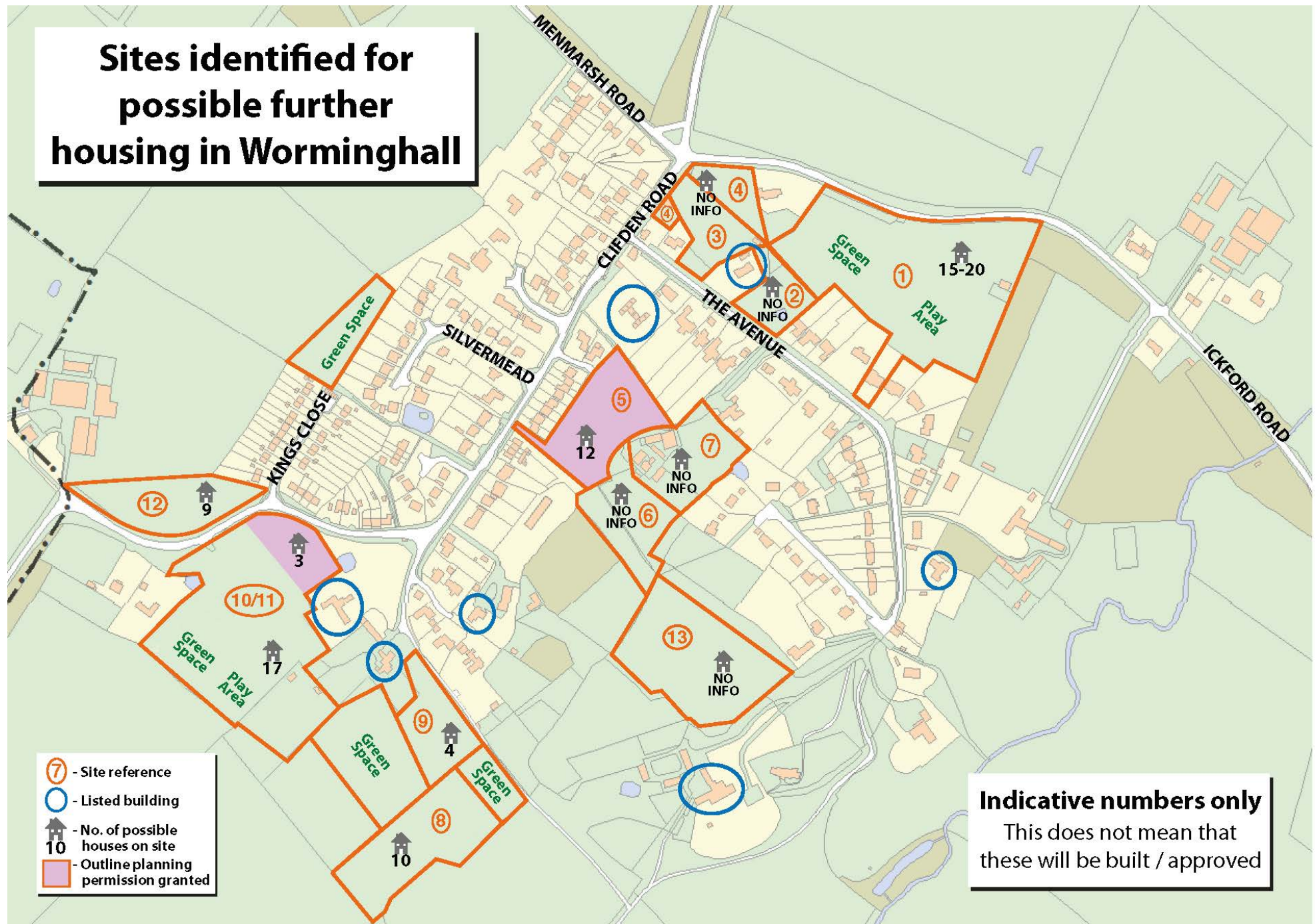
Accordingly, the most suitable and available site is Sites 10 and 11 (although not for the maximum amount of houses that could be accommodated on these sites) in combination (assessed also as Site 15 in the matrix) because:

