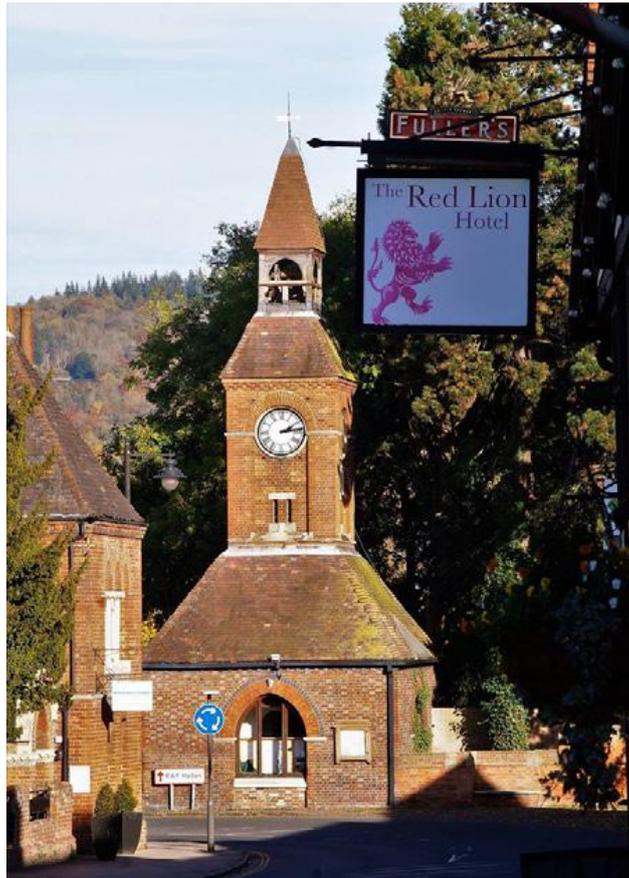




# WENDOVER

NEIGHBOURHOOD PLAN



Wendover Parish Council

Evidence Report

June 2019

2019-2033

## Topic Headings

- 1 Housing
- 2 Business and Tourism
- 3 Community Facilities
- 4 Conservation and Heritage
- 5 Green Spaces and Environment
- 6 Infrastructure and Connectivity
- 7 Transport

Please note that additional information and sources are contained in the evidence papers for each topic, posted on the website, and that this document is a summary of those papers.

<http://wendoverneighbourhoodplan.co.uk/evidence-papers.html>

### 1. Housing

- 1.1 Wendover is a large market town at the foot of the Chiltern Hills in Buckinghamshire. It is also a civil parish within Aylesbury Vale district. It lies approximately 35 miles to the North West of Central London and 5 miles south east of Aylesbury. The mainly arable parish is 5,832 acres (2,360 ha) in size and contains many hamlets that nestle in amongst the lush forest on the surrounding hills.
- 1.2 Wendover is an historically important settlement which occupies a prime position at a natural crossing point between two large chalk hills on the Chiltern Ridge. The Ridge wraps around the south-east, south and south-west of the town. To the north, the land slopes gently downwards towards the flat, agricultural land of the vale. The hills to the south of Wendover are easily visible from within the town, making a significant positive contribution to the Conservation Area, and forming a crucial element of the character of the settlement.
- 1.3 Wendover was first referred to in a Will dating from 965, around St Mary's church. Prior to 1066 the area was owned by Edward the Confessor but was noted in the Domesday Book as being held by King William in 1086. The royal ownership ended in 1154 and has passed between royal and private ownership many times. Wendover was granted a market charter in 1214. Much of the present High Street was built in the 1600's around the time of the Civil War.
- 1.4 Wendover population was fairly stable at about 1900-2000 between 1830 and 1920, when there was a marked increase, and by 1970 it was about 7000. The Population Census of 2011, cites the population as 7,399 of which 3521 are male and 3,878 female. Current estimates are in the region of 8400, due to the increased housing. Wendover as a skewed population with 19.8% over 65 and 21.8% 0-15years old and 58.8% 16-64 compared to Aylesbury Vale average 15%, 20.4% and 64.6% respectively. The population is skewed towards the higher skilled, better paid occupations making the Wendover ward one of England's least deprived areas.
- 1.5 The Parish of Wendover currently consists of 3520 properties of which 201 are Ministry of Defence housing, and 352 are in the Vale of Aylesbury Housing Trust. There are 1013 three bedroom properties, 1372 larger and 920 smaller ones (2018 Parish precept data). Many of these properties are very expensive due to the transport links and excellent schools which contribute to this demand (as shown below). Last year most property sales in Wendover involved semi-detached properties which sold for on average £444,222. Terraced properties sold for an average price of £373,816, while detached properties fetched £672,452.
- 1.6 Wendover, with an overall average price of £459,135 and during 2017, sold prices in Wendover were similar to the previous year and 16% up on 2007 when the average

house price was £397,489. One of the overriding concerns of local residents is that young people cannot afford to buy property in the Parish as it is too expensive. Part of the problem is that much of Wendover Parish is designated either: Green Belt, Canal and Rivers Trust, Forestry Commission or Chilterns Area of Outstanding Natural Beauty.

