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1. INTRODUCTION

1.1 The purpose of this report is to provide a summary of the housing site assessment work that has informed the site selection in the Waddesdon Neighbourhood Plan. This report has been prepared, together with the Local Green Space Report and Sustainability Appraisal / Strategic Environmental Assessment, as supporting material for the Neighbourhood Plan.
2. CONTEXT

2.1 Aylesbury Vale District Council (AVDC) is currently preparing its Local Plan, the Vale of Aylesbury Local Plan (VALP). A Draft Plan was consulted upon between July and September 2016. Consultation on the Submission version of the Plan is expected in Summer 2017 with adoption anticipated in Spring 2018.

2.2 Waddesdon Neighbourhood Plan is likely to be examined and made before the adoption of the VALP and will therefore be tested against the strategic provisions of the Aylesbury Vale Local Development Plan (2004). However, in preparing the Neighbourhood Plan, the Steering Group has been cognisant of the evidence base and direction of strategic policy in the emerging VALP.

2.3 Waddesdon is currently classified by Aylesbury Vale District Council (AVDC) as a ‘larger village’. The Issues and Options consultation on the VALP in late 2015 put forward a housing allocation for Waddesdon of between 100 and 120 new homes. The subsequent Draft VALP published in Summer 2016 sought 22% growth in the larger villages. The requirement for Waddesdon was reset at 197 new homes during the plan period 2013 to 2033.

2.4 Commitments and completions within the Parish since 2013 comprise 107 units leaving a residual requirement of 90 new homes to be accommodated within the Neighbourhood Plan.

2.5 Since publication of the Draft VALP and the Pre-Submission Neighbourhood Plan, AVDC has indicated that the total housing numbers for the District may be revised down and that it may move away from the proposed percentage approach to apportioning development to settlements and instead look at a capacity-led approach. It is not yet explained how this will work in any detail nor made clear the implications for neighbourhood planning in the District.

2.6 It still remains to be seen how the final VALP will apportion development to settlements. The final version of the AVDC HELAA (January 2017) identified net capacity for only 29 dwellings in Waddesdon when committed development had been taken into account. Until the VALP is tested and adopted, there is no certainty on what this means in planning for housing growth in the village. Thus, the Neighbourhood Plan will continue to propose site allocation(s) with a greater net capacity than the HELAA in order to deliver a robust plan that is in general conformity with the development plan and has had full regard to national policy.
3. METHODOLOGY

3.1 The site assessment work has been undertaken in tandem with the process of preparing the Neighbourhood Plan and with the separate but closely related Sustainability Appraisal (SA/SEA) exercise.

The Spatial Strategy

3.2 The visioning and objective work that has been undertaken to date provides the basis for the spatial strategy for growing the village in the future. A number of spatial objectives were considered in order to develop a preferred spatial strategy for the Neighbourhood Plan. These objectives included avoiding sensitive landscape and key views; encouraging walking to school; avoiding harm to heritage settings; minimising local traffic congestion; and encouraging walking to village facilities.

3.3 The outputs of this work indicated that a spatial strategy focussing development to the east of the village would best align with the spatial objectives and ensure that the impact of growth would be minimised once a range of planning considerations has been taken into account. This is explained in the supporting text to Policy WAD1 of the Plan, the SA/SEA report and the Basic Conditions Statement.

3.4 The parallel SA/SEA exercise has compared the resulting spatial strategy (that is now encapsulated in Policy WAD1) with two alternative strategies for growing the village and has concluded that it assesses favourably overall. The site assessment work was then used to identify those sites that were consistent with the proposed spatial strategy and to inform the development principles contained in the allocation policy WAD2. A site capacity analysis for Policy WAD2 is provided at Appendix C.

3.5 This spatial strategy was strongly endorsed in the public consultation undertaken in June and July 2016 with 84% of respondents supporting the suggested approach.

Site Assessment

3.6 This report does not seek to specifically rank sites or duplicate the SA/SEA exercise. Its assessments comprise a view of the physical characteristics of each site and their context as matters of observable fact as part of the assessment of a site’s suitability, availability and achieveability. In this regard, the approach shares some similarities with the methodology for housing and economic land availability assessments (HELAA).

