



Wooburn and Bourne End Parish Council

Neighbourhood Development Plan

**6th Draft incorporating recommendations from the
Public Consultation 1st December 2021 to 31st January 2022**



Aerial Photo of Wooburn looking North-East



Aerial Photo of Bourne End looking South-West

Wooburn and Bourne End Parish Council (WBEPC)

Neighbourhood Development Plan

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List of Supporting Documents

The documents listed below provide context and background to this NDP. They can be found under the tab **Neighbourhood Development Plan (NDP)** on Wooburn and Bourne End Parish Council's website: <https://wooburnparish.gov.uk>

Related Documents:

The Wooburns Future of Our Village June 2014

[WBENDPSupportingDocThe-Wooburns-foov-June-2014.pdf \(wooburnparish.gov.uk\)](#)

Bourne End Community Led Plan

[WBENDPSupportingDocCommunity-led-plan-for-Bourne End.pdf \(wooburnparish.gov.uk\)](#)

Vision Workshop Note

[Microsoft Word - Wooburn and Bourne End NP Vision Note Nov Draft Final.docx](#)

Planning Context and Flood Risk - including 7 Appendices

[WBENDP6thDraftSupportingDocPlanningContext23June2022Revision1Protected.pdf](#)

Appendix A - WBEPC Authorisation as a Qualifying Body

Appendix B - Government Guidance on Neighbourhood Planning and Referendum

Appendix C - WDLP Core and Development Management Policies

Appendix D - Area Specific Policy for Hawks Hill and Harvest Hill

Appendix 1 - Comparison of Community Led Plans actions and recommendations

Appendix 2 - Parish Statistics

Appendix 3 - Examples of Wooburn Green & Bourne End Parking issues

Basic Conditions Statement

[WBENDPD6thDraftSupportingDocBasicConditionsStatement29June2022Revision1Protected.pdf](#)

Consultation Survey - Consultees & Table of responses

[WBENDPSupportingDocConsultationSurvey29June2022Revision1Protected \(1\).xlsx \(live.com\)](#)

Consultation Statement

[WBENDPSupportingDocConsultationStatement29July22Revision1Protected.pdf \(wooburnparish.gov.uk\)](#)

Comments Log (Previous 3 Local Consultations)

[WBEPCNDP6thDraftSupportingDocCommentsfromprevious3ConsultationsProtected.xlsx \(live.com\)](#)

Heritage Assets and Community Facilities

[WBENDP6thDraftSupportingDocHeritage23June22Revision1Protected.pdf \(wooburnparish.gov.uk\)](#)

Methodology for Green Space Designations

[WBENDPSupportingDocMethodologytodesignateLocalGreenSpaces4July2022version1Protected.pdf](#)

Consultancy Reports

West Waddy Comments and Actions

[WBENDP6thDraftSupportingDocWestWaddyCommentsandactions.pdf \(wooburnparish.gov.uk\)](#)

West Waddy Consultancy Report 1

[WBENDPD6thDraftSupportingDocWestWaddyConsultancyReport1Protected.pdf \(wooburnparish.gov.uk\)](#)

West Waddy Consultancy Report 2

[WBENDP6thDraftSupportingDocWestWaddyConsultancyReport2Protected.pdf \(wooburnparish.gov.uk\)](#)

West Waddy Consultancy Report 3

[WBENDP6thDraftSupportingDocWestWaddyConsultancyReport3Protected.pdf \(wooburnparish.gov.uk\)](#)

West Waddy Consultancy Report 4

[WBENDP6thDraftSupportingDocWestWaddyConsultancyReport4Protected.pdf \(wooburnparish.gov.uk\)](#)

Motion Study – Transport Feasibility Study

[WBENDP6thDraftSupportingDocMotionTransportFeasibilityStudy.pdf \(wooburnparish.gov.uk\)](#)

Note: Accessibility

This document has been produced using *Microsoft Word 365* with imported figures and charts from Buckinghamshire Council websites and *Excel 365*. Large 14pt Calibri font has been used in most of the document; maps and figures have Alternative Text where appropriate to facilitate reading by those with disabilities.

“*Read out loud*” tests have been successful, including where images or objects are advised by *Word’s Accessibility Checker* to be “not inline” or “Check reading order”. The objects noted as “Hard-to-read text contrast” are numbers in DSA Maps 17 and 18 indicating Green Space locations which are listed separately. Those needing assistance with reading the NDP are requested to contact:

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Executive Summary

This Neighbourhood Development Plan (NDP) has been written in the context that the **Wycombe District Local Plan (WDLP)** was adopted (in August 2019) and that the NDP cannot change the strategic policies that it contains.

The WDLP set Policies covering a reserve site: **Slate Meadow**, and a strategic site: **Hollands Farm**. Development Briefs have been produced and adopted by Buckinghamshire Council for both developments. These two development sites will account for some 617 dwellings of the 800 dwellings envisaged for Wooburn and Bourne End.

The purpose of an NDP is to direct development and to address local issues by setting Policies in support of the WDLP or the Buckinghamshire Council's successor Local Plan expected in 2024/25. In the case of Wooburn and Bourne End Parish ("the Neighbourhood Area"), development has already been directed by the WDLP, but there will continue to be other development through infill and backland development and other permitted development such as conversion of offices to residential.

The Neighbourhood Area road infrastructure is fixed and its constraints make major improvements difficult and unlikely. Amongst its many objectives, Wooburn and Bourne End Parish Council intend to promote a comprehensive Transport Assessment to review road safety, parking and traffic flow in the Neighbourhood Area, to identify what mitigations are possible.

Therefore, the primary purpose of this NDP is to address the impacts of continued development and local infrastructure constraints and to make progress towards our **Vision**.

The challenges and our Vision can be found in Section 3 of the NDP. We will achieve this by setting local Policies that, should the NDP be adopted following a local referendum, will form part of the legal planning framework.

Foreword

1. This is the 6th¹ draft of our **Neighbourhood Development Plan** and is the pre-submission draft for local consultation before it is submitted to Buckinghamshire Council (BC) for approval to proceed to a public consultation stage and independent examination.
2. This draft reflects feedback received during the previous consultation processes with residents, stakeholders, Wycombe District Council, Buckinghamshire Council and statutory consultees.
3. In 2012 and 2014, the two communities of Bourne End and Wooburn published their Community Led Plans (see the Glossary at the end for links to details), setting out the concerns and priorities of the residents to promote and improve the social, economic and environmental well-being of the Parish of Wooburn and Bourne End.
4. Among the many recommendations was an action to create a **Neighbourhood Development Plan (NDP)**, which only a Qualifying Body such as the Wooburn and Bourne End Parish Council can carry out. All NDP's must be consistent with and conform to their local Planning Authorities Local Plan, which in our case is the [Wycombe District Local Plan](#) (WDLP) that was approved on 19 August 2019 following acceptance of the comments of the Independent Examiner (see Glossary for details).
5. The WDLP will continue to apply until the unified Buckinghamshire Council (BC) has finalised its new Plan, which is expected in 2024/25.
6. This draft NDP sets out the Parish Council's vision that builds on the recommendations from the Community Led Plans and seeks to shape the Developments envisaged in the WDLP.
7. Our vision, which we hope to progress, will be realised by enacting policies and infrastructure changes that complement the WDLP and thereby help to promote and improve the social, economic and environmental well-being of the residents and business rate payers in the Parish by protecting green spaces, the character of our villages and by addressing some of the local issues relating to climate change, parking, traffic congestion and traffic flow.

¹ Following local consultation on a third edition we began an update in a fourth edition in March 2021 in discussion with Wycombe District Council. However, following constructive feedback from WDC, there was a change of personnel, and the Planning Authority organisation became part of the new Unitary Authority, Buckinghamshire Council. To avoid confusion on drafts between us and the Planning Authority we decided that further changes would be reflected in a Fifth Draft which would be the pre-submission draft for public consultation.

1. Introduction

- 1.1. NDPs are required to support the delivery of strategic policies contained in local planning development strategies. The Wooburn and Bourne End draft NDP plan period should therefore be concurrent with the WDLP, which covers 2013 to 2033. However, it is expected to be succeeded and replaced by a new **Buckinghamshire Plan in the Neighbourhood plan period**. Wooburn and Bourne End Parish Council are committed to review and update this NDP within a period of two years from the adoption of Buckinghamshire Council's new Local Plan.
- 1.2. **Neighbourhood Development Plan Period** - The NDP period is from 2022 until 2033 or until updated once the Buckinghamshire Local Plan is updated and adopted.

1.3. Qualifying Body and Neighbourhood Area

- 1.3.1. The Wooburn and Bourne End Parish Council (WBEPC) is the Qualifying Body and was approved by the former Wycombe District Council (WDC) as referenced in section 5.4.3 of its WDLP.
- 1.3.2. The Parish boundary forms the Neighbourhood Area for our NDP – see the maps on the next two pages, the first showing the street layout of the Parish and the second the former WDC's Map of the Parish of Wooburn and Bourne End.
- 1.3.3. There are differences between the designated area of Wooburn and Bourne End NDP known as the "Neighbourhood Area" and the settlement strategy in the Wycombe District Local Plan (WDLP). Paragraph 1.3.4 below attempts to explain and reconcile these differences
- 1.3.4. Wooburn and Bourne End Parish is comprised of distinct and separate settlements that include Wooburn Green, Wooburn Town, Cores End, Bourne End and part of Hedsor, but does **not** include Abbotsbrook, the South side of Hedsor Road, Little Marlow or Well End.

However, in the WDLP's settlement strategy...

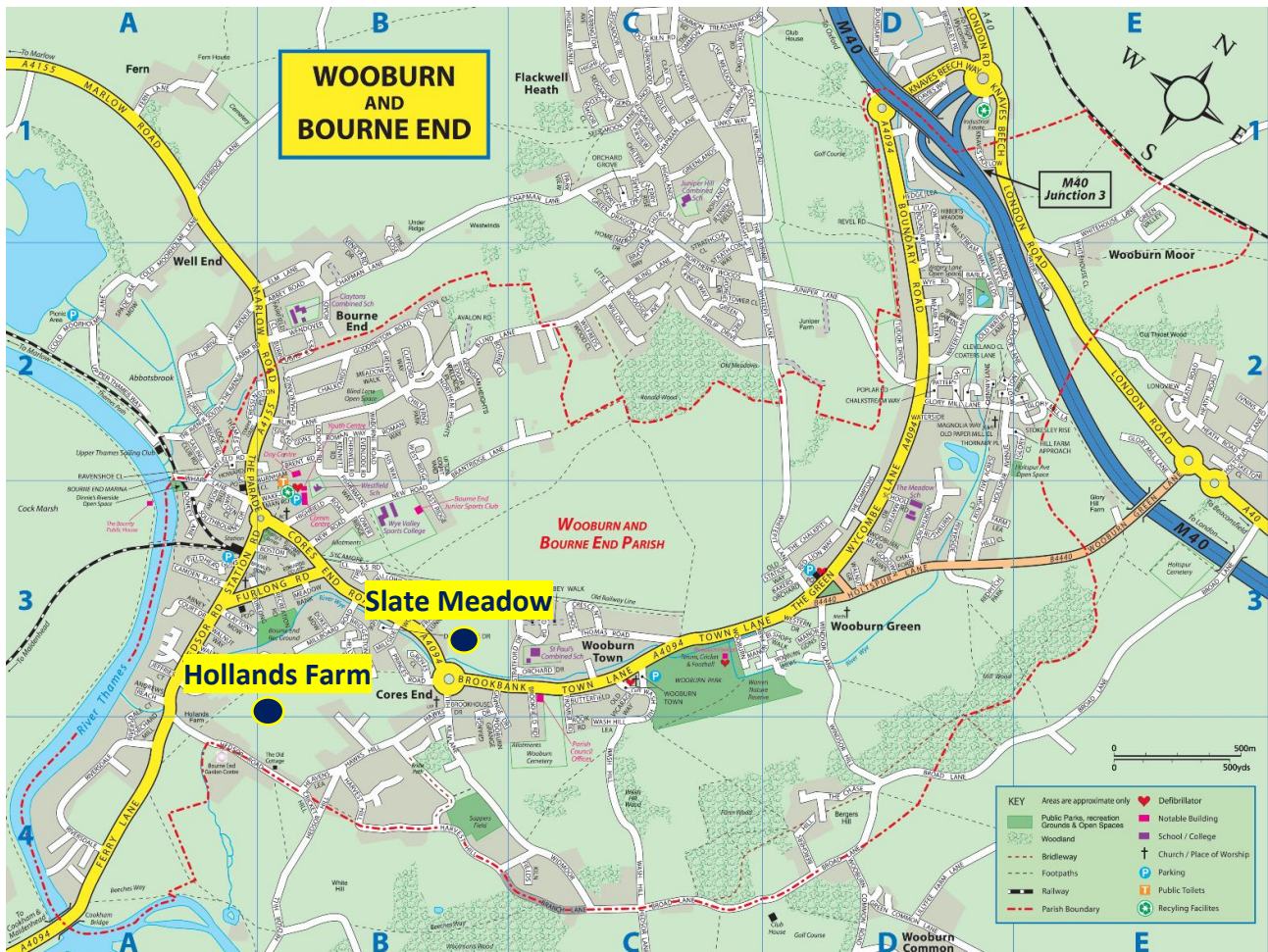
- i. Wooburn Green is considered part of the greater High Wycombe conurbation and shown in **WDLP Appendix C – Settlement Hierarchy** – as a tier 1 settlement. See page 309 in: [/Volumes/Mac A to Z/Q to Z/W/WDC/OCT-2019/002859 Wycombe District Local Plan/Accessible Working Files/Contents.indd](#)
- ii. Wooburn Town is considered by the WDLP to be part of Bourne End together with settlements **not** in the Parish of Wooburn and Bourne End, such as Abbotsbrook, Well End, Little Marlow and Hedsor and included under Bourne End in the WDLP strategy as a Tier 2 settlement.

Therefore, to be clear, the designated Neighbourhood Area for the Wooburn and Bourne End NDP is the Parish, and this does **not** include Abbotsbrook, Well End, Little Marlow or Hedsor (only the Hedsor Road Conservation Area is part of Bourne End and therefore part of the Neighbourhood Area).

Map 1.1. The Parish of Wooburn and Bourne End

“The Neighbourhood Area” – with street names also showing locations of Slate Meadow and Hollands Farm

The red dotted line shows the Parish boundary.



Map No. 292M0220
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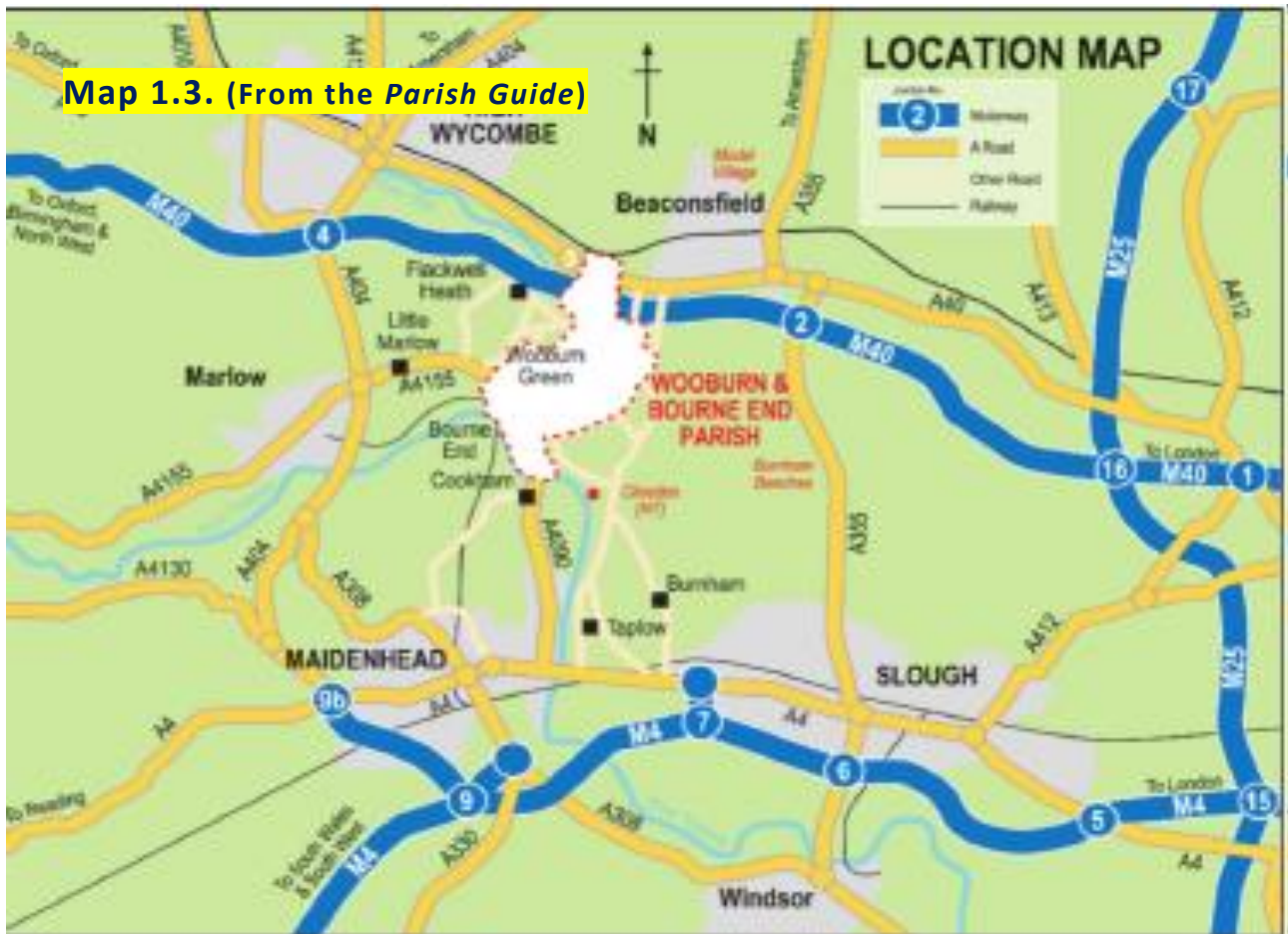
On the next page: Map 1.2.
Wycombe District Council's Map of the Parish of Wooburn and Bourne End
“The Neighbourhood Area” covered by the NDP



1.4. Location of Wooburn and Bourne End Parish

- 1.4.1. The Parish is situated between the M4 and M40 motorways, in a favourable location, having first-class transport links to London, Heathrow Airport, the Thames Valley, the West and North of the country. See **Map 1.3.** below.