### Current Housing Pressures

- 1.7 The Vale of Aylesbury Local Plan (VALP) is still undergoing amendments, but the pressure to achieve 30,000 houses before 2033 has produced many planning applications in the local area. Wendover's initial allocation of 800 dwellings was later rescinded when the RAF Halton site announced its closure in 2022. The VALP was rewritten to move the Wendover allocation to 1000 dwellings on the RAF Halton site. As a result the Wendover Neighbourhood Plan does not allocate any sites for development. Some infilling has been approved more recently, mainly on Brown field sites and for small numbers.

For more details see the Housing Evidence paper on the website:

[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp\\_research\\_housing\\_final\\_may\\_2019\\_seb.docx.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_research_housing_final_may_2019_seb.docx.pdf)

## 2. Business and Tourism

- 2.1 Local businesses are diverse and the broad categories include farming, manufacturing, repairs and maintenance (mainly in the motor trades or building services sector), house building or house conversions, distribution, retail, professional and general services (the latter of a huge variety of kinds including beauty and hairdressing, pet care and health and welfare services) food and drink, and leisure. The majority of businesses in terms of type and numbers employed are in the service sector. There is a weekly market each Thursday comprising the following trades: Greengrocer, pet and garden supplies, clothing, bread and baked products, olives, household items, cheese, and fish. One of the main issues for Wendover High Street is the lack of variety of shops and the closure of the last bank in 2018.
- 2.2 In the Questionnaire survey a question was included asking those who ran their own businesses whether they traded from home, from premises in Wendover, or premises elsewhere. 108 of the people completing the Questionnaire responded and of these responders, 66 % (or 72 individuals) replied that they worked from home. 21% said they traded from business premises in Wendover; 29% from business premises outside Wendover.

- 2.3 In the services sector there has been an expansion in business areas such as hairdressing, healthcare, fitness and personal training, restaurants, shops linked to particular charities, and life event service providers (such as for weddings, birthdays, and special occasions). 7 farms either surround the settlement footprint or operate to the rural south of the Parish adjacent to the A413, and the line of the HS2 railway line. Some of these straddle the local Parish boundaries.
- 2.4 In the 2011 census, 3651 counted as the number of economically active people within the Parish, of which 120 are unemployed.
- 2.5 Wendover is a pleasant town with a distinctive character. It is a destination for tourists who enjoy walking, cycling and other outdoor pursuits. Situated on the National Ridgeway Path, and Wendover Arm of the Grand Union Canal, in the Chilterns Area of Outstanding Natural Beauty, and adjacent to the Wendover Woods Forestry Commission area, Wendover boasts numerous walking, hiking and bridle ways. Tourists often arrive via rail on the Chiltern line from Marylebone. There are many coffee shops and restaurants in Wendover which rely on this trade to support their businesses.

[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp\\_business\\_employment\\_and\\_tourism\\_evidence\\_paper\\_november\\_2018 - final - 09.04.19.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_business_employment_and_tourism_evidence_paper_november_2018_-_final_-_09.04.19.pdf)

### 3. Community Facilities

- 3.1 Wendover is described by Aylesbury Vale as a Strategic settlement, because of its facilities. There are three schools on the Wharf Rd campus: John Hampden Primary School, Wendover Church of England Junior School and the John Colet Secondary School. All are well rated and oversubscribed. Those children selected for Grammar education travel by bus to Aylesbury. In addition to the above, the Chiltern Way Academy Wendover Campus (formerly Wendover House) previously a weekly boarding school that opened in 1985 for boys and girls with special educational needs, including social, emotional and mental health difficulties, but now a day school. This school caters for 70 children between the ages of 11 and 16. In terms of Early Years education, Wendover has three pre-schools providing education for children aged two to five years.
- 3.2 There are four places of worship, St Mary's Church in the conservation area, St Anne's Roman Catholic Church and Wendover Free Church on the Aylesbury Rd and the Bible Baptist Church based at John Hampden School. Several halls and meeting rooms are available for public use in Wendover including Wendover Memorial Hall, Wharf Road; St Anne's Hall on the church site, Aylesbury Road; Wendover Youth Centre, on the school campus site; and two rooms available at Wendover Library.
- 3.3 Health services are provided by the Westongrove Partnership, formed in 1998, includes the GP and nursing practice run from Wendover Health Centre, Aylesbury

Road. There are three dental practices in Wendover offering non-NHS services and a pharmacy in the High St.