3.7 Planning practice guidance relating to HELAA (paragraph 004) states that:

“Designated neighbourhood forums and parish/town councils may use the methodology to assess sites but any assessment should be proportionate. Neighbourhood forums and parish
councils may also refer to existing site assessments prepared by the local planning authority as a starting point when identifying sites to allocate within a neighbourhood plan.”

3.8 The approach taken to site assessment gives greater weight to the role of spatial planning which is possible and of greater value when operating at the smaller geographic scale of a neighbourhood plan. This approach also acknowledges the need to gain community support for candidate sites in order for the Neighbourhood Plan to pass a referendum and be made.

3.9 Where a site is a potential candidate for development after taking planning considerations and alignment with the spatial strategy into account, a further level of detailed investigation has been undertaken in line with paragraph 15 of the Planning Practice Guidance which states:

“Site surveys should be proportionate to the detail required for a robust appraisal. For example, the assessment will need to be more detailed where sites are considered to be realistic candidates for development.”
4. SITE IDENTIFICATION

4.1 Land to the south of Waddesdon generally has environmental constraints that restrict the potential for housing development. All of the land to the north of the A41 that bounds the settlement has been included in AVDC’s HELAA split between a number of different sites. The Layby to the East of the village and south of the A41 has also been included in the final version of the HELAA.

4.2 Sites lying beyond the existing extent of the village are considered unsustainable by definition as the village is the main established settlement containing the local services. Land at Lower Blackgrove Farms, off the A41, between Fleet Marston and Waddesdon (HELAA site ref WAD014) has not been considered owing to its remote location relative to the village.

4.3 Three of the sites included in the HELAA are being considered as committed development as planning permission for residential development has been granted. Detailed site assessments of these sites have not therefore been made but they are included in the list of sites in the Summary Assessment section of this document for completeness.

4.4 All of the remaining sites have been visited by the Neighbourhood Plan project team and their observations recorded. The observations relate to the current/past use of the land, its appearance, its location in relation to existing policy designations (e.g. Conservation Area) and the nature of its surrounding land uses. The project team has also been cognisant of any expressed community opinions on its development potential in both the informal consultation (June and July 2016) and the more recent Pre-Submission Regulation 14 consultation (December 2016 to February 2017) as cited in the Consultation Statement.
5. SUMMARY ASSESSMENT

5.1 A summary of the site assessment work is set out in the Table 1 in this section, which provides an overview of the advantages and disadvantages of each site.

5.2 Sites where planning permission has been granted for housing are highlighted in blue. Sites which accord with the spatial strategy and are considered to be suitable, available and achievable – and therefore suitable for inclusion as site allocations – are highlighted in green.

5.3 The sites are coded alphabetically A to M and are also shown on Plan 1 below. The HELAA designations are included in brackets where relevant.