- The site is suitable according to the site assessment matrix and is not unpopular with the village.
- Part of the site already has outline planning permission for 3 houses, but is not yet developed.
- Some of the site is built on with a bungalow and chicken sheds and associated hard surfaces.
- The site is in part occupied by working chicken sheds, an un-neighbourly use which would be removed if the site were to be developed
- There is sufficient space for a fully equipped play area
- A footpath link could be provided through the site to the back of the Clifden Arms

5. Implementation


The Parish Council, through the Neighbourhood Plan is seeking to get the best possible outcomes for the village through housing development on the site identified and plans to work with the developers of site 10/11 to ensure their proposals support the objectives set out in the emerging Neighbourhood Plan. Any other schemes which come forward will not be considered positively by the Parish Council. This is because the growth in the Parish must be managed carefully. The lack of facilities and dependence on the car as the only means of transport to reach employment and services means that Worminghall is not a sustainable location for growth.

Sites identified for possible further housing in Worminghall



Appendix 1: Site Surveys

Site 1 Between Ickford Road and The Avenue

	Description	<p>Farmland currently used for livestock grazing</p> <p>Grade 4 agricultural land</p> <p>Predominately flat with mature trees and a hedgerows to the north.</p> <p>Rear of houses on north side of The Avenue</p> <p>Approx 2.2 hectares site</p>
	Access	<p>Current access through 2 gates off Ickford Road.</p> <p>New vehicle and pedestrian access proposed by demolishing an existing house in The Avenue</p>
	Comments	<p>Appears susceptible to some surface water flooding – see Appendix 3</p> <p>Overhead electricity line runs across site</p> <p>Grade 2 listed property backs on to corner of site</p> <p>Currently no public access to site</p> <p>Developer proposes 15-20 mixed houses</p>

Site 2 North side of the
Avenue



Description	<p>Small gated paddock</p> <p>Used for occasional livestock grazing</p> <p>Approx 0.2 hectares</p> <p>Broadly level with some mature trees on Avenue side of site</p>
Access	<p>From the Avenue</p>
Comments	<p>Small pond in middle of site</p> <p>Next to grade 2 listed cottage</p> <p>Only suitable for infill development</p> <p>Possibly susceptible to surface water flooding - see Appendix 3</p> <p>Existing houses on two sides of site</p>

Site 3 Clifden Road/The
Avenue junction



Description	Small paddock Grade 4 agricultural land Generally flat with hedgerows representing boundary Approx 0.3 hectares
Access	New access from The Avenue or possibly from Clifden Road
Comments	Next to Grade 2 listed cottage Only suitable for infill development Used for livestock grazing Possibly susceptible to surface water flooding – see Appendix 3

Site 4 Clifden
Road/Ickford Road
Junction

(photo covers both sites 3 & 4)



Description	Small paddock used for occasional livestock grazing on main part of site Separate part of sites contains some garages Grade 4 agricultural land Approx 0.3 hectares
Access	Existing access via Clifden Road Possible new through site 3 (same family ownership)
Comments	Behind Grade 2 listed cottage Only suitable for infill development.

Site 5 Rear of 21-39
Clifden road



Description	Field currently used for livestock grazing. Grade 4 agricultural land Outline planning permission granted in Dec 2016 for 12 houses. Mixture of 3, 4 and 5 bedroom houses
Access	Existing access from Clifden Road. Also access to the farm buildings on site 7
Comments	Close to centre of village Public footpath to south of site. Heavily used by walkers and dog walkers Susceptible to surface water flooding- see Appendix 3 Important drainage ditch on south east boundary

Site 6 East of Clifden
Road



Description

Field currently used for livestock grazing
Grade 4 agricultural land
Approx 0.4 hectares

Access

Possible through site 5 as in same family ownership

Comments

Susceptible to surface water flooding - see Appendix 3
Heavily used by walkers and dog walkers
Part tarmac public footpath to south east of site
Important drainage ditch on western boundary of the site
Close to centre of the village

Site 7 Behind houses in
The Avenue



Description

Field currently used for livestock grazing
Part of site contains working farm buildings
Approx 0.4 hectares

Access

Only access from Clifden Road via site 5 as in same family ownership

Comments

Susceptible to surface water flooding – see Appendix 3
Important drainage ditch on west boundary of site.
Close to centre of village

Site 8 Old sewage station



Description

Previously used as sewage works but only pumping station remains on part of site.
Previous application for 10 houses refused on appeal in 2015
Approx 0.5 hectares

Access

Via existing access from Clifden Road via site 9 which is in the same family ownership.