Map 1.3. (From the *Parish Guide*)



- 1.4.2. Railway stations at Bourne End, Beaconsfield and High Wycombe provide services to Paddington and Marylebone, as well as to Birmingham, the North and to Reading, Bristol and South Wales. In addition to varied local shopping in each village centre, there are shopping centres at High Wycombe, Marlow, Windsor, Beaconsfield, Maidenhead and Slough all accessible by public transport as well as by car.
- 1.4.3. Wooburn and Bourne End Parish is a collection of villages and smaller communities linked by a common geographical feature – **the valley of the River Wye**. The River Wye has driven the historical development of the area with numerous mills using its water, although there are no working mills left in the Neighbourhood Area.

2. Challenges facing Wooburn and Bourne End Parish - the Neighbourhood Area

The NDP seeks to address, as far as is possible, the challenges that face the Wooburn and Bourne End Parish. Not all are in the scope of this NDP which is essentially a document to address building planning matters and any resulting infrastructure and environmental impacts. These challenges are detailed below and those within the scope of this NDP are highlighted in bold:

1. Mitigating the effects of Climate Change.
2. Increasing and cumulative pressures on infrastructure.
3. Inadequate GP facilities.
4. High and increasing car ownership while there is a lack of adequate residential and commercial parking.
5. Road system congestion points at Cookham Bridge, Blind Lane, Cores End, Furlong Road and Well End.
6. Flood risk and surface water drainage.
7. Persistent infill and backland development impact².
8. Lack of Housing that is genuinely Affordable.
9. Providing highly skilled employment opportunities.
10. Maintaining vibrant village centres and shops.
11. Maintaining the Look and Character of our villages.
12. Preventing coalescence of the distinct settlements of Wooburn Green, Wooburn Town, Bourne End.
13. Providing sufficient recreation and green space for a growing population.

² Backland development is defined as development on land behind the rear building line of existing housing or other development and is usually land that has previously been used as gardens or is partially enclosed by gardens. Infill development involves the development of a small gap in an otherwise built-up frontage. It usually consists of frontage plots only and often comprises side gardens of existing houses. The pressure on these sites will result in densities much higher than the prevailing levels in the villages and potentially lead to the 'cramming' of sites.

3. Vision for Wooburn and Bourne End Parish

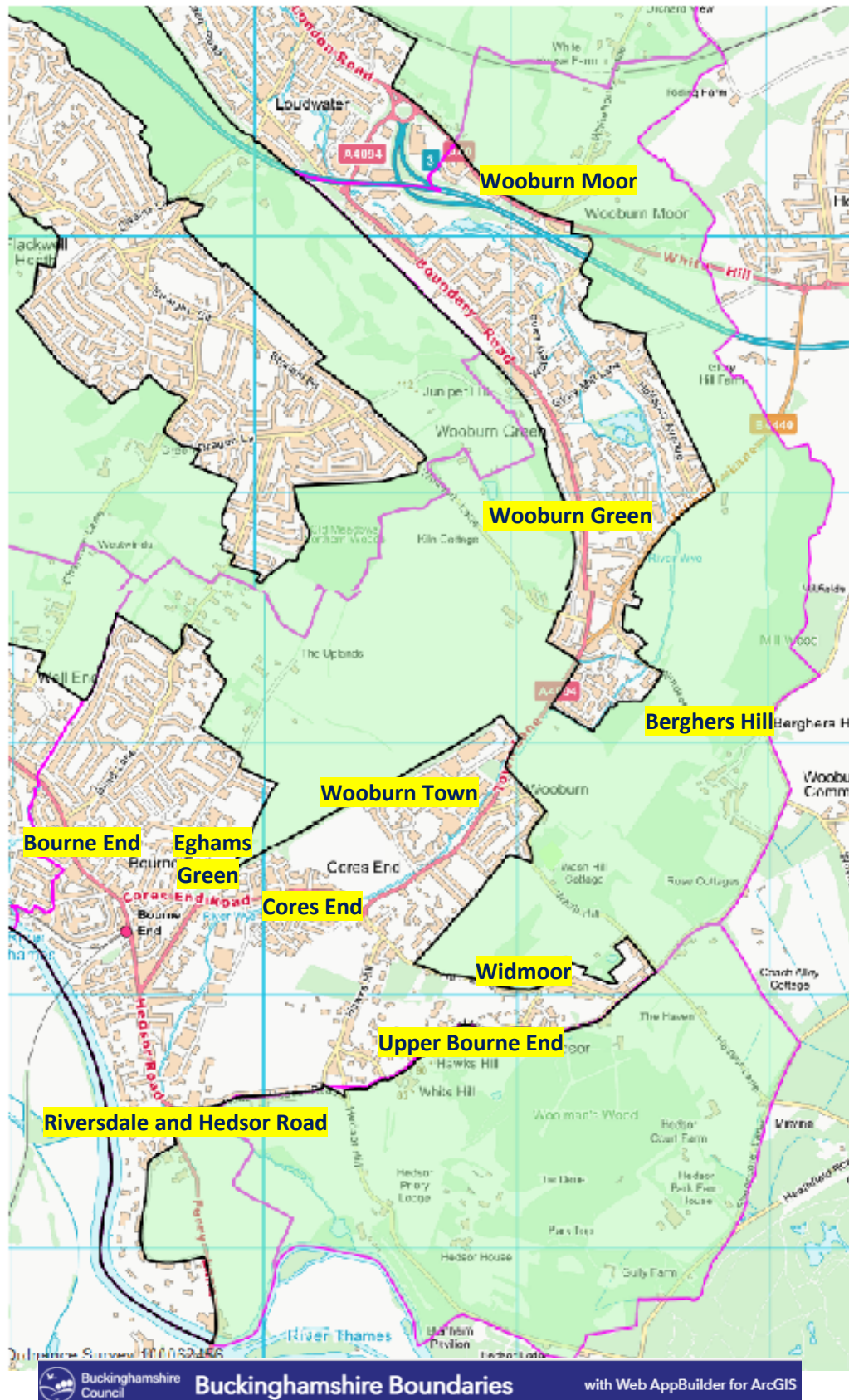
VISION

- 3.1. In 2033, **WOOBURN AND BOURNE END PARISH** continues to have its **distinct settlements** of **Wooburn Green, Wooburn Town, Bourne End, Upper Bourne End** and its six Conservation Areas: **Berghers Hill, Clapton Mill, Riversdale and Hedsor Road, Watery Lane, Wooburn Green** and **Wooburn Town**, with their boundaries preserved, and is a thriving community where a mix of generations live and work.
- 3.2. The new developments in the area have resulted in an improvement in local infrastructure, with the housing mix reflecting the demographics of the community, whilst having preserved the existing recreational amenities and creation of additional open space for the community.
- 3.3. Infill development has been sympathetic to the existing heritage within the Conservation Areas and topography of the Parish.
- 3.4. Biodiversity, wildlife, habitat, trees and hedgerows in the Parish continue to thrive.
- 3.5. Amenities that support the economic health of the Green, the Parade and local businesses are seen as integral to the community and are thriving.
- 3.6. The Parish historic environment of listed buildings, scheduled monuments, Conservation Areas, registered parks and gardens, community facilities and non-designated heritage assets have been maintained and preserved.
- 3.7. Investment in the road system, traffic management, road safety, parking spaces with strict enforcement of development policies has improved traffic flow, air quality and parking.
- 3.8. The Parish has taken opportunities to acquire new recreational and green space which are widely used by our residents.
- 3.9. Drainage and surface water issues have been improved by Developers and, where necessary, by contribution of Parish Community Infrastructure Levy funds.

4. Historic considerations

- 4.1. The **Wooburn and Bourne End Parish** grew out of the **ten historic settlements** in the locations shown in **Map 4.1.** below.
Berghers Hill, Bourne End, Cores End, Eghams Green, Upper Bourne End (the area bounded by upper Hedsor Road and Hawks Hill/Harvest Hill/Kiln Lane), **Widmoor, Wooburn Common, Wooburn Green, Wooburn Moor**, and **Wooburn Town**.
- 4.2. These were once distinct areas separated by green fields. Over time infill developments have coalesced parts of these settlements so that they are now considered by the WDLP to be parts of the two main villages of **Wooburn Green** and **Bourne End**. However, some separations remain.

Map 4.1.: Wooburn & Bourne End Parish – The original 10 Settlements



- 4.3. **WBEP** is determined that the green infrastructure that remains should not be developed further so that the areas known as Berghers Hill, Bourne End, Cores End, Upper Bourne End, Wooburn Town and Wooburn Green do not coalesce further through ribbon development and infill.
- 4.4. The Neighbourhood Area also has many historic buildings including **49 grade II listed buildings**. It therefore has some unique characteristics. A key concern of residents and the Parish Council is the impact of infill and backland development on the existing built environment, especially in the **six Conservation Areas: Berghers Hill, Clapton Mill, Riversdale and Hedsor Road, Watery Lane, Wooburn Green and Wooburn Town**. Please refer to reference document: Heritage Assets - see NDP Supporting Documents in:
[WBENDP6thDraftSupportingDocHeritage23June22Revision1Protected.pdf \(wooburnparish.gov.uk\)](#)
- 4.5. Sense of place, the historic environment, preserving the character of Conservation Areas and the prevention of further coalescence between the remaining distinctive settlement areas are all important to residents. We have therefore set out Policies where we believe there to be local issues that are not addressed at a detailed level in the Local Plan.

5. Planning context for the Neighbourhood Area

- 5.1. The following paragraphs provide an overview of the planning context. This is covered in more detail in the supporting reference document: “**Planning Context and Flood Risk**”. See Neighbourhood Development Plan - Supporting Documents in:

[WBENDP6thDraftSupportingDocPlanningContext23June2022Revision1Protected.pdf \(wooburnparish.gov.uk\)](#)

5.2. Wycombe District Local Plan - Strategic Policy Context

- 5.2.1. The [Wycombe District Local Plan \(WDLP\)](#) was adopted in August 2019.
- 5.2.2. The WDLP covers the period 2013 to 2033. It establishes strategic policies for the District, including three Policies for Bourne End: BE1 (Slate Meadow Development), BE2 (Hollands Farm Development), and BE3 a Medical Centre.
- 5.2.3. The WDLP proposes the building of 800 new dwellings in Wooburn and Bourne End Parish during the Local Plan period (out of the total assessed need for WDC of 13,250 new dwellings). Please see table below.

Location	New Dwellings
Slate Meadow (Policy BE1)	150
Holland Farm (Policy BE2) – indicative	467
Windrush House	8
Balance (Already built since 2013)	175
Total	800

- 5.2.4. Our Neighbourhood Development Plan (NDP) needs to be in general conformity with support of Local Plan Policies that address or clarify local issues in the context of the Local Plan strategic policies.
- 5.3. **Buckinghamshire Council** - The Secretary of State approved the amalgamation of Buckinghamshire's District Councils and Buckinghamshire Council under a single **Unitary Authority** with effect from 1. April 2020. The WDLP will continue to be implemented until such time as the new Unitary Authority – Buckinghamshire Council (BC) - decides to develop its own or other plans.
- 5.4. **National Planning Policy Framework (NPPF)**
- 5.4.1. The [National Planning and Policy Framework \(NPPF\)](#) provides planning guidance for Planning Authorities which have informed the WDLP's Policies for the District (and therefore our Neighbourhood Development Plan).
- 5.4.2. However, as the Government's White paper entitled "Planning for the future"³ observes: "Planning decisions are discretionary rather than rules-based: nearly all decisions to grant consent are to be undertaken on a case-by-case basis, rather than determined by clear rules for what can and cannot be done."
- 5.4.3. New Government planning legislation has changed **Permitted Development Rights (PDR)**, which are a type of general planning permission granted by Parliament. If a planning proposal falls within certain restrictions, this allows the applicant to bypass submitting a planning application. PDR can only be revoked by the Local Planning Authority by implementing Article 4 directions for specified PDR.
- 5.4.4. At the time of drafting this NDP, the Local Planning Authority has revoked **PDR** for the conversion of offices to residential dwellings in certain designated areas. However, a key aspect of the new permitted development rights allows for extensions and the addition of up to two storeys on buildings built after 1948, which could have a serious impact on the visual character of areas within and around the Conservation Areas.
- 5.4.5. The document Planning Context and Flood Risk contains a table which, as shown below, cross references NPPF paragraphs relevant to the Neighbourhood Development Plan. This table identifies key sections which have influenced the Policies in this Neighbourhood Development Plan:

³Link to White paper

<https://www.ribaj.com/intelligence/planning-for-future-government-consultation-2020-england-reform-white-paper-summary-explainer>

Section/Paragraph	Subject
Section 2 (7-14)	Achieving sustainable development
Section 3 (15-37)	Plan making
Section 8 (92-103)	Promoting healthy and safe communities
Section 9 (104-113)	Promoting sustainable transport
Section 11 (119-125)	Making effective use of land
Section 12 (126-136)	Achieving well designed places
Section 13 (137-151)	Protecting Green Belt land
Section 14 (152-173)	Meeting the challenges of climate change, flooding and coastal change
159-169	Planning and Flood Risk
Section 15 (174-188)	Conserving and enhancing the natural environment
Section 16 (189-208)	Conserving and enhancing the historic environment

5.5. Parking and Access

- 5.5.1. Residents consistently complain that parking is a problem in all parts of the Parish and it is one of the issues identified in the Community Led plans. Inadequate parking in the existing housing stock and businesses causes residents, business users and visitors to park on pavements and verges creating obstructions for access by delivery vans, waste collection, and for residents on foot and by car.
- 5.5.2. ONS data for Wooburn and Bourne End Parish shows that 49% of residents have two or more cars
- 5.5.3. **On street parking is a communal resource.** This can be adversely affected when garages are converted to living space or a garage is replaced with an extension, as these changes can result in cars previously parked on the property being parked on the street.
- 5.5.4. Buckinghamshire Council's Parking Guidance sets requirements for different zones. While the NDP designated area covers the whole of the Parish of Wooburn and Bourne End, the WDLP separates Wooburn Green designating it a Tier 1 settlement and establishes Bourne End as a Tier 2 settlement. Although the settlements are distinct, for the purposes of this Policy, the standard set out for Zone B in the table below the Policy shall apply to all development in the Neighbourhood Area.

- 5.5.5. **The existing road system and infrastructure is constrained; facilities such as schools, medical facilities, shops have issues related to parking, drop off and general access. WBEPC has therefore set out a policy with the objective of avoiding such issues in new developments.**

5.6. Green Space

- 5.6.1. In an urbanised environment, such as Wooburn and Bourne End Parish (the Neighbourhood Area), public access to Green Space is important to provide for exercise and general well-being
- 5.6.2. Green Infrastructure such as verges is important for wildlife. These green spaces are part of the landscape and character of the villages and settlements that comprise Wooburn and Bourne End Parish.
- 5.6.3. Green spaces that maintain separation between the settlements are considered strategic, while others have community value.
- 5.6.4. WBEPC has therefore set out a Policy which explains how strategic green spaces that maintain separation are or will be protected by Local Green Space designations and public green space of community value, not already protected under the WDLP, will be protected by designation as Local Green Spaces in this NDP.
- 5.6.5. Although the Neighbourhood Area has 5 park areas, the recent medium-term loss of Sapper's field, combined with the planned increase in dwellings envisaged in the Local Plan, means that the Neighbourhood Area is short of public amenity green space. This fact is supported by Wycombe's Open Spaces Framework Assessment (WOSFA) which concluded with the statement that the Parish has **"A strategic and a local open space deficiency"**. See link below:
<https://www.wycombe.gov.uk/uploads/public/documents/Planning/Planning-policy/Topic-based/Open-space-framework-Settlement-analysis-Chepping-Wye-Valley.pdf>
- 5.6.6. This underlines the importance of protecting the existing Green Infrastructure and for WBEPC to identify opportunities to increase recreational/amenity green spaces wherever it is practical to do so and to act as necessary.
- 5.6.7. In line with the NPPF paragraphs (98-103), the document: "Methodology for Green Space Designations" explains our approach to reviewing the green spaces that we believe are important to preserve - See Neighbourhood Development Plan - Supporting Documents in:
[WBENDPSupportingDocMethodologytodesignateLocalGreenSpaces4July2022version1Protected.pdf](#)

5.7. Other general local planning issues to address

- 5.7.1. Planning applications can be made by any developer or householder on any land at any time. It is likely that, in trying to stop further ribbon development / coalescence of the Villages and development on the greenbelt and sites with local green space designations, further development will come from:
- 5.7.1.1. **Residential extension, infill and backland development** (footnote 2 in section 2 refers).