5.4 A more detailed assessment of each site is contained in Annex A. Detailed assessments are not provided for sites which already have received planning permission or a resolution to grant planning permission.
PLAN 1: AERIAL SHOWING ASSESSED SITES
<table>
<thead>
<tr>
<th>SITE</th>
<th>SITE LOCATION</th>
<th>ADVANTAGES</th>
<th>DISADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE A (WAD001)</td>
<td>Land r/o 20 High Street and Waddesdon Vehicle Services Yard, New Street</td>
<td>Within settlement boundary proposed in Pre-Submission Plan and well related to local services.</td>
<td>Part of site currently is back gardens and within Conservation Area. Remainder of site might suit infill development. Access is a significant constraint.</td>
</tr>
<tr>
<td>SITE B (WAD002)</td>
<td>Land north of 130 High Street</td>
<td></td>
<td>Adjacent to Conservation Area and opposite Historic Park and Gardens with consequent impact on heritage. Distant from local facilities.</td>
</tr>
<tr>
<td>SITE C (WAD003)</td>
<td>Land east of Quainton Road</td>
<td>Well related to existing built form of the village.</td>
<td>Significant access constraints. Potential heritage impact.</td>
</tr>
<tr>
<td>SITE D (WAD004)</td>
<td>Land west of Warmstone Lane and Golden Mede Allotments</td>
<td>Planning permission granted for 75 homes.</td>
<td></td>
</tr>
<tr>
<td>SITE F (WAD007)</td>
<td>Chambers Engineering, Warmstone Lane</td>
<td>Within the proposed settlement boundary. Accords with spatial strategy. Good access. Adjacent to existing residential area.</td>
<td>Currently in employment use. Not currently available for housing.</td>
</tr>
<tr>
<td>SITE G (WAD009)</td>
<td>Land south and south west of Glebe Cottages, Quainton Road</td>
<td></td>
<td>Significant highway constraints on Quainton Road. Relatively distant from local facilities.</td>
</tr>
<tr>
<td>SITE H (WAD011)</td>
<td>Land to north east of Anstey Close</td>
<td>Accords with the spatial strategy.</td>
<td>Significant access constraints if site considered in isolation. Potential landscape impact.</td>
</tr>
<tr>
<td>SITE I (WAD012)</td>
<td>Land north west of Waddesdon</td>
<td></td>
<td>A prominent site from roads and footpaths with potential for landscape and visual impact. Potential access constraints. Does not accord with spatial strategy.</td>
</tr>
<tr>
<td>SITE J (WAD013)</td>
<td>Land east of 14 and 17 New Street</td>
<td>Planning permission granted for 13 homes.</td>
<td></td>
</tr>
<tr>
<td>SITE K (WAD015)</td>
<td>Land off Queen Street</td>
<td></td>
<td>Significant heritage constraints and landscape impact. Does not accord with spatial strategy.</td>
</tr>
<tr>
<td>SITE L (part WAD003)</td>
<td>Land rear of 23 Anstey Close</td>
<td>Planning permission granted for 11 homes.</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX A

Detailed site assessments

Note:

All areas and boundaries are approximations only and are there to give an indication of the location and size of the site.

The detailed planning history for each site can be found at Appendix B.
Site A (HELAA REF WAD001)
Land rear of 20 High Street and Waddesdon Vehicle Services Yard, New Street

Site Area: 0.19 hectares
Site description: The site is largely scrub land but also includes back gardens of homes fronting High Street. The north and west of the site is bounded by an employment site which has planning permission for residential development. There are residential properties to the south and a public footpath runs parallel to the eastern boundary of the site.
Availability: unclear (HELAA 001)
HELAA assessment: Unsuitable
Spatial strategy: Marginally consistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Vehicular access to the site is constrained with the only existing access via a residential driveway.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The land is close to the shop, Village Hall, school, doctor’s and dentist’s surgeries, pub and recreation areas.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>The site is relatively well contained with hedgerows and deciduous trees on all boundaries of the site. The impact on views would be insignificant.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The scrub and hedgerows may have some biodiversity interest.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The existing back gardens of properties fronting the High Street lie within the Conservation Area.</td>
</tr>
</tbody>
</table>

Planning History:
There is no significant planning history relating to the site.

Neighbourhood Plan Assessment:
The site has access constraints and is adjacent to the Conservation Area. It is within the proposed settlement boundary and part of the site (excluding the existing back gardens) could come forward as infill development subject to overcoming the access constraints, heritage and neighbouring amenity issues. It is not considered suitable for inclusion for a specific housing allocation.
Site B (HELAA REF WAD002)
Land north of 130 High Street

Site Area: 0.47 hectares

Site description: The site is largely wooded with some scrub and includes two small buildings at its northern end. The site is bounded to the north and east by open arable farmland, to the south by housing and to the west by the A41.

Availability: Yes (HELAA WAD002)

HELAA assessment: Unsuitable

Spatial Strategy: Inconsistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Vehicular access would need to be taken directly from the A41.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The site is close to pub, church and Village Hall.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>The site is bounded by open farmland to the north and east which is likely to have some impact.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The site comprises scrub and woodland which is likely to have biodiversity interest.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The site lies within the Conservation Area and opposite land designated as Park and Garden of Special Historic Interest (AVDLP Policy GP60).</td>
</tr>
</tbody>
</table>

Planning History
No relevant planning history.