Comments


Sites contains old sewage beds and various building materials
Overgrown with brambles and vegetation.
Footpath to Waterperry on southern boundary of site.
Used by walkers and dog walkers
In reasonably close proximity of the grade 2 listed Clifden Arms
Green space offered

Site 9 Next to Clifden
Arms



Description	Currently used for livestock grazing Grade 4 agricultural land Approx 0.5 hectares Landowner is suggesting 4 houses
Access	Existing from Cliden Road
Comments	Footpath on two sides of the site. Heavily used by walkers and dog walkers Susceptible to some surface water flooding – see Appendix 3 Landowner is offering some green space Next to grade 2 listed Clifden Arms

Sites 10 and 11 paddock behind Clifden Arms and Coldstream Chicken farm respectively


	Description	<p>Contains working chicken farm building and bungalow, Also paddock used to graze horses (Grade 4 Agricultural) Outline planning permission given for 3 houses in Dec 2016 Land at the rear of the Clifden Arms is in different ownership but are working together. Proposing developing the total site to provide up to 20 houses a green space and a play area. To include some affordable houses Approx 2 hectares</p>
	Access	Existing access from Clifden Road opposite Kings Close
	Comments	Backs onto Grade 2 listed Pond Farm and Clifden Arms



Site 12 Waterperry Road next to Kings Close

	Description	Land used for livestock grazing (Grade 4 agricultural) Approx 0.5 hectares
	Access	Existing Access to Town Farm
	Comments	Landowner offering pockets of green space on sites 8 and 9 and the rear of Silvermead. Suggested space for 12 houses including affordable

Site 13 Next to Court Farm and The Church

	Description	Field currently used for livestock grazing (Grade 4 agricultural) Approx 1.5 hectares
	Access	No access identified
	Comments	Part tarmaced public footpath to north of site. Heavily used by walkers and dog walkers Within close proximity of the Church and Court Farm, both grade 2 listed. Possibly susceptible to surface water flooding - See Appendix 3

Appendix 2: Worminghall Neighbourhood Plan Site Assessment Matrix

Method for deriving matrix to assess sustainability/suitability of sites.

Worminghall Village Plan is a relatively up to date document, being adopted by the Parish Council in 2014. Following extensive consultation, 4 issues emerged as being of significance to the village. These were:

- housing,
- community facilities and groups,
- traffic and connectivity,
- environment.

In combination with Aylesbury Vale District Council's SEA/SA Framework (*source: Sustainability Appraisal of Aylesbury Vale Local Plan Scoping Report 2015*) a number of criteria for assessing the suitability of sites have been developed. This takes into account the rural nature of the Parish and the small size of the settlement as well as the lack of facilities such as a school, proximity to which would be a factor in larger settlements.

Table 1: Showing relationship between Village Plan and Neighbourhood Plan

Summarised from the Worminghall Village Plan (2014)	Matter for Neighbourhood Plan (NP)?	Matter for Site Assessment Criteria?
Issue: Housing		
Expansion: a desire for the village population to grow in order that our community can thrive	Yes, the desired growth in population can be met by allocating land for new housing development	No, any new site would allow an increase in population
Development: Worminghall retains its rural character	Yes, the Village Plan suggests small scale developments within the village parameters, near the crossroads, opposite	Yes, although 'small scale' needs to be defined and 'village parameters' is unclear. 'Small scale' is defined as up to 15 houses, and that development