- 5.7.1.2. **Offices that are converted to residential properties.** Many of these types of developments will have no amenity space or insufficient parking.
- 5.7.1.3. **Applications for two or more properties** on a site previously occupied by a single property.
- 5.7.1.4. **Permitted Development** - changes to the Town and Country Planning Act for General Permitted Development which allows for the construction of up to two additional storeys.
- 5.7.2. Key concerns from any developments are how they will impact upon the Infrastructure, the Look, Character, and Heritage of our Parish.
- 5.7.3. Each Policy aims to address the Objective set out in the paragraph which follows the Policy – summarised in Table 6.3. below.
- 5.7.4. Document: Planning context and Flood Risk – sets out the planning context and considerations that have influenced these Policies - See Neighbourhood Development Plan - Supporting Documents in:

[WBENDP6thDraftSupportingDocPlanningContext23June2022Revision1Protected.pdf \(wooburnparish.gov.uk\)](#)

5.8. Explanation of Planning matters not covered in this NDP

5.8.1. Affordable Housing

- 5.8.1.1. The WDLP addresses Affordable Housing in its paragraphs 6.33 to 6.46 and through its Policy DM24. The paragraphs explain the context for the Policy, the Housing Needs Analysis for the District and the housing mix required.
- 5.8.1.2. The Housing Needs Analysis identifies that some 3,100 Affordable Homes need to be built during the Plan period in the Wycombe District.
- 5.8.1.3. The strategic and reserve sites of Hollands Farm and Slate Meadow are covered by the WDLP Policy DM24 which will require 48% of the dwellings in each development to be built as Affordable Housing. This implies that the two sites will together generate some 296 Affordable Homes in Bourne End, which is 9.5% of the total Housing Needs Analysis assessment for Affordable Houses in the District.
- 5.8.1.4. Conclusion: There is nothing further that the NDP for Wooburn and Bourne End Parish can add, as Affordable Housing needs in the District are addressed by the WDLP Policies and Government directives.

5.8.2. Electric vehicle charge points for on-street parking in new developments.

- 5.8.2.1. The Planning Authority sets out requirements for electric vehicle charging in their Air Quality Supplementary Planning Document (SPD) which this NDP supports.
- 5.8.2.2. This NDP does not direct where EV points should be located as the Parish Council believes this should be part of a comprehensive transport assessment for the Neighbourhood Area.

5.8.3. **Environment**

- 5.8.3.1. The NPPF Section 15 “Conserving and enhancing the natural environment” provides guidance to developers and planning authorities in paragraphs 179-188, which also cover habitats and biodiversity, ground control and pollution.
- 5.8.3.2. The WDLP incorporates some 14 policies that have environmental implications for developers.
- 5.8.3.3. The NPPF and WDLP guidance is comprehensive and WBEPC has not identified any local issues that are not addressed by the NPPF or WDLP Policies. Therefore, this NDP does not establish any additional Environmental Policies.
- 5.8.3.4. WBEPC is committed to mitigating the environmental impacts of its activities and operations and has an existing Environment and Biodiversity Policy commitment. This can be found in reference document “Environment and Biodiversity” on the WBEPC webpage under the tab [Environment](#).

5.8.4. **Flood Risk**

- 5.8.4.1. The WDLP contains Policy DM39 Managing Flood Risk and sustainable drainage systems. This Policy requires:
 - I. that development is not permitted in inappropriate areas.
 - II. the functional flood plain is safeguarded for the purpose of storing and allowing water to flow in times of flood.
 - III. any proposed development in an area at risk of flooding provides evidence of compliance with the Sequential Test.
 - IV. a specific flood risk assessment for any development in any area at risk of flooding or on any site greater than 1 hectare.
 - V. incorporation of Sustainable Drainage Systems (SuDS) and to ensure that there is no material increase in run-off rates at the site boundary.

A more detailed explanation of Flood Risk considerations in the Neighbourhood Area and the developments of Slate Meadow and Hollands Farm are contained in the Planning Context and Flood Risk document: See Neighbourhood Development Plan - Supporting Documents in:

[WBENDP6thDraftSupportingDocPlanningContext23June2022Revision1Protected.pdf \(wooburnparish.gov.uk\)](#)

6. Introduction to Neighbourhood Development Plan (NDP) Policies

- 6.1. The WDLP Policies are strategic and do not always provide the level detail required to address local issues. The aim of the NDP Policies below is to make clear the rules that we wish to apply in determining planning applications within the Neighbourhood Area do address the issues and concerns of residents. The detailed background to these NDP Policies is explained in **Planning Context and Flood Risk**: See Neighbourhood Development Plan - Supporting Documents in:

[WBENDP6thDraftSupportingDocPlanningContext23June2022Revision1Protected.pdf \(wooburnparish.gov.uk\)](#)

6.2. The NDP contains Policies addressing local planning issues: Heritage Assets, Look and Character, Parking, Coalescence of settlements and ribbon development, Encroachment of Green Spaces such as verges, Preservation of Community Facilities, Site and Area Specific Policies, all of which aim to address the challenges identified in **bold** in **section 2**. See table below.

6.3. Table of Neighbourhood Development Plan Policies

Policy Number	Name/description	Objective – Ensure that...
WBE/PD1	CONSERVATION AREAS AND HERITAGE ASSETS	the significance of heritage assets is considered in the planning application determination.
WBE/PD2	RESIDENTIAL INFILL AND QUALITY DESIGN	the design of infill and backland developments are consistent with the look and character of the area concerned.
WBE/PD3	ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS	new developments incorporate sufficient parking .
WBE/PD4	PARKING STANDARDS FOR ALL PLANNING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES	new developments incorporate sufficient parking.
WBE/PD5	CONSERVATION AREA CHARACTER ASSESSMENTS	Development Control Advice from the Conservation Area character assessments is followed.
WBE/PD6	DEVELOPMENT IMPACT ON WATERCOURSES, HEDGEROWS AND BATS	the protection and enhancement of water courses and hedgerows and that the adverse impacts of lighting in developments are minimised.
WBE/PD7	SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES	our Community Facilities, Pubs and Clubs are safeguarded.
WBE/PD8	DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA	the separation and prevention of further encroachment between the existing settlements is maintained and... designated green space and infrastructure that is important to residents maintains the separation between settlements to prevent further encroachment/ribbon development.
WBE/HF1	NEW LINK ROAD WIDTH AND BUS SERVICE	planning applications consider the impact of car ownership, so that any changes to existing properties limit the loss of on-street parking and that new developments plan for adequate on-street and in-curtilage parking.
WBE/SM1	SLATE MEADOW SITE ENTRANCE	the safety risks associated with traffic entering and leaving the Slate Meadow site are mitigated.
WBE/HH1	PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA	the character of Hawks Hill and Harvest Hill area is preserved.

The individual Planning Policies are set out in section 7

7. PLANNING POLICIES

7.1. POLICY WBE/PD1 – CONSERVATION AREAS AND HERITAGE ASSETS

POLICY WBE/PD1 –CONSERVATION AREAS AND HERITAGE ASSETS

There will be a strong presumption against the loss of buildings that contribute to the significance of Conservation Areas and also against inappropriate extensions or alterations, unless the harm is demonstrably outweighed by the public benefits of that proposal.

Development proposals affecting Heritage Assets and archaeological features or their settings must demonstrate that they have fully considered the significance of the heritage assets affected through the preparation of a proportionate Statement of Heritage Significance and have included appropriate measures to conserve those assets, based on their significance. In addition, development proposals within the Conservation Areas should, as a minimum, consult the relevant Historic Environment Record (HER) and consider the impact on the archaeological resource as shown currently in the MyWycombe map or as updated in any successor recording or the new local plan.

7.1.1. POLICY OBJECTIVE: to ensure the significance of heritage assets is considered in the planning application determination.

7.1.2. POLICY APPLICATION: the whole Neighbourhood Area – see map 1.2.

7.2. POLICY WBE/PD2 – RESIDENTIAL INFILL AND QUALITY DESIGN

POLICY WBE/PD2 - RESIDENTIAL INFILL AND QUALITY DESIGN

New developments whether for single or multiple dwellings must demonstrate the following considerations:

- Density - proposals that would lead to over-development of a site, or the appearance of cramming, will be resisted. It should be demonstrated that the number of units in any new development is of a similar density to properties in the surrounding area.
- Building line - where the character assessments identify that the prevailing depth of existing dwellings is a feature of the area, then any new development should follow that building line. Similarly, where the street scene is defined by the building line of a row of properties such as terrace or other avenue of houses then any new development should follow that building line.
- Visual separation - new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced, the new development should normally adjoin the adjacent property or properties.
- Building height - new buildings should reflect the height of original, existing buildings. Where existing buildings are of a uniform height, new buildings should respect that height.
- Building materials should be in keeping with the character of the area.
- Flood Risk - there should be a general presumption against development in flood risk zones 2 and 3. Where development is proposed the Developer must demonstrate how the development conforms to the NPPF and Local Plan Policy DM39.

Any development proposals that do not take into account these considerations could be grounds for refusal.

7.2.1. POLICY OBJECTIVE: to ensure the design of infill and backland developments are consistent with the look and character of the area concerned.

7.2.2. POLICY APPLICATION: the whole Neighbourhood Area – see map 1.2.

7.3.**POLICY WBE/PD3****ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS****POLICY WBE/PD3****ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS**

New non-residential developments such as (but not limited to) Schools, Medical facilities, shops or commercial or industrial premises must as a condition of planning approval ensure sufficient parking and adequate ingress and egress for the site its staff, customers, and deliveries.

Planning applications must provide details of the number of employees and the intended parking provision for employees and the expected customer vehicle movements requiring parking and a layout drawing of how traffic and parking will be managed consistent with the anticipated use; ideally, layouts for large sites should incorporate a one-way ingress/egress system and drop off zones.

7.3.1. POLICY OBJECTIVE: to ensure new developments have considered access of all vehicle movements and parking

7.3.2. POLICY APPLICATION: the whole Neighbourhood Area – see map 1.2

7.4.**POLICY WBE/PD4****PARKING STANDARDS FOR ALL APPLICATIONS FOR NEW DEVELOPMENTS
AND EXISTING PROPERTIES****WBE/PD4 - PARKING STANDARDS FOR ALL PLANNING APPLICATIONS FOR NEW
DEVELOPMENTS AND EXISTING PROPERTIES****1. Number of car parking spaces**

The Buckinghamshire Council (BC) Parking Guidance set out in Table 6 Residential car parking standards establishes Wooburn and Bourne End Parish (the Neighbourhood Area) in Zone B. Table 6 (for up to 10 dwellings) for Zone B properties shall apply regardless of the size of development (that is no matter whether a development has more or less than 10 homes).

2. Residential car parking design shall be in accordance with the BCC Parking Guidance. Currently paragraph 7.3.1.**3. Planning applications for garages to be converted to living space or knocked down to be replaced with extensions for living space, **must not** result in increased on-street parking. A review of the impact of such changes to a property must become a test in planning applications such that design and layout of the conversion and/or extension must demonstrate that there will be no increase of on-street parking.****4. Planning applications for dropped kerbs must demonstrate that there is no net loss of off-street and on-street parking, so that each lost on-street car parking space is replaced by at least one in-curtilage parking space on the property applying for permission to drop a kerb.**

7.4.1. POLICY OBJECTIVE: ensure that new developments incorporate sufficient parking

7.4.2. POLICY APPLICATION: the Neighbourhood Area – see map 1.2.

7.5. POLICY WBE/PD5 – CONSERVATION AREA CHARACTER ASSESSMENTS

WBE/PD5 – CONSERVATION AREA CHARACTER ASSESSMENTS

The Development Control advice in the Character Assessments for the conservation areas: Berghers Hill, Clapton Mill, Watery Lane, Wooburn Green, Wooburn Town, Riversdale and Hedsor Road, and Abbotsbrook (although not in the Neighbourhood Area, this conservation area borders Oakfield Road and Wharf Lane, which are in the Neighbourhood Area), shall be considered as Supplementary Planning Documents by Developers who must demonstrate how they have met the intent of the Document Control Advice in the relevant Conservation Area in a document accompanying their planning application.

7.5.1. POLICY OBJECTIVE: to ensure Development Control Advice from the Conservation Area character assessments is followed

7.5.2. POLICY APPLICATION: the conservation areas – see map in supporting document **Heritage Assets and Community Facilities**.

7.6.

POLICY WBE/PD6

DEVELOPMENT IMPACT ON WATERCOURSES, HEDGEROWS AND BATS

WBE/PD6

Development impact on Watercourses, Hedgerows and Bats

Watercourses:

Development proposals must not have an adverse impact on the functions and setting of any watercourse and its associated corridor. Through good design they should conserve and enhance the biodiversity, landscape and consider the recreational value of the watercourse and its corridor. Opportunities for de-culverting of watercourses should be actively pursued. Planning permission will only be granted for proposals which do not involve the culverting of watercourses and which do not prejudice future opportunities for de-culverting. Development proposals adjacent to or containing a watercourse shall provide or retain a minimum of 10m ecological buffer (unless existing physical constraints prevent) from the top of the river watercourse bank and the development and include a long-term landscape and ecological management plan for this buffer. Development proposals adjacent to a barrier to fish passage in a watercourse must deliver improved fish passage.

Hedgerows:

For the benefit of wildlife, Developers should aspire to retaining a 10m (with a minimum of 5m) natural buffer around retained and planted native hedgerows (100m with a minimum 25 m natural buffer around woodlands) and incorporate a dark corridor with no lighting.

Lighting:

Bats may be impacted by artificial lighting as a result of the proposed development. Artificial lighting design needs to be designed in accordance with the 'Guidance Note 08/18: Bats and artificial lighting in the UK' (Institute of Lighting Professionals, 2018).

7.6.1. POLICY OBJECTIVE: to protect and enhance water courses and hedgerows and to minimize the adverse impacts of lighting in developments



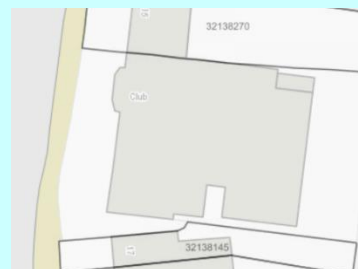
7.6.2. APPLICATION: the whole Neighbourhood Area – see map 1.2.

7.7. POLICY WBE/PD7 - SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES

POLICY WBE/PD7 - SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES

The Wycombe District Local Plan contains Policy DM29 – Community Facilities and paragraph 2 of the Policy says: “Land or buildings currently or last occupied for community use must be retained unless the applicant has clearly demonstrated through an exhaustive needs assessment that the land and/or buildings proposed to be lost are surplus to any community needs”. The buildings listed below are nominated as community facilities to be covered by the WDLP DM29

Community Facilities with Land Registry Inspire locations

CF1	Bourne End Day Care Centre, Wakeman Road	Within 48184049
CF2	Bourne End Community Centre, Wakeman Road	Within 48184049
CF3	Bourne End Library, Wakeman Road	Within 48184049
CF4	Bourne End Scout Headquarters, Furlong Road	55553799
CF5	Community Church Hall, The Green, Wooburn Green	32138598
CF6	St Dunstan's Church Hall, Wakeman Road, Bourne End	44127379
CF7	St Mark's Church Hall, Station Road, Bourne End No Inspire No. as shown on MyWycombe Map →	
CF8	St Mary's Church Hall, Glory Mill Lane, Wooburn Green	32137404 & 32138432
CF9	St Paul's Church Hall, Town Lane, Wooburn Town No Inspire No. as shown on MyWycombe Map →	
CF10	Sports Pavilion, Wooburn Park - owned by the Parish	
CF11	Tennis Club, Wooburn Park – land leased from Parish	
CF12	The Warren, Wooburn Park – owned by the Parish	
CF13	United Reform Church Hall, Cores End Rd, Bourne End	32079974
CF14	Wooburn Club, The Green, Wooburn Green No Inspire No. as shown on MyWycombe Map →	
CF15	Wooburn 1st Scouts Headquarters	No Inspire No. Boundary not clear.
CF16	Bourne End Junior Sports Club Ltd., New Road	53531514 (In Bourne End Academy).
CF17	War Memorial, Wooburn Green	32127527
CF18	Peace Garden, Penny's Corner, Bourne End	44128167

Continued below:

**POLICY WBE/PD7 - SAFEGUARDING COMMUNITY FACILITIES AND
PUBLIC HOUSES – Continued**

Pubs and Clubs with Land Registry Inspire locations

The Chequers, Kiln Lane Wooburn	32116487 and 32119240
The Garibaldi, Hedsor Rd, Bourne End	32053490
Walnut Tree, A4094 Hedsor Rd., Bourne End (Grade II listed)	54565011
The Old Bell, A4094 Town Lane, Wooburn (Grade II listed)	32111946
Grays Inn (formerly Queen & Albert), The Green, Wooburn	32136399
The Red Lion, A4094, Wooburn Green (Grade II listed)	32126906
Wooburn Club, The Green, Wooburn Green	See CF14 above
The Falcon, Watery Lane, Wooburn	32126399

7.7.1. POLICY OBJECTIVE: Safeguard our Community Facilities, Pubs and Clubs.

7.7.2. POLICY APPLICATION: the whole Neighbourhood Area.

Supporting Document - **Heritage Assets and Community Facilities** includes **Maps 1.2.** and **1.2** showing the locations of the Community Facilities and **Map 1.3** showing the Public Houses and Wooburn Club.

See Neighbourhood Development Plan - Supporting Documents in:

<https://wooburnparish.gov.uk/>

7.8. POLICY WBE/PD8

POLICY WBE/PD8: DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA

1. In an urbanised environment such as Wooburn and Bourne End Parish (the Neighbourhood Area) public access to Green Space is important to provide for exercise and general well-being; Green Infrastructure such as verges is important for wildlife. These green spaces are part of the landscape and character of the villages and settlements that comprise Wooburn and Bourne End Parish. Green spaces that maintain separation between the settlements are considered strategic, while others have community value. This Policy addresses both and explains how they are or will be protected under this Policy:
2. **Strategic Green Spaces**
The following Green Spaces maintain separation between the distinctive settlements of **Berghers Hill, Bourne End, Cores End, Upper Bourne End and Hawks Hill, Wooburn Green** and **Wooburn Town** and are considered strategic infrastructure and therefore no development will be allowed as follows:
 - 2.1 The fields separating **Wooburn Green** from **Berghers Hill** (the fields are greenbelt – see map 7.1. below.
 - 2.2. Designation of **Town Lane fields** as Local Green Space which along with Wooburn Park separate **Wooburn Green** from **Wooburn Town**. Please see Paragraph 3.1 and table 3.2 below
 - 2.3 Designation of the open spaces, which separate **Wooburn Town** from **Cores End** described as buffer areas in the Development Brief for Slate Meadow. The Village Green is already protected by its designation as a Village Green. The buffer areas that will be established as part of the planning consent for the Slate Meadow development as envisaged in the Development Brief are designated Local Green Spaces per paragraph 3.1 and table 3.2. below.
 - 2.4 Designation of the open spaces, which separate **Bourne End** from **Hawks Hill and also Upper Bourne End** described as buffer areas in the Development Brief for Hollands Farm. The buffer areas that will be established as part of the planning consent for the Hollands Farm development as envisaged in the Development Brief are designated Local Green Spaces per paragraph 3.1 and table 3.2 below.
 - 2.5. Designation of the open spaces, which separate **Bourne End** from **Hedsor Road** described as buffer areas in the Development Brief for Hollands Farm. The buffer areas that will be established as part of the planning consent for the Hollands Farm development as envisaged in the Development Brief are designated Local Green Spaces per paragraph 3.1 and table 3.2 below.