Neighbourhood Plan Assessment
The site is likely to have a negative heritage impact on the historic assets of Waddesdon and raise issues relating to landscape, views and biodiversity. It is inconsistent with the spatial strategy and not considered suitable for an allocation in the Neighbourhood Plan.
Site C (HELAA REF WAD003)
Land east of Quainton Road

Site Area: 4.8 hectares
Site description: The site comprises two open fields with hedgerows at the boundary. To the north and east is open farmland and the site is bounded to the south and west by housing. A public right of way passes across the site.
Availability: Yes (HELAA WAD003)
HELAA assessment: Part suitable
Spatial Strategy: Marginally consistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Access is a significant constraint. Planning applications for housing development on the land have sought access from Quainton Road without success.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The site is close to the village shop, doctor’s and dentist’s surgeries and pub.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>The site is bounded by open farmland to the north and east which will have a landscape impact.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>Biodiversity interest is likely to be limited to the hedgerows.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The west of the site abuts the Conservation Area and will have an impact.</td>
</tr>
</tbody>
</table>

Planning History
To the rear of 23 Anstey Close, there have been planning applications dating back to 1991 for sheltered housing. Planning permission was granted in 2013 for 13 units. The most recent application for 16 units was submitted earlier this year and is awaiting decision. Across the wider site, there have been various planning applications since 2014 for between 40 and 170 dwellings. Some of these have been withdrawn as highway issues have not been resolved. A decision is currently awaited on two outline applications, one for 80 dwellings and a more recent application for 90 dwellings.

Neighbourhood Plan Assessment
Access to the site is significantly constrained and its development is likely to have an impact on the Conservation Area as well as landscape and views. Whilst the site was considered part suitable in the latest version of the HELAA, it was subsequently removed as a site allocation in the Draft VALP. The site is considered unsuitable for a housing allocation.
Site E (HELAA REF WAD006)
Allotment site, A41

Site Area: 3.03 hectares
Site description: The site comprises allotments and fields to the north and east. The allotment land includes scrub across much of the site and trees to the east, west and southern boundaries. There is a thick tree belt running along most of the northern boundary and into the site and there are hedgerows to the east and west. The A41 runs along the southern boundary, there are homes to the west and farmland to the north and east.
Availability: yes (HELAA 006) and confirmed with landowner
HELAA assessment: Unsuitable
Spatial strategy: Consistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Vehicular access could be taken directly from the A41 although it is derestricted at present.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The land is close to the shop, school, doctor’s and dentist’s surgeries, pub and recreation areas.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>There is potential landscape and visual impact, although this is mitigated to an extent by existing tree cover.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>Biodiversity is the principal initial concern with the site. A preliminary ecological appraisal has been undertaken to provide a more detailed view of the biodiversity issues and provides recommendations for mitigation.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The site is relatively distant from the Conservation Area and raises no heritage issues.</td>
</tr>
</tbody>
</table>

Planning History:
There is no significant planning history relating to the site.

Neighbourhood Plan Assessment:
The site is well located in relation to the spatial strategy. The principal concern is biodiversity and further investigation has been undertaken which indicates that the site can be delivered subject to appropriate mitigation. Relocation of allotments would need to be considered. The site is considered to be suitable, available and achievable and is therefore proposed to be allocated for housing in the Neighbourhood Plan. See site capacity analysis at Appendix C for further information.
Site F (HELAA REF WAD007)
Chambers Engineering, Warmstone Lane

**Site Area:** 0.51 hectares

**Site description:** The site mainly comprises a large HGV workshop, outbuildings and HGV parking. The site also includes an existing dwelling. Warmstone Lane runs along the eastern and northern boundaries and there are residential properties to the west and south.

**Availability:** no (confirmed with landowner)

**HELAA assessment:** Unsuitable

**Spatial strategy:** Consistent with strategy

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>There is good access directly onto Warmstone Lane.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The land is close to the shop, school, doctor’s and dentist’s surgeries, pub and recreation areas.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>The site is already developed and largely sits within the existing envelope of the village. There would be little or no impact on views.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The only biodiversity interest is a tree belt across the northern boundary of the site.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The site is separated from the Conservation Area by existing development and there would be no heritage impact.</td>
</tr>
</tbody>
</table>

**Planning History:**
There have been several planning applications over the last 30 to 40 years, all associated with the use of the site as a vehicle repair works.