	Kings Close or land behind the Clifden Arms	should be located within or adjacent to the existing built up area of the village.
Affordability: Need for affordable starter homes and for families with children	Yes, smaller homes and family homes can be provided as part of any new development	Yes, all sites should be able to provide a mix of size homes
Issue: Community Facilities		
Village Meeting Places: Maintain and support social resources	Yes, retention of existing facilities should be supported	No, the facilities already exist
Recreation and Play Area: demand for a recreation and child play area	Yes, a site can be identified and contributions sought from new development	Yes, a site for a play area needs to be found and contributions to be made. All sites are likely to be within easy walking distance, but a safe route would be needed (e.g. not via roads without pavements)
Facilities for the young: community activities and events	No, not a land use planning matter	-
Neighbourhood Watch	No, not a land use planning matter	-
Issue:Traffic		
Traffic: speed of traffic	Yes, potentially in proximity of new development	Potentially, depending on proposed site access suitability
Potholes and Flooding: poor condition of roads	No, not a land use planning matter	-
Public Transport: more regular bus services	Yes, public transport can be supported in general terms	-

Broadband: faster broadband	No, not a land use planning matter as broadband is already available	-
Car parking: Parking on pavements	Yes, any new development must have appropriate levels of parking given the rural nature of the village	No, parking will need to be provided on site for all new housing
Issue:Environment		
Appearance: improvements to visual appearance of the village	The Village Plan focusses on planting and maintaining hedges, but the NP can require new development to respect/enhance the appearance of the village	-
Footpaths: improvements to existing footpaths for accessibility for all	Yes, the NP can have an aspiration	No, although such a benefit could arise, this is not a factor that would discount a site
Tidiness: litter bins/dog bins	No, not a land use planning matter	-
Pavements: uneven pavements and need for extra pavements	Yes, the NP can have an aspiration	-
Lighting: more street lights if the village grows	No, not a land use planning matter	-
Bonfires: inconvenience	No, not a land use planning matter	-

Table 2: Showing AVDC SEA Scoping Objectives & translation to a local level

AVDC SEA Framework Objective (from Sustainability Appraisal of the Aylesbury Vale Local Plan Scoping Report Sept 2015)	Relevant to this scale Neighbour hood Plan?	Use in site assessment criteria?	Local objectives (AVDC SA objectives translated for local level appraisal)
Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.	y	y	To protect and/or enhance historic (listed) buildings
			To conserve and enhance archaeological remains, both scheduled and non-scheduled, including historic landscapes
Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	y	y	To protect and enhance the character and appearance of the landscape and street scene by maintaining important views
			To maintain and strengthen local distinctiveness including the pattern of development
			To maintain and strengthen the rural character of the village by providing small scale development
Protect, enhance and manage biodiversity and geodiversity	y	y	Protect and/or enhance biodiversity and geodiversity
Minimise the district's contribution to climate change	y	y	To ensure no inappropriate development in a flood risk area
Plan for the anticipated levels of climate change.	n	-	
Protect and conserve natural resources.	y	y	To reuse previously developed land
Reduce air, soil and water pollution	n	-	
Reduce waste generation and disposal, and achieve the sustainable management of waste.	y	n	
Improve the efficiency of transport networks by increasing the	y	y	To provide opportunities for walking to village facilities

proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.			
Provide affordable, environmentally sound and good quality housing for all	y	y	To provide small affordable units
			To provide family homes
Safeguard and improve community health, safety and well being.	y	y	To contribute to/provide a recreation and play area
Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	n	-	