POLICY WBE/PD8 -Continued

3. Local Green Spaces designated in this Neighbourhood Development Plan

3.1 This Policy covers the Local Green Spaces Nos. 1 to 17 listed below which are designated with the protections this affords under National Planning Policy Framework, in accordance with the Wooburn and Bourne End Parish Council Audit and Assessment (included as Appendices 1 and 2) and shown in the illustrations.

3.2 Table of Local Green Spaces designated under this Neighbourhood Development Plan. Each designated green space is illustrated in the maps following the table below.

1. Green areas - Watery Lane north of M40
2. Verges Watery Lane - Boundary Rd to Moorside
3. Wooburn Park - Verge alongside A4094
4. Green areas - Stratford Drive & Du Pre Walk
5. Village Green 112 Slate Meadow
6. Verge Junction of Widmoor & Harvest Hill
7. Branch Lane "Ancient Bridleway"
8. Harvest Hill Open Space - residents maintain
9. Green area at the junction of Hawks Hill and Grassy Lane
10. Green area Millboard Road
11. Green area Millboard Road & Bridgestone Drive
12. Green Triangle Cores End Rd/Old Railway Line
13. Verge corner Parade, Wharf Lane at Southbourne Dr
14. Footpath parallel to railway - Station to Thames
15. Verges Marlow Road - Blind Lane to Parish boundary
16. Dinnie's Riverside Marina
17. Town Lane Fields *

* to ensure a separation between the settlements of Wooburn Green and Wooburn Town in accordance with Methodology for Green Space Designations - See Neighbourhood Development Plan - Supporting Documents in: WBENDPSupportingDocMethodologytodesignateLocalGreenSpaces4July2022version1Protected.pdf (wooburnparish.gov.uk)

Statement of Intent:

The WBEPC NDP will be updated to designate the buffer areas and open green spaces within the Slate Meadow and Hollands Farm developments once these developments are built and/or when the areas have been landscaped, including:

- **Slate Meadow:** buffer areas between the development and houses along Cores End Road,
- **Hollands Farm:** buffer areas between the development and Hawks Hill/Harvest Hill.

7.8.1. POLICY OBJECTIVES

- 1: to maintain separation and prevent further encroachment between the existing settlements of **Berghers Hill, Bourne End, Cores End, Upper Bourne End** (the area bounded by upper Hedsor Road and Hawks Hill/Harvest Hill/Kiln Lane), **Widmoor, Wooburn Green** and **Wooburn Town**
- 2: to designate green space and infrastructure that is important to residents, to protect them from development or absorption into existing gardens.

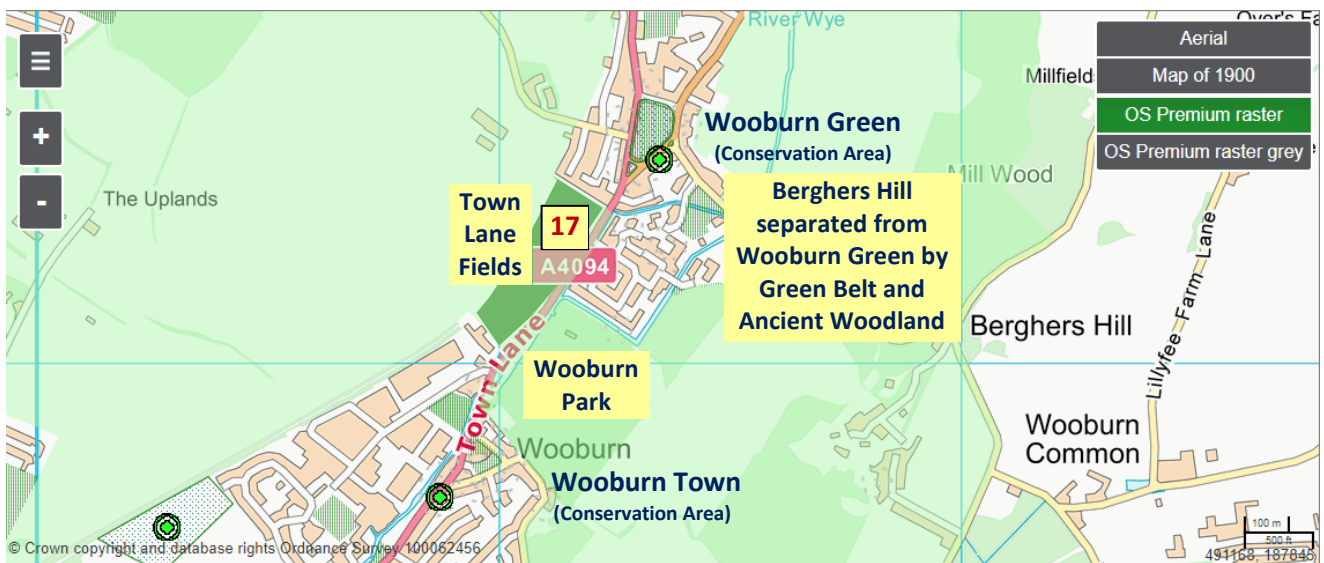
7.8.2. POLICY APPLICATION: the whole Neighbourhood Area – see map 1.2.

Locations of Green Spaces 1. to 17. listed in Policy WBE/PD8, are shown in individual maps in section 7.8.5.

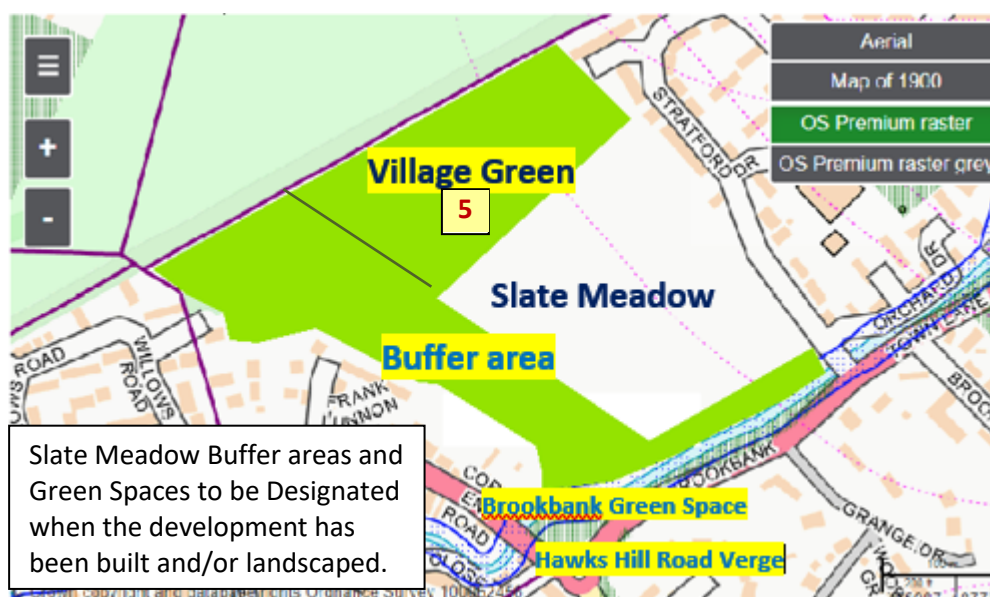
7.8.3. SETTLEMENT SEPARATION: Maps showing Green Spaces SEPARATING the villages

Maps 7.1. and 7.2. are extracts from the [Bucks-MyWycombe website](#) annotated to indicate the locations of the Green Spaces separating the Settlements.

Map 7.1 shows Settlement separation between Wooburn Green and Berghers Hill, and Wooburn Green and Wooburn Town

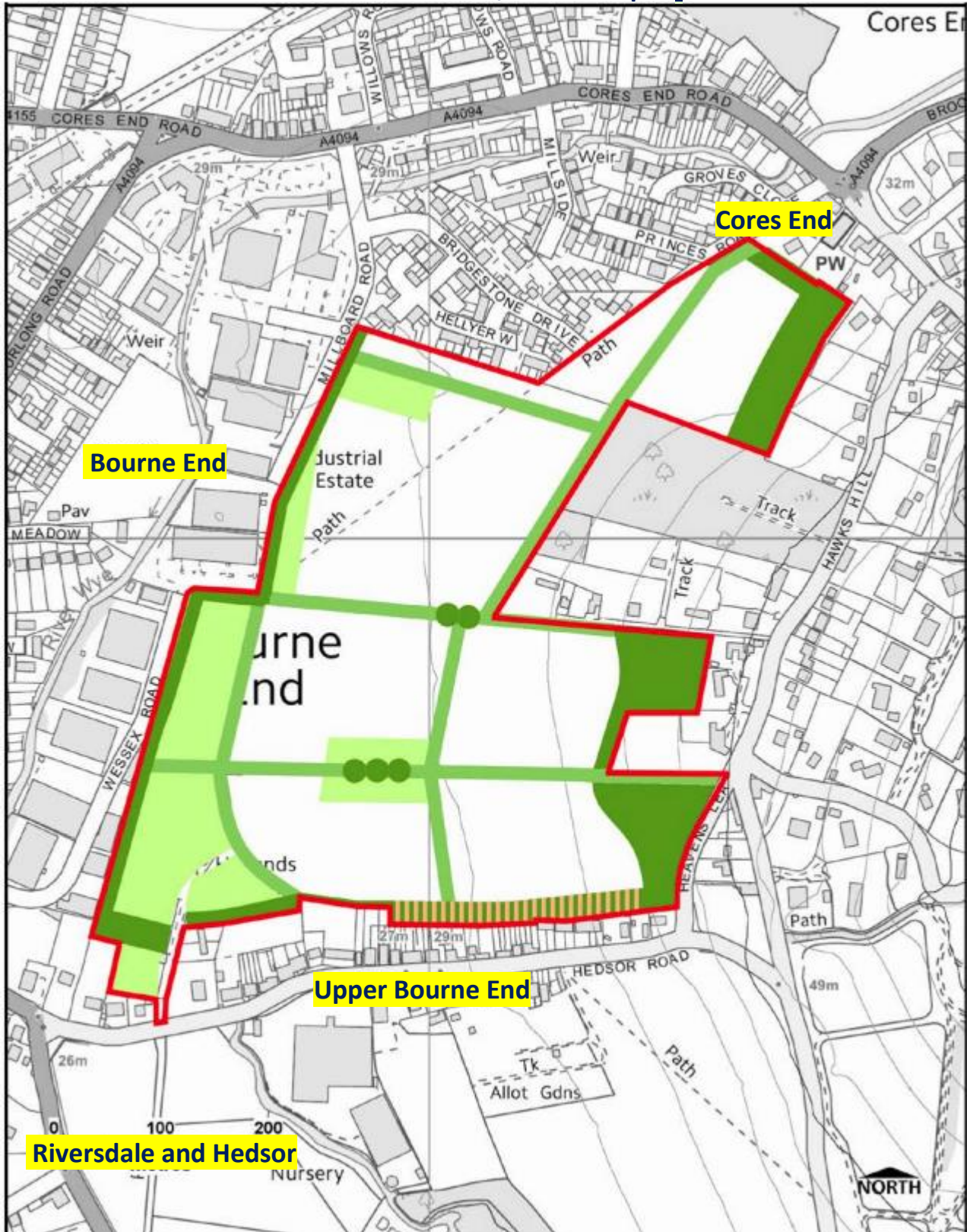


Map 7.2. shows Settlement separation between Wooburn Town and Cores End: Slate Meadow Buffer Area, Brookbank and Hawks Hill Verge Green Spaces



Map 7.3: from the Hollands Farm Development Brief: showing the proposed remaining Settlement separation between Bourne End and Upper Bourne End, and Bourne End and Riversdale and Hedsor Road

Landscape Buffers and Green Spaces will be Designated when the development has been built and/or landscaped.

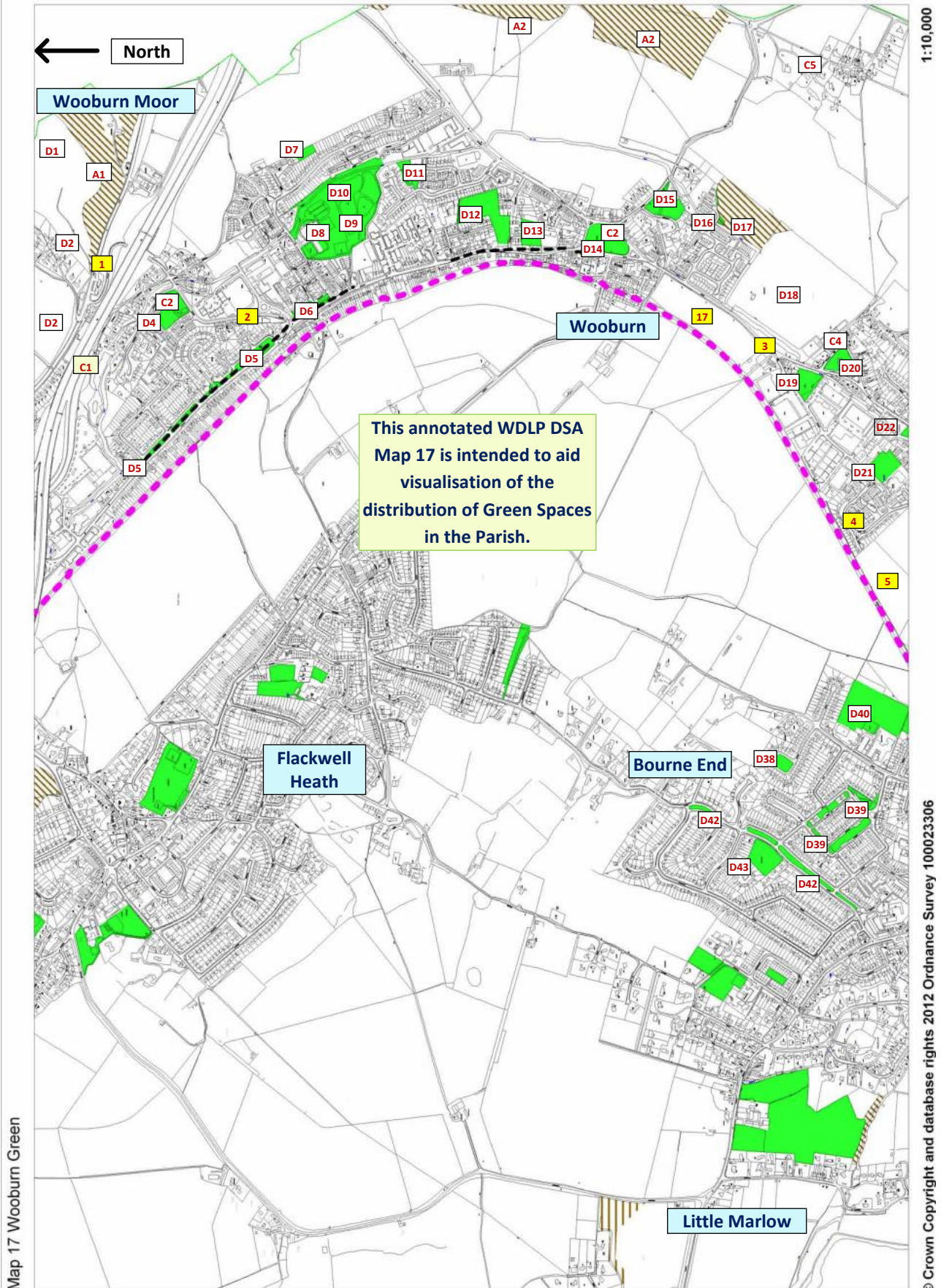


- Landscape Buffer
- Landscape Corridor
- Formal/Informal Open Space

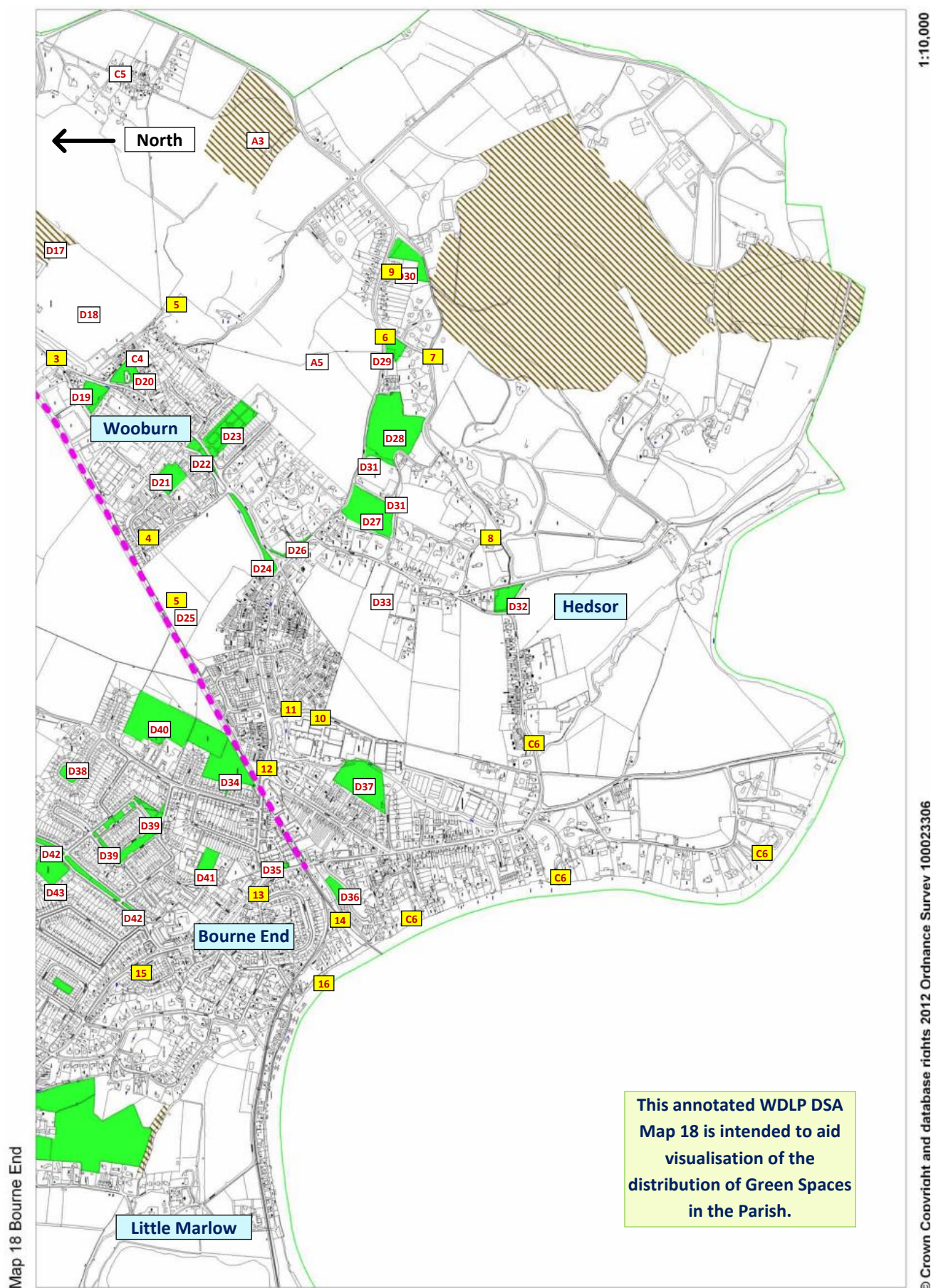
7.8.4. Green Spaces – high level location definition maps