**Neighbourhood Plan Assessment:**
The site is well located in relation to the spatial strategy and is within the proposed settlement boundary. The redevelopment of the site for housing would represent a loss of employment use. However, it is located within a residential area and its redevelopment would be likely to provide amenity benefits for existing residents. Viability would need to be considered but the site is not available and, as such, an allocation has not been included in the Neighbourhood Plan.
Site G (HELAA REF WAD009)
Land south and south west of Glebe Cottages, Quainton Road

Site Area: 1.27 hectares

Site description: The site mainly comprises open farmland but also includes two houses fronting onto Quainton Road. There are hedgerows to the north, south and east and the site is bounded by housing to the west. There are three houses and a farm track to the north and a dairy farm to the east.

Availability: Yes (HELAA WAD009)

HELAA assessment: Unsuitable

Spatial strategy: Inconsistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Access</strong></td>
<td>Vehicular access to the site is constrained by capacity on local roads.</td>
</tr>
<tr>
<td><strong>Proximity to services</strong></td>
<td>The land is within relatively close proximity to the village shop, playing field and pub but relatively distant from other village facilities.</td>
</tr>
<tr>
<td><strong>Landscape and views</strong></td>
<td>There is potential for some landscape impact.</td>
</tr>
<tr>
<td><strong>Biodiversity</strong></td>
<td>Interest is likely to be limited to the hedgerows.</td>
</tr>
<tr>
<td><strong>Conservation Area and heritage</strong></td>
<td>The site lies within close proximity of the Conservation Area, although it is largely behind recent development and impact might be limited.</td>
</tr>
</tbody>
</table>

Planning History:
There are various applications over the last 10 years relating to dwellings that have been permitted on part on the site fronting Quainton Road.

Neighbourhood Plan Assessment:
Whilst landscape issues might be limited, access is constrained by local roads. The site is not consistent with the spatial strategy and is therefore not considered suitable for an allocation in the Neighbourhood Plan.
Site H (HELAA REF WAD011)
Land to north east of Anstey Close

Site Area: 1.28 hectares

Site description: The site is largely open farmland with a thick tree belt running along most of the southern boundary. There are hedgerows to the east and west and open farmland to the north. Site E (WAD006) lies directly to the south.

Availability: Yes (HELAA WAD011) and confirmed with landowner

HELAA assessment: Unsuitable

Spatial strategy: Consistent with strategy

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Vehicular access to the site is constrained and would likely require access through another site.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The land is relatively close to the village shop, school, doctor’s and dentist’s surgeries, pub and recreation areas subject to access.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>There is potential landscape and visual impact given the open aspect of the site to the north.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>Biodiversity interest is likely to be limited to the hedgerows to the south, east and west.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The site is relatively distant from the Conservation Area and raises no heritage issues.</td>
</tr>
</tbody>
</table>

Planning History:
No relevant planning history.

Neighbourhood Plan Assessment:
The site is well located in relation to the spatial strategy. In isolation, the site has significant access constraints. When considered together with Site F (WAD006), the access constraints can be overcome. Following the Regulation 14 consultation, the site is not proposed to be allocated in the Neighbourhood Plan owing to potential landscape impact.
Site I (HELAA REF WAD012)
Land north west of Waddesdon

Site Area: 63 hectares

Site description: The site is extensive consisting predominantly of open farmland. The site incorporates Littleton Manor Farm which has a range of agricultural related buildings. The site bounds the village of Waddesdon to the south and south east and the A41 runs along the south west. There is open farmland to the north and north east. The site includes a playing field, allotments and outbuildings towards the east. There are numerous footpaths and hedgerows across the site.