Table 3: Final Site Assessment Criteria

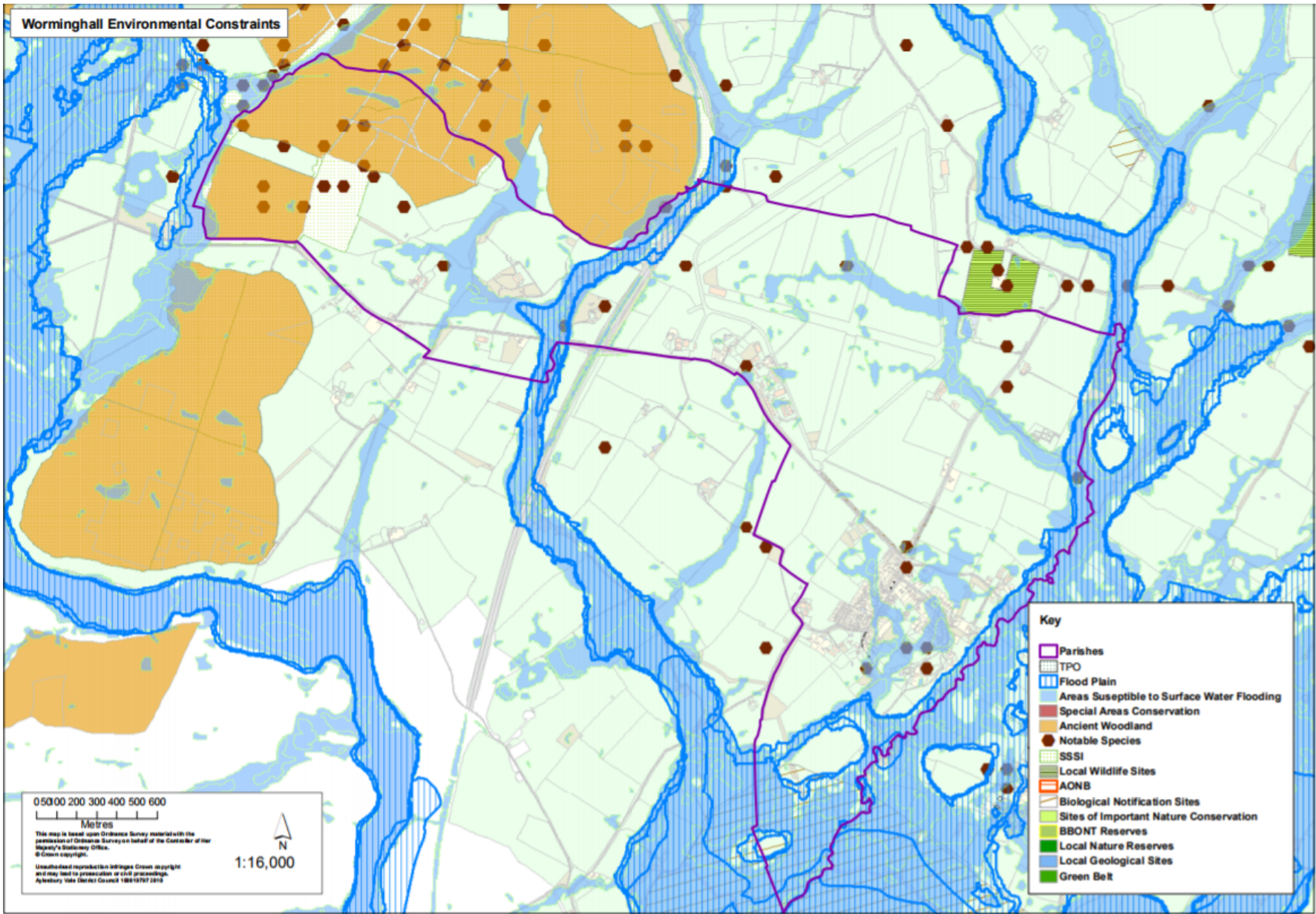
	Site Assessment Criteria	Notes
1	Development within or adjacent to the existing built up area of the village	Use the settlement envelope boundary
2	Provision of a play and recreation area on site, or contributions towards such a facility.	Safe route would need to be provided to the recreation/play space if proposed on-site
3	Provision of smaller homes	All sites should be able to provide a mix
4	Impact of traffic -to reduce speed of traffic/potential for traffic calming	Impact of traffic less on main road through village, other issues such as visibility/ no existing access to also be taken into account
5	Access	Access for vehicles to and from site
6	To conserve and enhance historic (listed) buildings	Potential impact on listed buildings
7	To conserve and enhance archaeological remains, both scheduled and non-scheduled, including historic landscapes	Much of the village and surroundings is covered by an archaeological notification area