- 3.4 Wendover has had a weekday market since 1464, held on the Manor Waste, and now also hosts a local produce market every third Saturday of the month. There are a number of food outlets in the town including 7 public houses, cafes and restaurants. There are a contains a range of shops, including clothing, food and drink, hardware, home and gifts, and charity shops, a number of hairdressers, barbers and estate agents. Budgens and Tesco Express are the main supermarkets. Wendover Community Library and the Post Office are also well used.
- 3.5 In terms of green spaces, Wendover has many areas used by residents for a number of recreational activities, including walking, fishing, conservation, fitness and sporting activities and allotments. The list below is green spaces that have been audited in accordance with Government guidance in PPG17: Planning for Open Space, Sports and Recreation guidance and more details can be found on the website:  
[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp\\_-\\_wendover\\_community\\_facilities\\_evidence\\_paper\\_nov\\_2018\\_sa\\_hh.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_wendover_community_facilities_evidence_paper_nov_2018_sa_hh.pdf)

### 4. Conservation and Heritage

- 4.1 Prior to 1066 the area was owned by Edward the Confessor but was noted in the Domesday Book as being held by King William in 1086 and indicates a market town of about 2880 acres. The royal ownership ended in 1154 and has passed between royal and private ownership many times. Wendover was granted a market charter in 1214. Much of the present High Street was built in the 1600's around the time of the Civil War.
- 4.2 In the 18th and 19th centuries there were improvements in transportation, the Wendover to Buckingham turnpike was opened in 1721 and a branch of the Grand Union Canal opened 1796-7. However, the Wendover branch was never successful; plagued with problems the canal effectively closed in 1901. Apart from agriculture there was no significant industry in Wendover; most activities within the borough were small scale industries such as lace and shoe making. The town's population remained at a constant level throughout the 19th century, although the arrival of the Metropolitan Railway from London in 1892 provided a delayed catalyst for growth. In the 1920s Wendover became a focus for 'weekender' visitors from London; as a consequence of the town's popularity there was an increase in house building including sizable country and suburban semis.
- 4.3 There are 113 listed buildings in the modern town of Wendover. These are mostly grade II buildings, but there are five Grade II\* buildings: St Mary's church dating to the 14th century together with the Lychgate and wall, The Red House, Bank Farm and the Hale.. Five buildings date to the medieval period and a further nine dating to the 16th century with the majority dating to the 17th and 18th centuries (96). There are also fourteen 19th and 20<sup>th</sup> century listed buildings in Wendover.

<https://britishlistedbuildings.co.uk/england/wendover-aylesbury-vale-buckinghamshire#.XOUab1Z7m70>

- 4.4 The Wendover Conservation Area was designated by Aylesbury Vale District Council on the 1st January 1969 and has not been reviewed since and a new document was produced in 2011. The area includes the High St, Pound St, Tring Rd and Aylesbury Rd near the Clock Tower, Church area and the green spaces around it.

### 5. Green Spaces and Environment

- 5.1 The majority of this work is contained in the Local Green Spaces Report. Wendover is enclosed by greenery. It is but a short stroll from the High Street to the Hills and Areas of Outstanding Natural Beauty. The Green Belt extends into the playing fields of the local schools. Wendover Woods lies just north of the town. The green spaces within Wendover define its rural ethos and so are highly valued by both residents and visitors. There are many green spaces in Wendover which are a large part of its charm. The only SSI in Wendover Parish is part of Bacombe and Coombe Hills and is a designated Local Nature Reserve. The Grand Union Canal Walk, The Ridgeway and South Bucks Way are national walking routes. There are some 90 numbered footpaths and bridle ways extending 70 miles throughout the parish of Wendover. The Icknield Way passes through Wendover and is one of the 'four highways' of medieval England. The Heron Path was the site of watermills recorded in the Domesday Book and is adjacent to the Hampden Pond for fishing, ducks and walks. The Witchell is an area of parkland on the southern edge of Wendover used for cricket matches.
- 5.2 Other important open spaces include Hampden, Wlanut Tree and Rope Walk Meadows, Ashbrook Recreation ground, the wooded area between Tedder Rd, Haddington Close and Princess Mary Gate, fields around the Canal and perimeter of the built area of Wendover.
- 5.3 Much of the surrounding area is either Chilterns Area of Outstanding Natural Beauty or Metropolitan Green Belt, testament to the exceptional character of the local Chalk Landscape.