Availability: Yes (HELAA WAD012) and confirmed with landowner

HELAA assessment: Unsuitable

Spatial strategy: Inconsistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Vehicular access to the east of the site is constrained by local roads. Access to the west could be gained via the A41 although it is derestricted. A new bypass could provide access, although this has not been demonstrated as being deliverable.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The land is close to the church, Village Hall, pub and playing field but relatively distant from other village facilities.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>A very prominent site from roads and footpaths with the potential for significant landscape and visual impact.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The hedgerows are likely to have biodiversity interest.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The south and east of the site sit adjacent to the Conservation Area and Park or Garden of Special Historic Interest, raising significant heritage issues.</td>
</tr>
</tbody>
</table>
Planning History:
There have been numerous planning applications on the land over the past 40 years. Some of these applications have been in respect of Littleton Manor Farm where various residential application have been pursued. Planning permission has been granted for 4 dwellings at the site but refused for 6 dwellings. An outline planning application for the erection of 16 dwellings has been appealed for non-determination and a decision is awaited. An extension to the churchyard has been permitted as a burial ground to the rear of the church. There have been various planning applications at Land at Quainton Road including one to change the use of farmland to a football pitch, which was permitted.

Neighbourhood Plan Assessment:
The site is extensive but has been considered in whole and in part. Access to the site is constrained in places but the main issues are likely to be landscape, visual impact (including on key views from and to the Conservation Area) and impact on heritage. The site is not consistent with the spatial strategy and not considered suitable for a housing allocation in the Neighbourhood Plan.
Site K (HELAA REF WAD015)
Land off Queen Street

Site Area: 12.9 hectares

Site description: The site largely comprises open farmland and lies within the designated policy area relating to Development and Parks or Gardens of Special Historic Interest. Queen Street, the Estate Offices and the former Plant Centre lie to the south. The A41 runs along the eastern and northern boundaries with open farmland beyond. There is open farmland to the west. There are trees and hedgerows around much of the boundary and a number of trees within the site.

Availability: Yes (HELAA WAD015)

HELAA assessment: Unsuitable

Spatial strategy: Inconsistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Vehicular access could be gained via Queen Street or via the A41, although it is derestricted in this location.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The land is close to the church, pub and the Village Hall. It is relatively distant from other village services.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>The site is prominent and the landscape and visual impact is likely to be significant.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>Most of the site is open farmland although there is likely to be some biodiversity interest in the hedgerows and trees.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The site is within the AVDLP policy area regarding Development and Parks and Gardens of Special Historic Interest (GP60). The site raises significant heritage issues.</td>
</tr>
</tbody>
</table>

Planning History:
There is no significant planning history relating to the site.

Neighbourhood Plan Assessment:
The site is in a sensitive location and likely to have a significant impact on heritage assets. It is not consistent with the spatial strategy and not considered suitable for a housing allocation in the Neighbourhood Plan.
Site M (HELAA REF WAD016)
A41 Layby, east of Waddesdon

Site Area: 0.81 hectares

Site description: The site comprises a layby and green area which is wooded. There are public toilets and a fast food outlet located within the layby. The A41 runs along the north of the site and there is a wooded thicket to the south. Warmstone Lane is to the west.

Availability: No – confirmed with part land owner

HELAA assessment: Unsuitable

Spatial strategy: Consistent with strategy

Observations:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>Vehicular access can be gained via Warmstone Lane or the A41.</td>
</tr>
<tr>
<td>Proximity to services</td>
<td>The land is close to the village shop, school, doctor’s and dentist’s surgeries, pub and recreation areas.</td>
</tr>
<tr>
<td>Landscape and views</td>
<td>Landscape and visual impact would need to be considered and the loss of any trees is likely to raise issues.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The existing trees are the primary biodiversity concern.</td>
</tr>
<tr>
<td>Conservation Area and heritage</td>
<td>The site is relatively distant from the Conservation Area and raises few heritage issues.</td>
</tr>
</tbody>
</table>

Planning History:
There is no significant planning history relating to the site.

Neighbourhood Plan Assessment:
The site is well located in relation to the spatial strategy, although loss of trees would need to be addressed. There are complications over the delivery of the site within the Plan period and it has not been included as a housing allocation in the Neighbourhood Plan.
APPENDIX B

Detailed planning history for assessed sites

SITE A (WAD001)
02/03090/APP - Erection of replacement garage (retrospective). (approved)

SITE B (WAD002)
No relevant planning history.