The locations of the 43 Green Spaces designated in the WDLF (numbers **D1** to **D43**), the 17 Green Spaces designated in this NDP (numbers **1** to **17**) and the 5 Ancient Woodlands (numbers **A1** to **A5**) are indicated on the two WDLF DSA maps below.

DSA Map 17 – the Northern Areas of the Parish



DSA Map 18 – the Southern Areas of the Parish



Further details of the 43 WDLF Designated Green Spaces can be found in Supporting Document: Heritage Assets and Community Facilities - <https://wooburnparish.gov.uk>

7.8.5. Location Maps for Local Green Spaces 1. To 17.

The location of each of Green Spaces 1. To 17. to be designated must be confirmed by authoritative maps. Extracts from the [MyWycombe Maps](https://mywycombe.wycombe.gov.uk/) in the web site <https://mywycombe.wycombe.gov.uk/> are used below, with the **red identification numbers** from DSA Maps 17 and 18 above.

Note

Audit and Assessment forms for the Green Spaces to be designated are in:

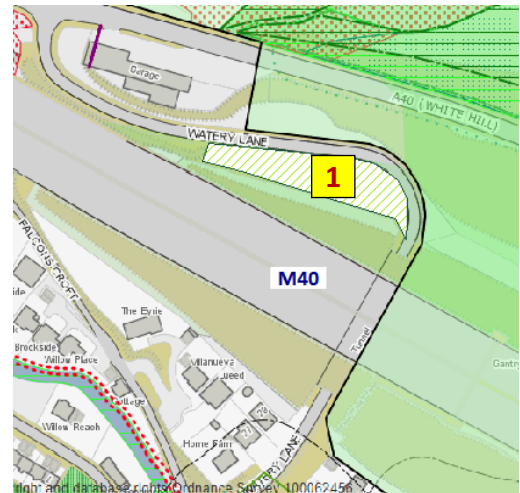
Appendix 1. Green Spaces Audit

Appendix 2. Green Spaces Assessment

1. Green area - Watery Lane north of M40.

This visually pleasing grass area lies between Watery Lane to its north and the tree-lined bank of the M40 to its south. It provides desirable visibility around the bend in Watery Lane for pedestrians and vehicles emerging from the M40 tunnel.

It is maintained by the Wooburn and Bourne End Parish Council.



2. Verges - Watery Lane – Boundary Road to Moorside

These five areas of grass verges and bushes lie between Boundary Lane to the south and Moorside to the north.

Together they provide green infrastructure in an area of housing to the west and the large area of commercial development in what was Glory Mill.

They are maintained by the Wooburn and Bourne End Parish Council.



3. Wooburn Park Verge alongside A4094

A long verge of grass, bushes and trees with the river Wye to its east and, across the A4094, the Spade Oak business to its west.

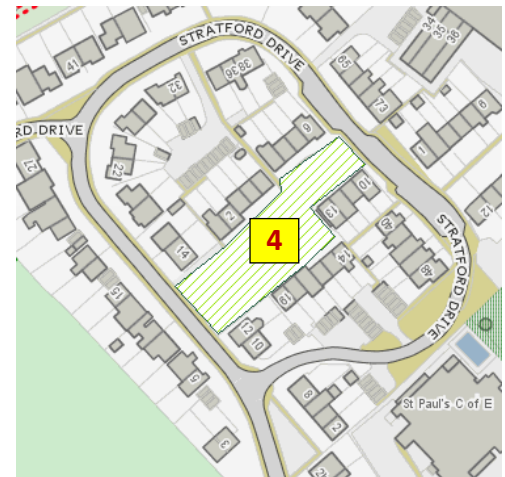
It is maintained by the Wooburn and Bourne End Parish Council.



4. Green area - Stratford Drive & Du Pre Walk

An open space of grass, bushes and trees in the centre of a now well-established housing estate.

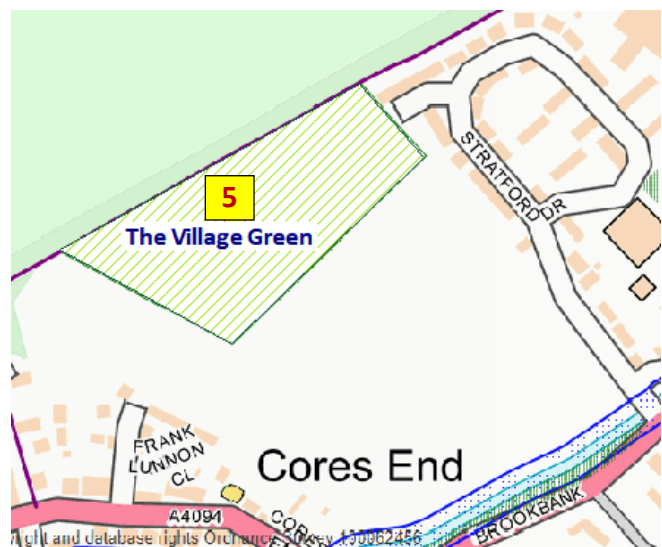
It is maintained by the Wooburn and Bourne End Parish Council.



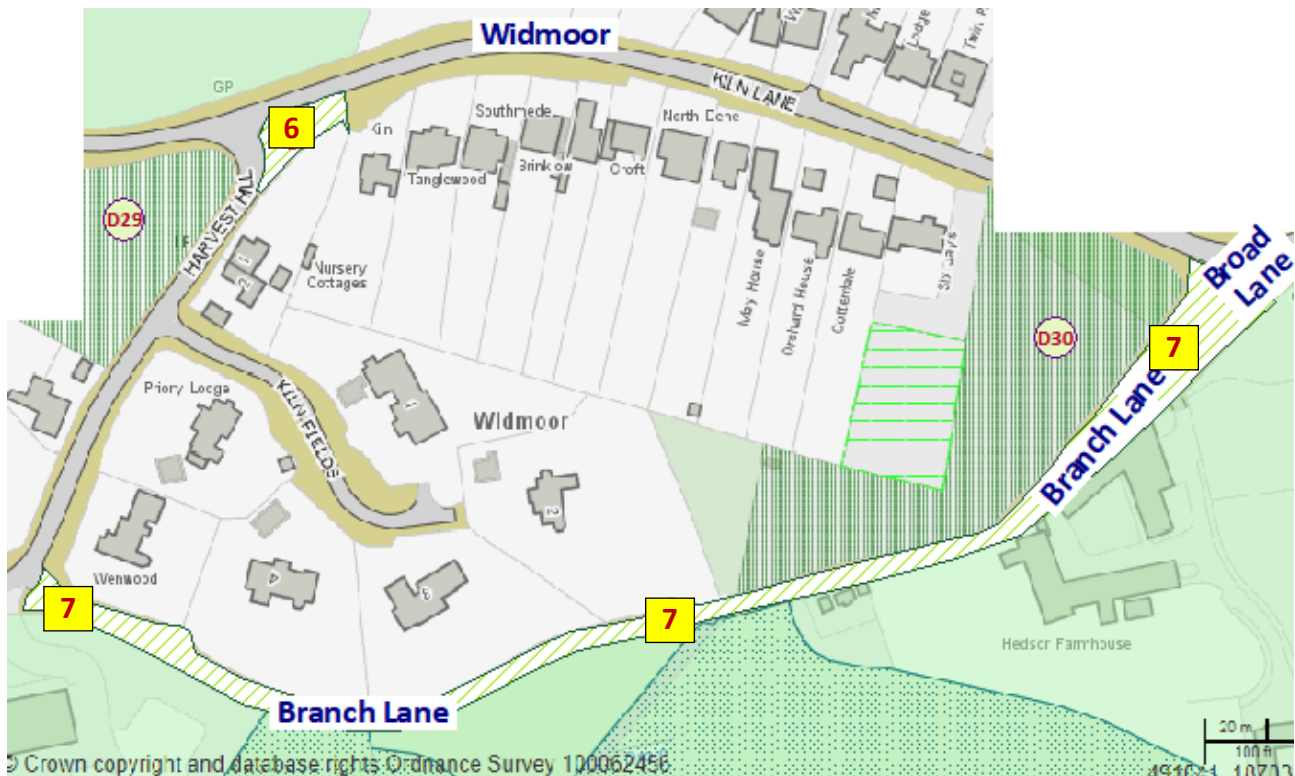
5. The Village Green 112

An area of tussocky grassland with scattered immature trees, mixed woodland edge and overgrown scrub habitat, contributing to the visual separation between the settlements of Bourne End and Wooburn, adjacent to Slate Meadow.

It is a multi-functional open space providing both amenity to residents and valuable ecological habitat to a number of species.



6. Verge – junction of Kiln Lane/Widmoor and Harvest Hill A natural corner verge with grass and bushes giving the junction an open aspect and a clearer view for traffic. See its location in the **map below**.



7. Branch Lane – “Ancient Bridleway” with Ancient Woodlands 15m Buffer Zones

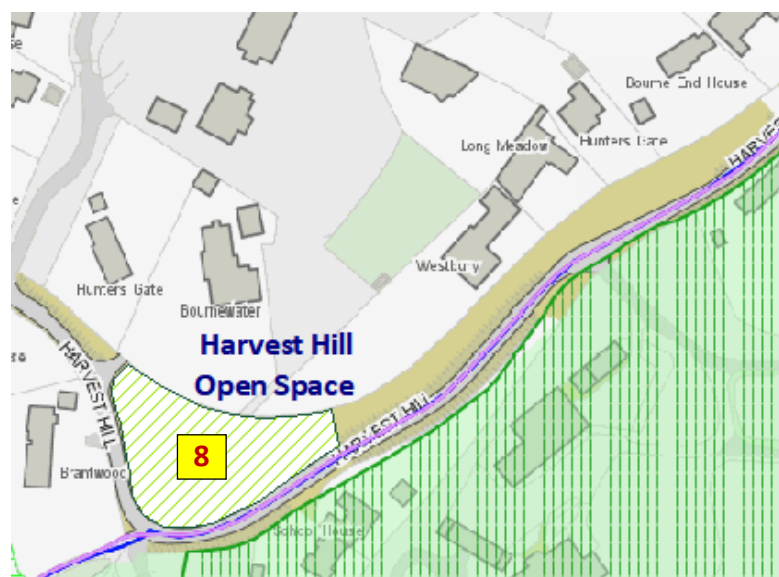
A single-track lane not well maintained, along the Parish border, connecting Broad Lane and Harvest Hill. It also provides access to the Right of Way to Hedser Church and Priory, and to Woolman’s Wood with its walking areas, both in the next Parish. Also, it is part of Shakespeare’s Way.

See the **map above** for the location and extent of Branch Lane.

8. Harvest Hill Open Space

A corner verge of grass and bushes on this hill, providing a natural open aspect and visibility around the bend for traffic.

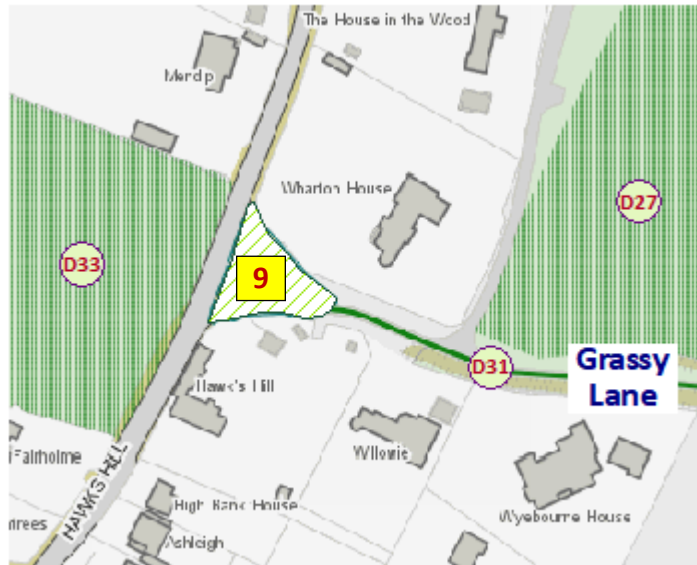
With the agreement of Buckinghamshire Council it is maintained by local residents & WBEPC and considered important to their environment.



9. Green area junction of Hawks Hill and Grassy Lane

An area already registered as Common Land. It provides safety vision for traffic entering and exiting Hawks Hill (a narrow, winding road with no footpaths) to and from the houses accessed via Grassy Lane.

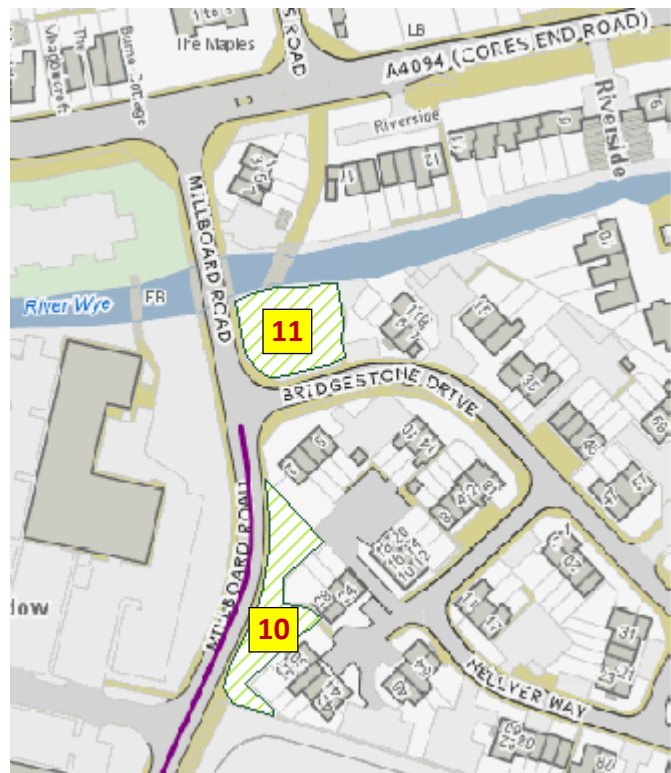
It is maintained by the Wooburn and Bourne End Parish Council.



10. Green area Millboard Road

An amenity Green Space of grass and mature trees between Millboard Road and houses bordering on Hollands Farm.

It is maintained by the Wooburn and Bourne End Parish Council.



11. Green area Millboard Road and Bridgestone Drive

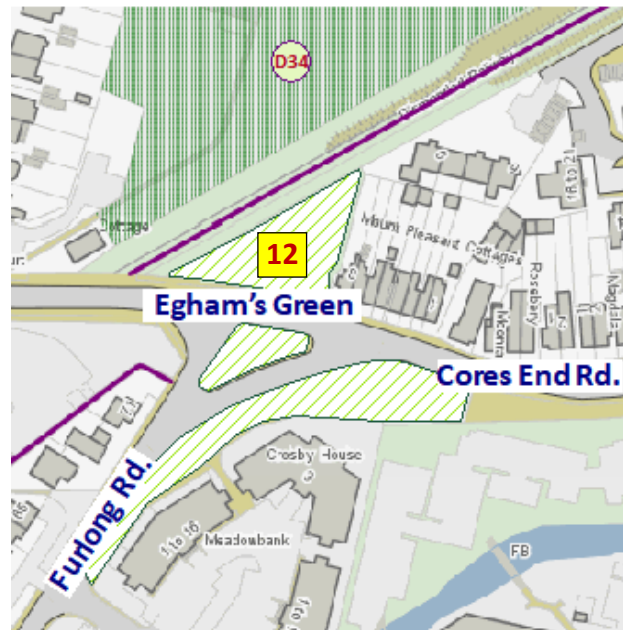
An amenity Green Space of grass and mature trees bordering on the river Wye.