### 6. Infrastructure and Connectivity

- 6.1 The main infrastructure for Wendover includes health, education, transport and services. Many of these are working at capacity due to the increase in residents. GP appointments are generally 2 weeks or more, schools are oversubscribed, trains are full, parking and traffic congestion are daily issues. Some parts of the Parish are not connected to the main sewer system eg Aylesbury Rd at Worlds End. The services such as power, water and gas are currently managed by various agencies as detailed in the evidence paper:

[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp\\_-\\_wendover\\_connectivityand\\_infrastructure\\_evidence\\_paper\\_nov\\_2018\\_hh\\_.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_wendover_connectivityand_infrastructure_evidence_paper_nov_2018_hh_.pdf)

- 6.2 Broadband and mobile phone signals are variable depending on the area. Rural parts of the Parish are often poor in both signals as cable broadband has not reached outlying hamlets and the Chiltern Hills interfere with the phone signals.
- 6.3 Currently waste and other services are provided by AVDC and highways by BCC but by May 2020 one unitary council will be responsible for the area in conjunction with the Wendover Parish Council.

### 7. Transport

- 7.1 Wendover lies five miles south of the County Town, Aylesbury. The main NW/SE highway route, the A413, bypasses the town on the western side. The bypass was opened in 1997 and currently carries approximately 17,000 vehicles daily. The B4009 passes through the centre of the town and carries traffic NE/SW between the A41 and A4010. Traffic flows on this route approximate to 12,000 vehicles daily.
- 7.2 High Street and Ellesborough Road also carry an element of through traffic between B4009 (Tring Road) and either A4010 or A413 (S). Daily traffic flows in High Street also exceed 12,000 vehicles daily. On the northern side of the town, Chestnut Avenue (in Halton) and Halton Lane provide an unofficial alternative route to B4009 traffic to avoid the town centre.
- 7.3 In pure capacity terms none of these roads are overloaded. However, the flows are high for a village centre and traffic volumes, sporadic congestion, accident potential, speed, noise and HGV traffic are matters of real concern for the local population. These issues impact negatively on the local ambience, particularly in the High Street and central area of the town near the Clock Tower. Parking, or the lack of it, is a major issue of debate within the town. The inadequacy of public off-street parking provision in Wendover has been shown from the consultation stages of the Neighbourhood Plan to be an issue of significant local concern. It appears that neither the County nor District Councils have any policies or opinions on this subject.
- 7.4 Signed Cycle Routes exist on parts of B4009 along Tring Road and Aylesbury Road. Parts of these routes are shared cycle/pedestrian paths.
- 7.5 There are three bus routes, through Wendover - 8, 50 and 55 - which operate a limited timetable especially at weekends and generally the last bus operates at about 19.00.
- 7.6 The Wendover Action Group, a local charity, operates the "Wendover Community Car", using volunteer drivers, to provide help to local residents and visitors to Wendover and the surrounding villages with door to door transport for those people

who have difficulty travelling. It is predominantly used by people with mobility problems who cannot use public transport or who wish to make local journeys where there is no public transport.

- 7.7 The Friends of The Wendover Health Centre, using local volunteers and their own personal vehicles, provide a service for patients, who are unable to transport themselves, to keep appointments at the Health Centre or any other health facility.
- 7.8 The mainline railway from Aylesbury Parkway to Marylebone stops at Wendover and is operated by Chiltern Railways, running 4 times an hour at peak times and twice an hour otherwise. There are often only 2 or 3 carriages and as a result, the train is full by Amersham and extremely busy on the return journeys.
- 7.9 The proposed high speed route passes the town centre to the south-west of the A413 Bypass. The construction phase, up to about 2025, will inevitably give rise to local traffic disruption, congestion and noise. Traffic flows on A413 will be adversely affected, Ellesborough Road will be temporarily diverted and many local bridleways/footpaths will closed or temporarily diverted. More details can be found:

[http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp -  
transport evidence paper - final - 20.11.18 - jlcseb.pdf](http://wendoverneighbourhoodplan.co.uk/uploads/3/6/2/7/36276289/wnp_-_transport_evidence_paper_-_final_-_20.11.18_-_jlcseb.pdf)