SITE C (WAD003)
17/00207/AOP – Outline planning application for residential development of up to 90 dwellings. (awaiting decision)
16/02748/APP – Erection of 16 units of sheltered accommodation. (awaiting decision)
15/02695/AOP – Outline planning application for the erection of 40 dwellings. (withdrawn)
15/02694/AOP – Outline planning application for the erection of 80 dwellings. (awaiting decision)
14/02516/AOP – Outline planning application for the erection of 90 dwellings. (withdrawn)
14/02518/AOP – Outline planning application for the erection of 80 dwellings. (withdrawn)
13/01866/APP – Extension of time condition relating to 07/00363/APP. (approved)
10/00810/APP – Extension of time condition relating to 07/00363/APP. (approved)
07/00363/APP – Erection of 11 sheltered flats. (approved)
99/01106/APP – Erection of 1 dwelling. (refused)
98/01198/APP – Renewal of 91/01988/AOP Erection of 12 one bedroom flats for the elderly. (approved)
96/01959/APP – Erection of 13 sheltered flats. (approved)
91/01988/AOP – Erection of 12 one bedroom flats for the elderly. (approved)

SITE E (WAD006)
12/02859/APP – Removal of existing conservatory and erection of rear extensions at The Secret Garden. (approved)

SITE F (WAD007)
96/01429/APP – Hardstanding for storage of motor vehicles and trailers (retrospective). (approved)
94/00039/ACL – Construction of motor vehicles storage. (certificate issued)
88/1250/APP – Two storey side extensions and internal alterations. (approved)
88/01249/ALB – Two storey side extensions and internal alterations. (consent granted)
85/01691/AV – Erection of fascia and pole signs. (refused)
76/00835/AV – Extension and improvements. (approved)

SITE G (WAD009)
12/02813/APP – Erection of detached car port / store. (refused)
11/02498/APP – Insertion of roof lights and staircase to garage to provide ancillary accommodation. (approved)
11/01898/APP – Two dormer windows and external staircase to detached garage. (refused)
10/00291/AOP – Reserved matters in relation to 07/03111/AOP and 09/2074/AOP. (approved)
09/02014/APP – Reserved matters in relation to 07/03111/AOP. (approved)
09/A2014/DIS - Submission of details pursuant to condition of 09/00824/APP. (approved)
09/A0824/DIS – Submission of details pursuant to conditions 2, 3, 5 and9 of 09/00824/APP. (approved)
09/A0824/NON – Proposed amendments to 09/00824/APP. (approved)
09/00824/APP – Erection of detached dwelling. (approved)
07/03111/AOP – Erection of two detached homes. (approved)
SITE H (WAD011)
No relevant planning history.

SITE I (WAD012)
16/01410/APP - Littleton Manor Farm, validation of condition on 13/01840/APP. (approved)
16/00752/AOP – Littleton Manor Farm, Outline application for demolition of agricultural buildings and erection of 16 dwellings. (appealed for non-determination)
16/00051/REF - Littleton Manor Farm, Littleton Manor Farm, demolition of agricultural buildings, erection of two replacement dwellings and conversion of 3 barns to provide 6 new dwellings. (appealed)
16/00050/NONDET - Littleton Manor Farm, Outline application for 16 dwellings (as 16/00752/APP). (appealed for non-determination)
15/02032/APP – Littleton Manor Farm, demolition of agricultural buildings, erection of two replacement dwellings and conversion of 3 barns to provide 6 new dwellings. (refused)
13/A1840/DIS - Littleton Manor Farm, submission of details in relation to 13/01840/APP. (approved)
13/01840/APP - Littleton Manor Farm, demolition of agricultural buildings, erection of two replacement dwellings and conversion of 3 barns to provide 2 new dwellings. (approved)
13/00497/APP – Littleton Manor Farm, demolition of agricultural buildings, erection of two replacement dwellings and conversion of 3 barns to provide 6 new dwellings. (withdrawn)
12/00760/APP – Land rear of Church, change of use from agricultural land to extend existing burial ground. (approved)
96/01860/APP – Land at Quainton Road, retention of horse shelter. (approved)
96/01407/APP – Land at Quainton Road, erection of horse shelter. (refused)
92/02139/APP – Land adjacent to Sherriff Cottages, change of use of redundant allotment to builders’ yard. (refused)
90/02407/APP – Land at Quainton Road, change of use from farmland to football pitch and training area. (approved)
79/01229/AV - Littleton Manor Farm, proposed overhead lines. (approved)
78/01171/AV – Land at Quainton Road, erection of changing rooms / pavilion. (approved)
78/00745/AV - Littleton Manor Farm, mobile farm for herdsmen. (approved)
78/00402/AV – Littleton Manor Farm, use of building for storage of material relating to business. (approved)
77/01587/AV – Land at Quainton Road, established use certificate as agricultural land. (approved)
75/00677/AV – Littleton Manor Farm, renewal of temporary planning permission for caravan. (approved)
74/01282/AV – Recreation ground from allotment area. (approved)