It is maintained by the Wooburn and Bourne End Parish Council.

12. Green Triangle between Cores End Rd and the Old Railway Line

A triangle of bushes and trees, some with Tree Preservation Orders (TPOs), bordering Cores End Road next to Mount Pleasant Cottages and the Old Railway Line Right of Way WOO/47/1.

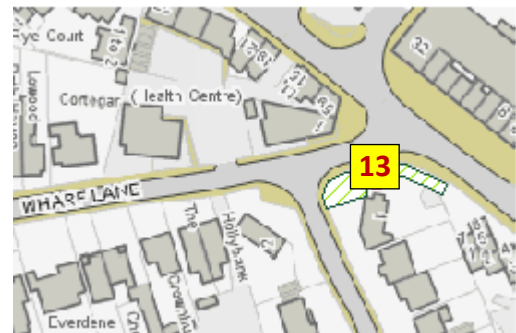
It is owned by Buckinghamshire Council but left wild.



13. Verge corner Parade, Wharf Lane at Southbourne Drive

A grass verge with bushes providing green relief in the Parade shopping area.

It is maintained by the Wooburn and Bourne End Parish Council.



14. Footpath and woodland parallel to railway - Station to Thames

A well-used footpath with bushes alongside and a small woodland at the Thames end, linking the Station car park to the Thames.

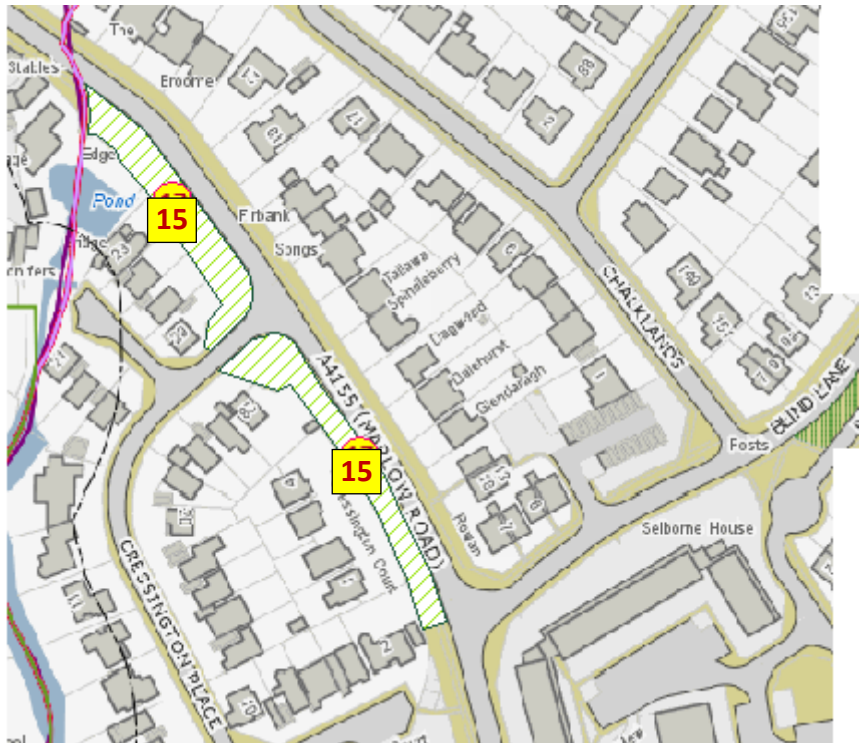
It has a SUStrans (see Glossary) label at the Station end.



15. Verges Marlow Rd. - Blind Lane to Parish boundary

A grass verge providing green relief alongside Marlow Road.

It is maintained by the Wooburn and Bourne End Parish Council.



16. Dinnie's Riverside Marina

A grassy bank, public space, alongside the Thames next to the Bourne End marina, donated to the Parish.

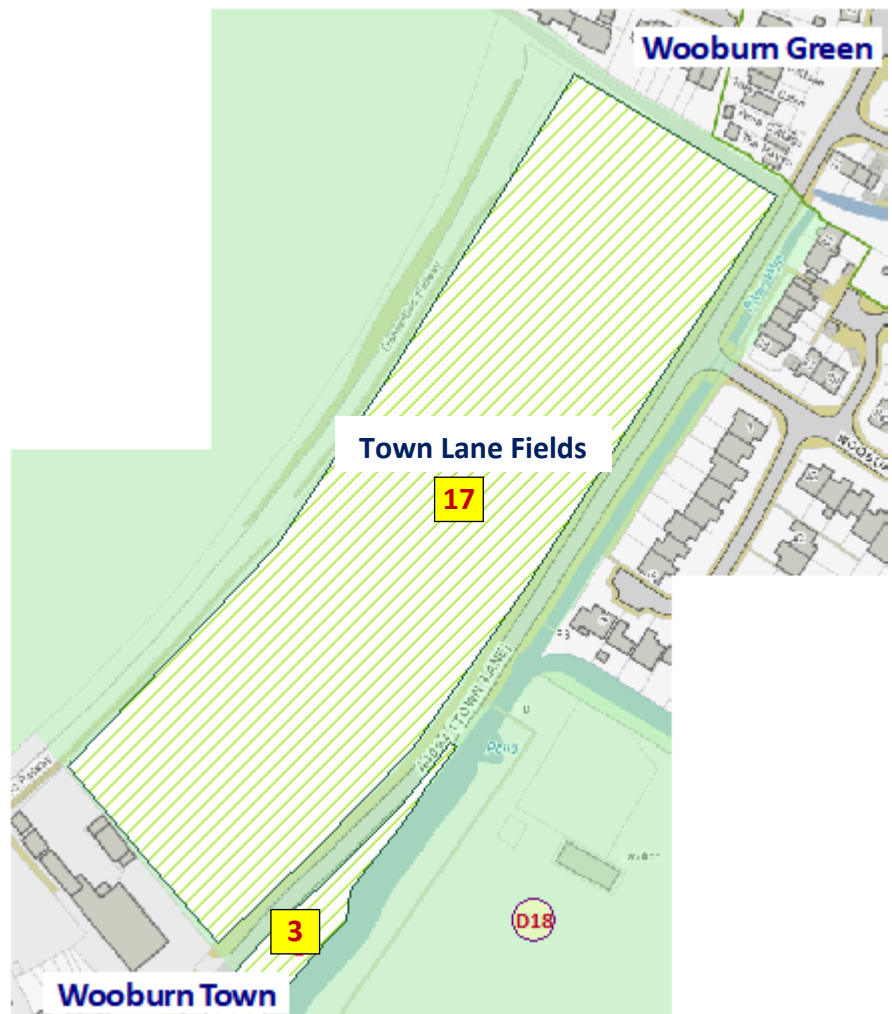
It is maintained by the Wooburn and Bourne End Parish Council.



17. Town Lane Fields

A large, fallow area of tall grasses, wildflowers and bushes which is:

- a) a significant part of the green separation between the two Settlements of Wooburn Green and Wooburn Town,
- b) a haven for wildlife, and
- c) a positive contribution to the rural character of the Settlements.



8. Area Specific Policies

The NDP offers the opportunity to support the WDLP local policies BE1, BE2, BE3 by establishing Policies that provide additional guidance in areas that have not been considered that would help mitigate the impact of and/or enhance the potential of these sites and other affected areas in the Parish.

Therefore, the following policies for Hollands Farm (HF policies), Slate Meadow (SM policies) and Hawks Hill/Harvest Hill (HH policies) are proposed to meet these objectives.

8.1. HOLLANDS FARM - NEW LINK ROAD WIDTH AND BUS SERVICE

POLICY WBE/HF1 - NEW LINK ROAD WIDTH AND BUS SERVICE

To ensure the free flow of traffic along the length of the Link Road the planning application must address all safety issues identified in the transport assessment and Highways Department to ensure:

1. That the road width is sufficient along the length of the Link Road and at both ends at Cores End/Princes Road and at the entrance/exit at Hedsor Road so that two buses, HGVs and wide vehicles are able to pass each other on either side of the road in either direction all the way along the link road and at the access points of Princes Road and Hedsor Road.
2. That parking along the Link Road is prevented to avoid impeding traffic and that the design of the Link Road should either be of sufficient width to incorporate designated parking in marked out bays on either one side or both sides of the road or that the Developer has agreement from Highways Department that they will designate the Link Road as a red route and implement double red lines along its length
3. A bus lay-by is incorporated for each bus stop on each side of the road to ensure traffic flow is unimpeded through the Development.

8.1.1. POLICY OBJECTIVE: Ensure safe and free-flowing traffic along the link road.

8.1.2. POLICY APPLICATION: The whole of the Hollands Farm development.

8.2. POLICY WBE/SM1 SLATE MEADOW SITE ENTRANCE

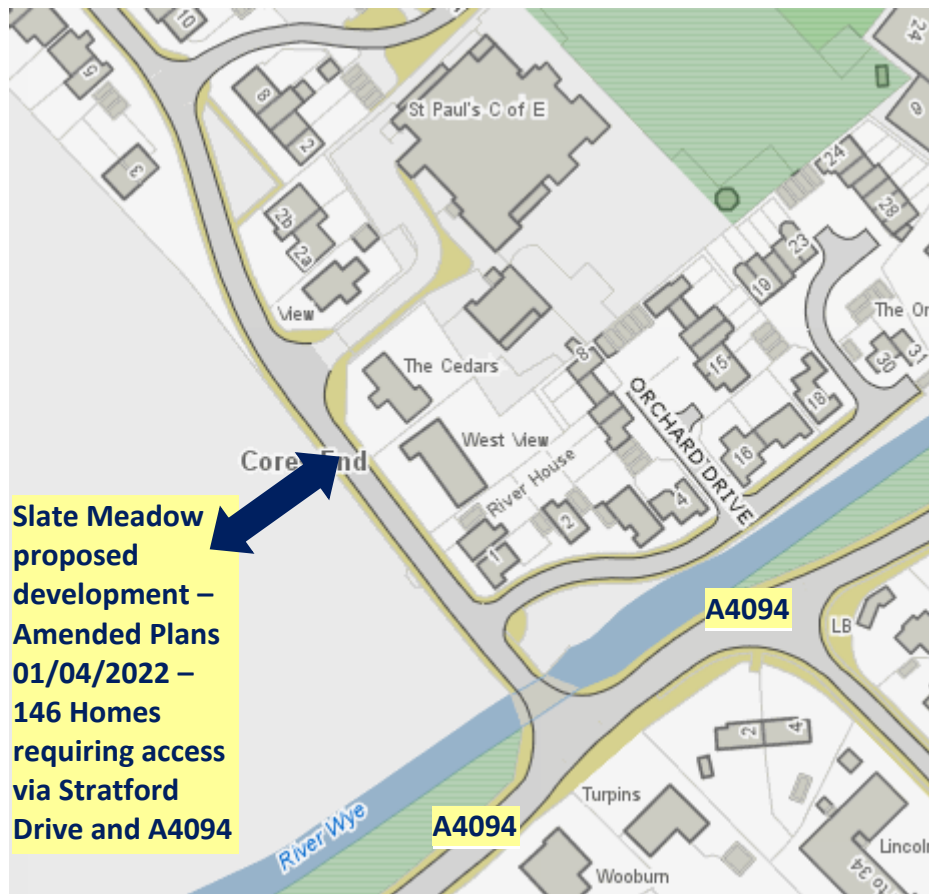
WBE/SM2 - SLATE MEADOW SITE ENTRANCE

The Developer must work with appropriate stakeholders (the School, Highways Authority, Wooburn and Bourne End Parish Council on behalf of local residents) to identify and implement mitigations that address the safety issues related to the Slate Meadow site access.

8.2.1. POLICY OBJECTIVE: Mitigate the **safety risks** associated with traffic entering and leaving the site.

8.2.2. POLICY APPLICATION: Slate Meadow entrance – see map 8.1. below.

Map 8.1. MyWycombe Map extract, annotated to show Slate Meadow development access to Stratford Drive close to School access.



8.3. PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA

Following the Independent Examiner's formal inspection of the WDLP, WDLP Policy DM32 was amended to include clause 6.132 to provide greater protection to areas of the District displaying a semi-rural character, with the Hawks Hill /Harvest Hill Area specifically confirmed as such. Policy WBE/HH1 specifies that protection.

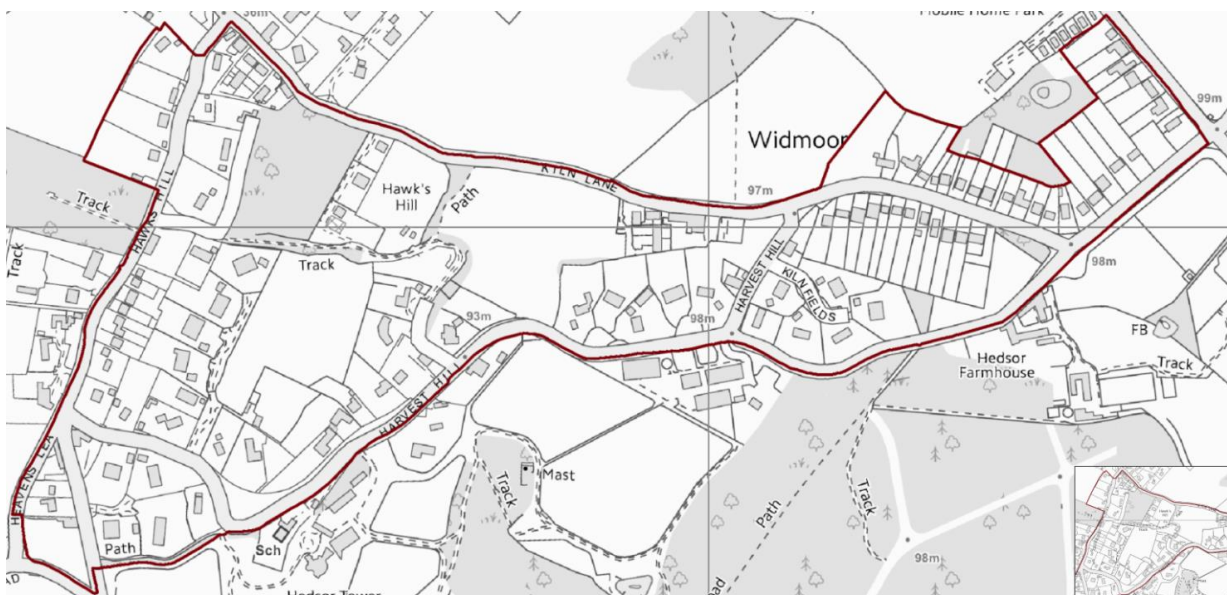
POLICY WBE/HH1

PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA

1. Development in the Hawks Hill/Harvest Hill area will not be permitted where it would:
 - a) introduce an urban character to the area through its design, density, layout or location,
 - b) necessitate highway improvements or other changes that would damage or destroy features such as but not limited to trees, hedgerows or banks which contribute to the landscape characteristics of the area,
2. Proposals should provide for individually designed buildings set in their own substantial grounds in an informal layout commensurate with the semirural character of the area. Landscaping details should reflect the semi-rural nature of the surroundings and should include indigenous species,
3. Infill or the sub-division of existing plots will not be permitted where this would result in urban forms out of character with the surrounding area.

8.3.1. POLICY OBJECTIVE: Preserve the character of Hawks Hill/Harvest Hill area

8.3.2. POLICY APPLICATION: See map below, provided by the original Wycombe District Council from its C16 Policy (as detailed in the current WDLP Policy DM32 6.132), which shows the area outlined in red.



Further information is provided in **Planning Context & Flood Risks - Appendix D ...**

[WBENDP6thDraftSupportingDocPlanningContext23June2022Revision1Protected.pdf](#)
wooburnparish.gov.uk

9. Monitoring and Delivery of the Neighbourhood Plan

- 9.1. The Wycombe District Local Plan (WDLP) sets out what and where development can take place and Strategic and Core Policies to govern development. Although most of that development is undertaken by the private sector, the local planning authority's responsibility does not stop with the adoption of the plan. The planning authority will monitor the delivery of development under the WDLP and intends to be active in assisting in delivery of those elements where the private market may not deliver proposals alone, and also in monitoring the plan to be sure it is meeting its objectives.
- 9.2. This Neighbourhood Development Plan (NDP) sets Local Policies to address local issues that arise from continued development through infill, backland and conversion of offices. The aim of the local policies is to drive the best outcome in terms of quality of design, respect for the context of the development's setting, the local environment and avoid creating new road traffic issues.
- 9.3. The Wooburn and Bourne End Parish Council (WBEPC) is a statutory consultee in respect of planning applications, and it is incumbent on the Parish Council's planning committee to ensure that it is familiar with the relevant Policies of the WDLP and this NDP so that it can respond effectively as a consultee to ensure that all developments respect the intent of the WDLP and NDP Policies and objectives.
- 9.4. The Objectives of this NDP are identified in Section 3. along with the challenges facing the Parish and our Vision.
- 9.5. **Appendix 3** is a Table stating how each Objective will be delivered and the Policies that apply. This table will form the basis of our Monitoring of the effectiveness of the NDP.
- 9.6. Monitoring of the effectiveness of the Policies against Objectives will continue for the duration of this plan, that is until 2033.
 - 9.6.1. The Parish Council will delegate monitoring of delivery of the NDP to the appropriate Committee throughout the year in their meetings.
 - 9.6.2. Initially, the following Committees shall be responsible for monitoring Policies relevant to their committee:
 - Planning, Highways and Lighting Committee (PH&L) and
 - Open Spaces Committee.
 - 9.6.3. The PH&L committee will be guided by the Plan policies when reviewing planning applications.
 - 9.6.4. Each committee shall conduct an annual review of the effectiveness of the NDP Policies against the Objectives set out in the Delivery & Monitoring Statement (**Appendix 3**) and will report on the effectiveness of the Policies to the Parish Council in the last full Council meeting of each year.