8	To conserve and enhance the character and appearance of the landscape and street scene by maintaining important views	Views into and out of the village, but only use the important ones. To be defined on a map.
9	To maintain and strengthen local distinctiveness including the pattern of development	Consider if the design of the site could reflect the adjacent pattern of development or the pattern of development elsewhere in the village
10	To maintain and strengthen the rural character of the village by providing small scale development (up to 15 houses)	For sites above this threshold, there would need to be justification for an allocation.
11	Conserve and/or enhance biodiversity and geodiversity	No particular sites of importance within proximity of the village
12	To ensure that the location and design of new development does not increase flood risk	Includes flood risk areas (none in close proximity to the village) and surface water flooding (see Appendix
13	To reuse previously developed land	
14	To support existing community facilities and provide opportunities for walking to village facilities	This needs to be a 'safe' route, not alongside the main roads

Table 4: Scoring outcome of Site Assessment

Site assessment criteria	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	NOTES/SCORING
														(site 3/4 combined)	(site 10/11 combined)	
Development within or adjacent to the existing built up area of the village	2	4	4	1	4	1	4	1	2	2	3	2	1	3	3	1-None 2-less than sufficient 3-Neutral 4-Some way towards 5-meets expectations
Provision of a play and recreation area on site or contributions towards such a facility	5	1	1	1	3	3	1	1	5	1	5	3	5	3	5	1 -Neither 3-Financial contribution 5-On site
Provision of smaller homes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Assumed all can provide
Impact of traffic - to reduce speed of traffic/potential for traffic calming	1	3	5	3	3	1	1	3	3	1	5	5	1	3	5	1 -Unacceptable (side road or other issue) 3-Neutral 5-Acceptable (onto main road, good visibility)
Access	Y	Y	Y	N	Y	N	N	Y	Y	N	Y	Y	Y	Y	Y	Yes or No
To conserve and enhance historic (listed)buildings	1	1	1	1	1	3	3	3	1	1	1	3	1	1	1	1 -Potential for detrimental impact, 3-No impact
To conserve and enhance archaeological remains, both scheduled and non-scheduled, including historic landscapes	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1 - No 3-Neutral 5-Yes
To protect and enhance the character and appearance of the landscape and street scene and maintain important views	3	3	3	3	1	1	1	3	1	1	3	3	1	3	1	1-No 3-Yes
To maintain and strengthen local distinctiveness including the pattern of development	1	3	3	1	3	1	3	1	1	1	3	1	1	3	3	1-No 3-Yes
To maintain and strengthen the rural character of the village by providing small scale development (up to 15 houses)	1	3	3	3	3	3	3	3	3	3	1	3	1	3	1	1-No (too big) 3-Yes
Protect and/or enhance biodiversity and geodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3-No impact on wildlife 0-potential impact on trees/hedges etc
To ensure that the location and design of new development does not increase flood risk	0	0	0	1	0	0	0	1	0	1	1	1	0	0	1	Surface water flooding susceptibility >0.3m in 30 years 1-No 0-Yes
To reuse land that has been built on	0	0	0	0	0	0	3	3	0	0	3	0	0	0	3	0 -No 3-Yes. This includes sites with agricultural buildings
To support existing community facilities and provide opportunities for walking to village facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Applies to all
TOTALS	17	21	23	17	21	16	22	22	19	14	28	24	14	22	26	
RANKING	8	6	4	8	6	9	5	5	7	10	1	3	10	5	2	

Appendix 3: Environmental Constraints



Appendix 4: Community Feedback from Event 4th February 2017

Other Comments (not site specific)

- Ideal play area for small children behind the village hall
- Need larger play area for youngsters to 'kick a ball'. At present can only use roads – there will be a serious accident as cars speed through the village and down the avenue
- Need starter homes, affordable, to keep younger families in the village.
- Transport links to Wheatley to be able to access bus to Oxford.
- Keep village as a small village by respecting village footprint.
- Bungalows. Older people may want to stay in the village but have no choice in new developments for spacious living. Already bungalows – what about low rise eg 2 storey flats
- Based on housing already allocated , I feel 2-4 more family houses are all that is needed.
- Play areas in a small village surrounded by countryside, walks, airfield etc, is unnecessary and expensive in terms of insurance, maintenance and policing. Most houses have gardens and Village Hall used for family events/meetings
- 1st time buyers soon turn into those needed family accommodation and must be insisted on in plan.
- I hope the village roads can be repaired and enlarged in some of the corner sites. It's too narrow for people to walk.
- People who live in 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