SITE K (WAD015)
96/02316/AAD – Advertisement boards. (refused)

SITE M (WAD016)
83/00887/AV – Siting of caravan for use as a café. (approved)
File Note

Project: 4015_018
Author: Neil Homer & Brendan O’Neill
Date: 25 April 2017

Recipients: Project Steering Group
RCOH

WADDENNEIGHBOURHOOD PLAN: POLICY WAD 2

Purpose

The purpose of this file note is to provide the Steering Group with a simple but credible analysis of the potential site capacity of land proposed for allocation in the Neighbourhood Plan, so that it may append the note to its final Site Assessment Report for submission and examination in due course.

At and after the recent Pre Submission consultation stage, the District Council, Natural England and the County Council commented that the policy should be more demanding of the landscape and biodiversity mitigation measures and that more should be done by the Steering Group to evidence the feasibility of the land delivering 100 new homes within its environmental constraints. This note is intended to address these specific matters.

Policy WAD2

The policy allocates the HELAA site ref: WAD006 (see Plan A below) on the eastern edge of the village for approx. 75 new homes of a mix of housing types. As a result of consultations with the District Council Landscape Officer, the draft proposal to include the HELAA site ref: WAD011 has been dropped from the final policy.

The site requires a new access is made to the A41 for vehicles, pedestrians and cyclists. Of the layout and landscape scheme it requires land to be provided to deliver a biodiversity net gain and to create a defensible boundary to the open countryside on its edges, as well as to have regard to the amenities of existing houses that adjoin the site.

Guided by the Sustainability Appraisal of the Plan, these policy requirements are intended to ensure that the landscape and ecological effects of the scheme are successfully mitigated. The Neighbourhood Plan explains elsewhere why it is best to grow the village in this direction when a range of sustainability measures are considered.
Site Development Principles & Capacity

On Plan B below is shown a schematic layout of the site. The schematic is based on a series of layout principles, on a satisfactory access arrangement and on assumptions made about design and density. These are addressed in turn:

Layout principles

- Tree belt at north of site retained and improved as key biodiversity asset with opportunities to create habitat links to peripheral landscape buffer – note: may require additional RPZ offset
- New settlement edge and landscape buffer to perimeter @ minimum 10m
- Verge set back to main road frontage to reflect existing frontage character along Anstey Close and provide buffer to main road for residential amenity.
- Layout set around internal loop with tree belt as setting and POS amenity within development
- Layout with back gardens backing onto the existing back gardens along the western boundary to Anstey Close properties

Access

- Main access off A41 towards eastern end which seems viable in terms of visibility splays
- Secondary access towards western end as pedestrian link to village centre, with the potential to be used as the main access if the western access has a conflict with the farm track
- Simple internal road arrangement to maximise frontages on both sides of each street with single side to main A41 frontage
Plan B: Schematic of Site
Design and density

- Layout shows approx. 75 plots based on plot widths of between 8m – 10m
- Plot depths vary with a minimum of around 25m
- Plots sizes are compatible with the context
- Layout has scope for a range of different dwellings
- Capacity may be increased depending on dwelling mix
- Gross site area of 3.03 ha
- Density of 75 homes based on net site area of 28 dph

Assessment Conclusions

This analysis shows that the site can deliver approximately 75 new homes and can address all the principles of Policy WAD2 at a density range that is suitable for this location. Although a detailed design proposal will be left to the planning application stage, it appears that there may not be too many different ways of delivering a successful scheme, so this assessment should give a firm degree of confidence to the local community and other bodies of the policy robustness. In which case, it is recommended that the provisions of Policy WAD2 form part of the submission plan.