10. Acknowledgements

In developing this draft of the NDP we would like to acknowledge the contributions of:

- **Members of local *Residents' Associations*,**
- **the *Future of Our Village Forum (Bourne End)*, and...**
- ***Keep Bourne End Green*.**

We would also like to credit the format and some of the Policies contained in this draft NDP to the authors of the **Old Windsor** NDP and also the **Horton & Wraysbury** NDP which we have noted for their excellence.

Credit should also go to...

- **The Councillors and co-opted members of the Working Party**, both past and present - (in alphabetical order) Mike Balbini, Tim Bingham, Mark Ellis, Simon Fowke, Margaret Marshall, Fiona McGarel Groves, Mike Seaton, Sue Wagner, Mark Woodall - and previously the members of a Steering Group, and...
- **The Parish Clerk and staff...**

... who have worked hard to complete this mammoth task.

It has taken many weeks of research, communicating with numerous individuals and organisations and is a credit to their dedication and willingness to make a difference to the community in which they live.

- **Buckinghamshire Planning Department**

Particularly Charlotte Morris, Richard White, Chris Schmidt-Reid, David Waker and Rachael Riach whose comments and guidance on drafts of the NDP have been invaluable.

Photographs - attributions

The aerial photos on the front page and of St. Paul's Church are kindly provided by Andy R. Annable.

Numerous others, as noted where they appear in the NDP and its Appendices, are provided by Phil Laybourne, a resident who is a regular provider of photos for Parish publications.

The photos of wildflowers are by Shane Read, one of the Council's Groundsmen responsible for planting them throughout the Parish.

Other photos have been provided by Councillor Members of the NDP Working Party.

All photographers retain title to their photos.

11. Glossary of Terms and Names

Note: The accuracy of the Web site **URLs** in the Glossary depends on the owners not changing their content or address, as can happen quite often. URLs are correct at the time of publication.

- AONB** Area of Outstanding Natural Beauty... for definition see...
<https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management>
- BC** Buckinghamshire Council. See [Buckinghamshire Council | Aylesbury, Chiltern, South Bucks, Wycombe](#)
- BE1/2/3** **Three** Policies in the Wycombe District Local Plan relating specifically to Wooburn and Bourne End Parish. See [WDLP](#) for details.
- Bourne End Residents** - See also Community Led Plans - Bourne End - below.
<https://bourneendcommunitycentre.org.uk/>
- Buckinghamshire Unitary Council:** See **Unitary** Council.
- Chiltern Rangers** - work with communities to provide practical habitat management in Bucks and the wider Chilterns. It manages 13 nature reserves for WDC and helps a range of conservation and local authority partners with habitat management in their woodlands, chalk grassland, commons, ponds and chalk streams. See... <https://chilternrangers.co.uk/>
- CIL** Community Infrastructure Levy ... for explanation see...
<https://www.gov.uk/guidance/community-infrastructure-levy>
- CLP** Community Led Plan... for definition see...
<https://www.gov.uk/government/publications/community-led-regeneration-toolkit>
- Community Led Plans - Bourne End.** See [WBENDPSupportingDocCommunity-led-plan-for-Bourne End.pdf \(wooburnparish.gov.uk\)](#)
- Wooburn.** See [WBENDPSupportingDocThe-Wooburns-foov-June-2014.pdf \(wooburnparish.gov.uk\)](#)
- Curtilage** The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A garage, barn, smokehouse, chicken house, and garden are curtilage if their locations are reasonably near the home.
- Designated Heritage Asset** - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. See Paragraphs 184 to 202...

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Development Briefs - Documents prepared in advance of an application for a large, often complex, development. To view the explanation, see <https://www.wycombe.gov.uk/pages/Planning-and-building-control/Major-projects-and-reserve-sites/Explaining-development-briefs.aspx>

DM12 WDLP Policy for Green Spaces: See [/Volumes/Mac A to Z/Q to Z/W/WDC/NOV-2019/002883 Delivery and Site Allocations Development Plan/Working Files/Delivery and Site Allocations Development Plan R5.indd \(wycombe.gov.uk\)](#)

DM24 WDLP Policy for Affordable Housing: See page 248 [/Volumes/Mac A to Z/Q to Z/W/WDC/OCT-2019/002859 Wycombe District Local Plan/Accessible Working Files/Contents.indd](#)

DM29 WDLP Policy setting out the approach to meeting the need for community facilities where new development takes place, and the approach to developments for the loss or redevelopment of existing facilities. This policy ensures that development meets the full range of needs for community facilities, either through the retention or enhancement of existing facilities, or through the provision of new or extended facilities. See page 261 [/Volumes/Mac A to Z/Q to Z/W/WDC/OCT-2019/002859 Wycombe District Local Plan/Accessible Working Files/Contents.indd](#)

DM34 WDLP Policy for delivering Green Infrastructure and Biodiversity in Development, setting out the approach to achieving and maximising Green Infrastructure and enhancements to local biodiversity. See [/Volumes/Mac A to Z/Q to Z/W/WDC/OCT-2019/002859 Wycombe District Local Plan/Accessible Working Files/Contents.indd](#)

DSA The Delivery and Site Allocations Plan for Town Centres and Managing Development was adopted 16 July 2013. It refers mostly to town centres, but it also contains Wycombe-wide development management policies.

[/Volumes/Mac A to Z/Q to Z/W/WDC/NOV-2019/002883 Delivery and Site Allocations Development Plan/Working Files/Delivery and Site Allocations Development Plan R5.indd \(wycombe.gov.uk\)](#)

Future of Our Village - Wooburn Community Led Plan ... see [the-wooburns-foov-june-2014.pdf \(wooburnparish.gov.uk\)](#)

Heritage Asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

See Paragraphs 184 to 202...

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Independent Examiner Checks legal validity of Development Plans, including our draft NDP. See Section 1.3. and <https://www.gov.uk/guidance/neighbourhood-planning--2#the-independent-examination>

LEAP Definition of playgrounds (see also NEAP). LEAPs are to be designed and laid out specifically for children who are beginning to go out and play independently and has a minimum activity zone of 400m².
<https://www.softsurfaces.co.uk/blog/lap-leap-neap-play-area/>

Local Area Forum (LAF) The role of LAFs (Aylesbury area) and Local Community Partnerships (Wycombe area) was to strengthen local democratic accountability by empowering locally elected councillors to take decisions, shape and influence service delivery and Council priorities. Membership includes County, District and Parish Councillors and representatives from the Police, Health Authority and other organisations. Under the new Unitary Council, the LAFs are superseded by Community Boards. See <https://www.buckscc.gov.uk/services/community/localism/community-boards/>

KBEG Keep Bourne End Green... an active Charity ... for details see...
<https://www.keepbourneendgreen.org/>

NEAP Definition of playgrounds (see also LEAP). NEAPs are to be designed and laid out specifically for older children and have a minimum activity area of 1000m² - see <https://www.softsurfaces.co.uk/blog/lap-leap-neap-play-area/>

NLP New Local Plan - another name for the WDLP, see below.

NPPF National Planning Policy Framework (edition 20/7/21). For details see <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

ONS Crown Copyright - Office for National Statistics. See <https://www.ons.gov.uk/>

Qualifying Body - See “Who leads neighbourhood planning in an area?” in...
<https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning>

Referendum For details of an NDP referendum see...
<https://www.gov.uk/guidance/neighbourhood-planning--2#the-neighbourhood-planning-referendum>

Revive the Wye – All rivers need people to protect and care for them. That’s the challenge taken on by Revive the Wye.
[Revive the Wye | A special place for wildlife and people](#)

S106	Planning obligations under Section 106 of the Town and Country Planning Act 1990 , commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development, and 25 are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy. See also Appendix 13 .
SA	Sustainability Appraisal ... for details see... https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment... for details see... https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal
Settlement Tiers	A government definition of the characteristics of areas. The WDLP, approved by WDC on 29. August, 2019, categorises the areas for which Wycombe is responsible. In particular... <i>Wycombe District Settlement Hierarchy - Tier 2 (Market Towns and other Major Settlements): Marlow; Princes Risborough (including Monks Risborough and Whiteleaf); Bourne End/Wooburn (including Well End, Cores End and Abbotsbrook).</i> For details see WDLP Policy CP3 - Settlement Strategy - para. 4.22. https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Reg-19-Publication-Local-Plan/Wycombe-District-Local-Plan-Publication-Version.pdf
SPD	Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. Search more details in... Title (publishing.service.gov.uk)
SSSI	Site of Special Scientific Interest - a conservation designation denoting a protected area in the United Kingdom and Isle of Man... see... https://www.woodlandtrust.org.uk/blog/2019/03/sssi-definition/
Stakeholder	A person with an interest or concern in something, in this case, the future welfare of Wooburn and Bourne End Parish.

- SuDS** Sustainable Drainage Systems are designed to manage stormwater locally (as close to its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment.
- SurveyMonkey** - Operates opinion surveys. See <https://www.surveymonkey.co.uk/>
- SUSTRANS** *"We're the charity that's making it easier for people to walk and cycle"*. It organised the path from Bourne End Station to the Thames. See <https://www.sustrans.org.uk/>
- Tests - Flood zones** - For full explanations of **Sequential** and **Exception Tests** in flood zones see...
<https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>
- TfB** Transport for Buckinghamshire ... for details of its coverage see...
<https://www.buckscc.gov.uk/services/transport-and-roads/policies/what-tfb-maintains/>
- Toolkit** Defines how a Neighbourhood Plan can address Green Space and green infrastructure to provide the evidence required for local Green Space designation and policies on Green Space.
<https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>
- Unitary Council** – In April 2020, the 4 Districts and the County Council in Buckinghamshire became one, with the previous Districts as Local Areas, see...
<https://www.buckinghamshire.gov.uk/>
- Vision Workshop Note.** Relates to the NDP. See
[Microsoft Word - Wooburn and Bourne End NP Vision Note Nov Draft Final.docx \(wooburnparish.gov.uk\)](#)
- WDC** Wycombe District Council... became part of the Bucks Unitary Council... see above.
- Windrush House** <https://redkitehousing.org.uk/>
- WDLP** Wycombe District Council's Local Plan which was approved by WDC on 29. August 2019, becoming a legal document, valid until Buckinghamshire Council develops its future Local Plan, expected in 2024. See...
[/Volumes/Mac A to Z/Q to Z/W/WDC/OCT-2019/002859 Wycombe District Local Plan/Accessible Working Files/Contents.indd](#)
- Wooburn Residents** See WRA below.

- WOSFA** Wycombe's Open Spaces Framework Assessment – see...
<https://www.wycombe.gov.uk/uploads/public/documents/Planning/Planning-policy/Topic-based/Open-space-framework-Settlement-analysis-Chepping-Wye-Valley.pdf>
- WRA** Wooburn Residents Association. <http://www.wooburnresidents.org/>
- Wye Valley Volunteers...** is a registered charity which serves the area of Bourne End, The Wooburns, Flackwell Heath and Little Marlow. It runs various services, designed to help those in need in the community, including home visiting, community transport and a number of activities to encourage social contact for those less mobile and perhaps more isolated. It is run entirely by volunteers. See... <http://www.wyevalleyvolunteers.org.uk/>

Wooburn and Bourne End Parish

Neighbourhood Development Plan - Appendix 1

Audit of Local Green Spaces.

The Wycombe District Local Plan (WDLP) designated 43 Green Spaces in this Parish. Following a new Audit of Green Spaces in the Parish, this **Appendix 1** to the 6th edition of our Neighbourhood Development Plan (NDP) identifies a further 30 that have varying degrees of importance to the Community.

Each audited Green Space is provided with supporting information as specified in the [National Planning Policy Framework \(NPPF\)](#), resulting in 17 being taken forward to the **Local Green Space Assessment - Appendix 2** for designation.

Special to the Community key:

P = Public Access

B = Beauty

R = Recreational

H = Historic

W = Wildlife

Special to the Community (Y=Yes)

Audit No.	Green space Name	P	B	R	H	W	Description, Purpose & Quality	Put forward to Assessment
A1	Green Area – Watery Lane north of M40	Y	Y	Y		Y	The area of grass between Watery Lane to its north and the tree-lined bank of the M40 to its south, providing visual and physical relief.	Yes
A2	Grass space along Watery Lane from Boundary Road to Moorside.	Y	Y	Y		Y	Large grass area used for recreation. It also is a wildlife corridor providing visual and physical relief between housing and commercial areas. It is maintained by the Parish Council. Red Kite the landowner has consented to making this a Locally Designated Green Space under this NDP.	Yes
A3	Wooburn Park verge and green space alongside A4094	Y	Y	Y		Y	An amenity area of grass, bushes and trees with the river Wye and Wooburn Park to its east and, across the A4094, the Spade Oak business to its west. It provides visual and physical relief. Maintained by the Parish Council.	Yes
A4	Du Pre Walk and other green areas within Stratford Drive estate covered by BM48461.	Y	Y	Y		Y	A green area with trees in Du Pre Walk between houses enclosed by Stratford Drive. It is an important amenity and part of the visual landscape. Maintained by the Parish Council.	Yes
A5	The Village Green 112, next to Slate Meadow.	Y	Y	Y	Y	Y	Located next to the Slate Meadow site which is subject to a planning application for over 140 houses, the Village Green is owned by Buckinghamshire Council (successor to Wycombe District Council). Maintaining this green space is of vital importance to local residents. Quality: Tranquil, recreational space, and a natural habitat for wildlife - greatly appreciated by local residents.	Yes

P = Public Access

B = Beauty

R = Recreational

H = Historic

W = Wildlife

Special to the Community (Y=Yes)

Audit No.	Green space Name	P	B	R	H	W	Description, Purpose & Quality	Put forward to Assessment
A6	Green Space at the junction of Kiln Lane/Widmoor and Harvest Hill	Y	Y	Y		Y	An open corner, with bushes at its rear, forming part of the character of the local area. Used by pedestrians as a safe footway, as well as a wildlife corridor and aiding visibility for traffic.	Yes
A7	Branch Lane "Ancient Bridleway" with Ancient Woodlands 15m Buffer Zones	Y	Y	Y	Y	Y	Ancient Bridleway / narrow lane connecting Harvest Hill with Broad Lane, not well maintained, but good walking and equestrian route also giving access to Woolman's Wood.	Yes
A8	Harvest Hill Open Space, Bourne End.	Y	Y	Y		Y	An important open grass and wild-flower verge/corner, which not only enhances the visual aspects of Harvest Hill lane but also provides a refuge for wildlife and pedestrians. In cooperation with the Parish Council, local residents maintain this important large verge under a cultivation license from Bucks County Council to preserve it as a green space.	Yes
A9	Green space at junction of Hawks Hill and Grassy Lane	Y	Y	Y	Y	Y	Triangular space at junction of Grassy Lane with Hawks Hill. Registered Common Land.	Yes
A10	Green Space alongside Millboard Road between Bridgestone Drive and entry to private section.	Y	Y	Y		Y	A significant recreational green space of grass and mature trees between Millboard Road and the houses on Hellyer Way facing into Hollands Farm. It provides an access to the adjoining footpath along the Hollands Farm site.	Yes
A11	Green square at corner of Millboard Road & Bridgestone Drive also including bridge over river Wye and footpath to Cores End Road.	Y	Y	Y	Y	Y	An important recreational area of grass, shrubs and mature trees at the entrance to Bridgestone Drive, bordering the River Wye, connecting to the old footbridge across the river Wye in a cut-through to Cores End Road. A tranquil space.	Yes

P = Public Access B = Beauty R = Recreational H = Historic W = Wildlife
Special to the Community (Y=Yes)

Audit No.	Green space Name	P	B	R	H	W	Description, Purpose & Quality	Put forward to Assessment
A12	Verges on New Road – Cores End Road to School	Y		Y		Y	These verges form part of the visual landscape and character of the area and run from Cores End Road to Bourne End Academy. They are maintained by the Parish Council and are a well-used amenity for residents.	No
A13	Green Triangle between Cores End Rd and the Old Railway Line					Y	An area of scrubby bushes and trees, some with preservation orders, owned by Bucks. Council but not maintained. An important part of the green space between Cores End and Bourne End.	Yes
A14	Verges along Cores End Road from Furlong Road to Station Road at Penny's Corner.	Y					These verges of varying width provide a green corridor along Cores End Road in front of houses and offices. Maintained by the Parish Council they are part of the visual landscape	No
A15	Green space at the corner of the Parade and Wharf Lane at Southbourne Drive	Y		Y		Y	A well-used grass area with shrubs and seating providing visual and physical relief in The Parade shopping area. It is maintained by the Parish Council.	Yes
A16	Tree and bush lined pathway parallel to the railway from the Station to the river Thames	Y		Y		Y	A well-used path from Bourne End Station car park to the Thames path and to the railway bridge with its Thames river crossing for pedestrians.	Yes
A17	Verges and grass spaces along Marlow Rd from Blind Lane to the Parish boundary	Y		Y		Y	A large grass verge extending along Marlow Road with seating, used as recreational space for pedestrians and dog walkers.	Yes

P = Public Access B = Beauty R = Recreational H = Historic W = Wildlife
Special to the Community (Y=Yes)

Audit No.	Green space Name	P	B	R	H	W	Description, Purpose & Quality	Put forward to Assessment
A18	Dinnie's Riverside, beside the Marina, Bourne End	Y	Y	Y	Y	Y	This small plot of riverside land in Bourne End Marina is owned by Wooburn and Bourne End Parish Council and was dedicated to Councillor Dinnie Hawthorne who passed away in 2005 and who helped the Parish Council secure the land. A tranquil and beautiful riverside green space maintained by the Parish Council in good condition, bordered by the Thames path and enclosed by a fence and hedgerow. It provides river views up and down the Thames with picnic facilities and multiple benches. It is well used by the public who enjoy its riverside setting. It is the only green space in Bourne End with public access to the river.	Yes
A19	Town Lane Fields, Wooburn Green		Y		Y	Y	A large, fallow area of tall grasses, wildflowers and bushes which is: a) a significant part of the green separation between the two Settlements of Wooburn Green and Wooburn Town, b) a haven for wildlife, and c) a positive contribution to the rural character of the Settlements.	Yes
A20	Cultivated Circle at the junction of Wharf Lane and Oakfield Road	Y				Y	This small circle adds to the visual character of what otherwise would be a very large T junction in a residential area, providing a refuge for wildlife.	No
A21	Eghams Green – a green triangle where Furlong Road forks as it joins Cores End Road	Y		Y	Y		This provides green relief along a road where front gardens are given over to parking. It aids visibility at a difficult junction for traffic. It is maintained by the Parish Council and is a wildflower garden in summer.	No
A22	Green Areas between Wakeman Road and the Community Centre	Y		Y			Small green spaces around the toilets, in front of the Library and Community Centre, providing some visual relief and space for the monthly Market and other events.	No

P = Public Access B = Beauty R = Recreational H = Historic W = Wildlife
Special to the Community (Y=Yes)

	Green space Name	P	B	R	H	W	Description, Purpose & Quality	Put forward to Assessment
A23	Green Triangle at junction of Upper Hedsor Road and Ferry Lane	Y					The triangle is part of the visual landscape of "Upper" Hedsor Road which is a conservation area. It also aids visibility at a difficult junction for traffic. It is maintained by the Parish Council	No
A24	Pathway along Old Railway Line from Cores End Road to the top of the Pitcher Farm track in Wooburn Green	Y	Y	Y	Y	Y	A narrow Right of Way from Cores End Road to Spade Oak Construction, with the section from Spade Oak to the Pitcher Farm track currently not open to the public or registered as a RoW.	No
A25	Town Lane Allotments	Y	Y	Y		Y	The Parish Council has a statutory duty to provide allotments for the community which are let and well tended. Part of the Green Belt.	No
A26	Verge and green area at the corner of Cores End Road and Furlong Road	Y		Y		Y	A green area with bushes and trees providing an amenity area partly used by local residents for parking.	No
A27	"The Piggery" – Small green space between Blind Lane and Chalklands					Y	A green area behind houses between Blind Lane and Chalklands which is not accessible to the public.	No
A28	Green spaces on Cores End Road from Millside, past Riverside to Millboard Road	Y				Y	Green spaces with grass, bushes and trees on Cores End Road between the public footpath and houses, partly used for parking.	No
A29	The buffer areas between the Slate Meadow Development and houses along Cores End Road	Y		Y		Y	The green spaces with grass, bushes and trees as defined in the final Planning Consent for the Slate Meadow development.	No
A30	The buffer areas which separate the Hollands Farm Development from Hawks Hill/Harvest Hill and the Riversdale and Hedsor Conservation Area.	Y		Y		Y	The green spaces with grass, bushes and trees as defined in the final Planning Consent for the Hollands Farm development.	No

Wooburn and Bourne End Parish

Neighbourhood Development Plan - Appendix 2

Assessment of Local Green Spaces for Designation

The Wycombe District Local Plan (WDLP) designated 43 Green Spaces in this Parish. A new Audit of Green Spaces – see Appendix 1 - identified a further 28 of varying degrees of importance to the Community. Of these, the Audit put forward 17 for Assessment and Designation as Local Green Spaces in our Neighbourhood Development Plan (NDP) – See Policy WBE/PD8.

This Appendix lists the assessments of the 17 put forward with supporting information as specified in the [National Planning Policy Framework \(NPPF\)](#).

Note on Green Space numbering:

In Appendix 1 Audit: Green Spaces (Sites) were numbers A1 to A30.

In Appendix 2 and NDP Policy WBE/PD8 Designated sites are numbered 1 to 17.

Individual Green Space Assessments

Site Details		Owner: Buckinghamshire Council (BCC verges map)
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
1. Green area - Watery Lane north of M40 (A1 in Appendix 1 Audit)	SU 91286 89971 LR Inspire No. 32140085	The area of grass between Watery Lane to its north and the tree-lined bank of the M40 to its south, providing visual and physical relief.
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Serves the Watery Lane residents, approximately 1.5 kilometres from Wooburn Green Village centre	Provides visual and physical relief between the bank of the M40 and Watery Lane	Local in character and approximately 0.8 acre in area.

Site Details	4 Owners: Land Registry BM Nos. BM354495 – Red Kite BM48331 – BAM Glory Mill Ltd. BM389936 – Glory Mill Management Phase 1 Ltd. Other space – Bucks. Council.	
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
2. Grass space along Watery Lane from Boundary Road to Moorside. (A2 in Appendix 1 Audit)	Between SU 91078 89740 and SU 91084 89474 Included in LR Inspire Nos. 53676756, 52849461, 56797074	Large grass area used for recreation. It also is a wildlife corridor and both visual and physical relief between housing and commercial areas. They are maintained by the Parish Council. Red Kite the landowner has consented to making this a Locally Designated Green Space under this NDP.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Serves the Watery Lane residents, approximately 1 kilometre from Wooburn Green Village centre	The footpath is well used by pedestrians and children accessing the Watery Lane play area	Local in character, approximately 1 acre in total area

Site Details	Owner: Wooburn & Bourne End Parish Council	
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
3. Wooburn Park, verge and green space alongside A4094 (A3 in Appendix 1 Audit)	Between SU 91082 89738 and SU 91077 89691 ... Part of Wooburn Park LR Inspire No. 32142249	A long verge of grass, bushes and trees with the river Wye to its east and, across the A4094, the Spade Oak business to its west. It provides visual relief and refuge for people and wildlife.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Green Belt	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Serves the Wooburn residents, being located between Wooburn Green and Wooburn Town.	Provides visual and physical relief between the A4094 and the river Wye.	Local in character and approximately 0.9 acre in area.

Site Details		Owner: Bucks. Council. 2 Land Registry BM48461
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
4. Du Pre Walk and other green areas within Stratford Drive estate covered by BM48461. (A4 in Appendix 1 Audit)	SU 90519 87702 LR Inspire Nos. 32088816 / 32089925	Green infrastructure, the main part between rows of houses at the centre of the estate with further green areas at the east side.
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Serves Stratford Drive community	Provides access plus visual and tranquil relief in the middle of the Stratford Drive ring road	Local in character, approximately 0.7 acre in total area

Site Details		Owner: Buckinghamshire Council
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
5. The Village Green 112 next to Slate Meadow (A5 in Appendix 1 Audit)	SU 90283 87651 No LR Inspire No.	This is a part of the Slate Meadow site has “Village Green” status and is owned by Buckinghamshire Council as the successor to Wycombe District Council. It borders an area which is the subject of a planning application for 150 houses and maintaining this green space is of vital importance to local residents. Quality: Tranquil, recreational space, and a natural habitat for wildlife - greatly appreciated by local residents
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
The Village Green 112	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
In between Wooburn Town and Cores End serving local communities	An essential contribution to the green separation between Wooburn Town and Cores End	Local in character, approximately 6 acres in area

Site Details		Owner: Land Registry - No Registered Estate: (Bucks. Council.?)
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
6. Green Space at the junction of Kiln Lane/Widmoor and Hawks Hill (A6 in Appendix 1 Audit)	SU 91100 87021 No LR Inspire No.	An open corner, with bushes at its rear, forming part of the character of the local area. Used by pedestrians as a safe footway, as well as a wildlife corridor and aiding visibility for traffic.
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Provides a pedestrian refuge and gives visibility to traffic between Kiln Lane/Widmoor and Harvest Hill	Contributes to the rural aspect of the area	Local in character, approximately 0.1. acre in area

Site Details		Owner: Land Registry - No Registered Estate: (Bucks. Council.?)
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
7. Branch Lane "Ancient Bridleway" with Ancient Woodlands 15m Buffer Zones (A7 in Appendix 1 Audit)	Between SU 91029 86880 and SU 91410 86978 No LR Inspire No.	Ancient Bridleway / narrow lane connecting Harvest Hill with Broad Lane, not well maintained, but good walking and equestrian route also giving access to Woolman's Wood.
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Provides safe pedestrian access from top of Harvest Hill to Broad Lane	Historic significance, recreational value, also used by wildlife	Local in character, about 500 metres in length.

Site Details		Owner: Land Registry - No Registered Estate: "Disinterested" owners known to local residents.
WBE/PD8 No. & Site Name 8. Harvest Hill Open Space, Bourne End (A8 in Appendix 1 Audit)	Grid Reference SU 90487 86686 No LR Inspire No.	Description and purpose An important open grass and wild-flower verge/corner, which not only enhances the visual aspects of Harvest Hill lane but also provides a refuge for wildlife and pedestrians. In cooperation with the Parish council, local residents maintain this important large verge under a cultivation license from Bucks County Council to preserve it as a green space
Checklist		
Statutory Designations Not applicable	Site Allocations None	Planning Permissions Part of the verge (about 35%) is the subject of an application for stopping up order following a planning application to appropriate the land by the owner of the adjacent property. The whole verge including that covered by the application has been maintained by local residents under a cultivation license granted by Buckinghamshire Council to Hawks Hill Widmoor Residents' Group CIC (Community Interest Company). The license was granted prior to the planning application. This green space was assessed to be designated as a Local Green Space in the third draft of the NDP before the attempted appropriation by the adjacent landowner.
NPPF criteria		
Close to the community it serves Part of Harvest Hill Community	Demonstrably special to local community Sufficiently important to the local community that they have obtained a cultivation licence to preserve it. It provides a refuge for pedestrians and wildlife and is part of the visual landscape and character of Harvest Hill	Local in character and not excessive tract Local in character, a crescent of approximately 0.6 acre.

Site Details		Owner: Registered Common Land (MyWycombe map)
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
9. Green space at junction of Hawks Hill and Grassy Lane (A9 in Appendix 1 Audit)	SU 90390 87011 No LR Inspire No.	Triangular space at junction of Grassy Lane with Hawks Hill. Registered Common Land.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Registered Common Land	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Part of Hawks Hill/Harvest Hill Community with houses around it	It provides a refuge for pedestrians and wildlife and is part of the visual landscape and character of Harvest Hill	Local in character approximately 0.05 acre

Site Details		Owner: Land Registry BM98388 – Bucks. Council
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
10. Green Space alongside Millboard Road between Bridgestone Drive and entry to private section. (A10 in Appendix 1 Audit)	SU 89948 87228 LR Inspire No. 32045565	A significant recreational green space of grass and mature trees between Millboard Road and the houses on Hellyer Way facing into Hollands Farm. It provides an access to the adjoining the footpath along the Hollands Farm site.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Serves the Millboard Road, Bridgestone Drive and Hellyer Way community.	Part of the visual landscape providing green space in a partially business area	Local in character approximately 0.2 acre

Site Details		Owner Land Registry BM98388 – Bucks. Council
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
11. Green square at corner of Millboard Road & Bridgestone Drive also including bridge over river Wye and footpath to Cores End Road. (A11 in Appendix 1 Audit)	SU 89947 87310 LR Inspire No. 57874245	An important recreational area of grass, shrubs and mature trees at the entrance to Bridgestone Drive, bordering the River Wye, connecting to the old footbridge across the river Wye in a cut-through to Cores End Road. A tranquil space.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Serves the Millboard Road, Bridgestone Drive and Hellyer Way community.	Part of the visual landscape providing green space in a partially business area	Local in character approximately 0.2 acre

Site Details		Owner: Bucks. Council- LR Inspire 32024110 / BM311143
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
12. Green Triangle between Cores End Rd and the Old Railway Line (A13 in Appendix 1 Audit)	SU 89760 87406 LR Inspire No. 32024110	An area of scrubby bushes and trees, some with preservation orders, owned by Bucks. Council but not maintained. An important part of the green infrastructure between Cores End and Bourne End.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Tree Preservation Order	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
On the border of Bourne End and Cores End at the junction of the A4155 and A4094	Provides a needed area of green space for use by wildlife. In need of protection from development.	Local in character, approximately 0.35 acre in area

Site Details	Owner: Buckinghamshire Council (BCC verges map)	
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
13. Green space at the corner of the Parade and Wharf Lane at Southbourne Drive. (A15 in Appendix 1 Audit)	SU 89390 87393 Part has no Inspire No. Part in LR Inspire No. 45550506	A well-used grass verge with shrubs and seating providing visual and physical relief in The Parade shopping area.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
In the centre of Bourne End at the eastern end of The Parade	Providing green relief and seating in a built-up area	Local in character, less than 0.1 acre in area

Site Details	Owner: Land Registry – No Registered Estate. (GWR?)	
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
14 Tree and bush lined pathway parallel to the railway from the Station to the river Thames (A16 in Appendix 1 Audit)	SU 89288 87107 (No Inspire No. in MyWycombe Map.)	A well-used footpath from Bourne End Station car park to the Thames path and railway bridge with its river crossing for pedestrians.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Close to the centre of Bourne End in a well-used area	A necessary route between the Station, the Thames footpath and houses with a dense hedge of bushes and small trees and small mature wood at the Thames end.	Local in character, 180 m long and less than 0.2 acre in area

Site Details	Owner: Bucks. Council (BCC verges map) BM366522	
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
15. Verges and grass spaces along Marlow Rd from Blind Lane to the Parish boundary (A17 in Appendix 1 Audit)	SU 89186 87734 LR Inspire No. 55005098	A large grass verge extending along Marlow Road with seating, used as recreational space for pedestrians and dog walkers.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Close to the centre of Bourne End in a well-used area	Green relief and on-foot refuge along the busy A4155	Local in character, 250 m long and less than 0.3 acre in area

Site Details		Owner: Land Registry BM no.293277 – Wooburn Parish Council.
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
16. Dinnie's Riverside, beside the Marina, Bourne End (A18 in Appendix 1 Audit)	SU 89107 87254 LR Inspire No. 51903909	This small plot of riverside land in Bourne End Marina is owned by Wooburn Parish Council and was dedicated to Councillor Dinnie Hawthorne who died in 2005 and who helped the Parish Council secure the land. A tranquil and beautiful riverside green space maintained by the Parish Council in good condition, bordered by the Thames path and enclosed by a fence and hedgerow. It provides river views up and down the Thames and picnic facilities. It is well used by the public who enjoy its riverside setting. It is the only green space in Bourne End with public access to the river.

Checklist

Statutory Designations	Site Allocations	Planning Permissions
Not applicable	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
Close to the centre of Bourne End in a well-used area next to Bourne End Marina	Provide a riverside relaxation and picnic area	Local in character approximately 0.1 acre in area

Site Details		Owner: Land Registry BM412909 – Dawn Holdings, Panama
WBE/PD8 No. & Site Name	Grid Reference	Description and purpose
17. Town Lane Fields, Wooburn Green (A19 in Appendix 1 Audit)	SU 91109 88232 LR Inspire No. 58597833	A large, fallow area of tall grasses, wildflowers and bushes which is: a) a significant part of the green separation between the two Settlements of Wooburn Green and Wooburn Town, b) a haven for wildlife, and c) a positive contribution to the rural character of the Settlements.
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
Green Belt	None	None
NPPF criteria		
Close to the community it serves	Demonstrably special to local community	Local in character and not excessive tract
In between Wooburn Green and Wooburn Town, opposite Wooburn Manor Park estate and a valuable wildlife area	An important contribution to the open aspect of the hillside which leads up to Flackwell Heath	Local in character, approximately 8 acres in area

Wooburn and Bourne End Parish Council **Neighbourhood Development Plan 6th Draft** **Delivery and Monitoring: Appendix 3**

This document forms part of the Neighbourhood Plan and should be read in conjunction with it. It explains how we will monitor the effectiveness of all the Plan Policies, and applies for the whole Neighbourhood Plan period, that is until 2033 or the Plan is updated.

Objective	Policy	Delivery mechanism
Protect the distinct character of our villages and to maintain the separation between them	<p>WBE/PD8: DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA</p> <p>WBE/PD1 CONSERVATION AREAS AND HERITAGE ASSETS</p> <p>WBE/PD2 RESIDENTIAL INFILL AND QUALITY DESIGN</p> <p>WBE/PD5 CONSERVATION AREA CHARACTER ASSESSMENTS</p> <p>WBE/HH1 – PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA</p>	<p>Prevent further coalescence of the settlements of Wooburn Green, Wooburn Town and Bourne End, through:</p> <p>a) Engagement with Planning Authority during update of Local plan</p> <p>b) Careful review of planning applications in PH&L committee meetings to ensure they comply with Local plan Policy DM12, WBE Policies and Development Briefs where they have been approved by the Planning Authority</p> <p>To review all planning applications and address adverse impacts of development by engagement with the Planning Authority to seek agreement on conditions that would make the planning application acceptable</p>

Objective	Policy	Delivery mechanism
Protect landscapes and extend our open spaces for recreation and community well-being	WBE/PD8: DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately
Support sympathetic and sustainable development which will enhance the area and offer housing, social and economic opportunities for current and future generations within our historic environment.	<p>WBE/PD2 - RESIDENTIAL INFILL AND QUALITY DESIGN</p> <p>WBE/PD3 - ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS</p> <p>POLICY WBE/PD5 - PARKING STANDARDS FOR ALL PLANNING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES</p> <p>WBE/PD8 - DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA</p> <p>WBE/HH1 – PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA</p>	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately

Objective	Policy	Delivery mechanism
Promote amenities that support the economic health of the Green, the Parade and local businesses that are the heartbeat of our villages.	WBE/PD7 SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES WBE/PD8 - DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately and in the context of the following Statement of Intent objectives:

Objective	Policy	Delivery mechanism
Road safety, traffic management and the provision of facilities and services are priorities to ensure the whole parish is a pleasant place to live, work and visit.	WBE/PD3 - ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS WBE/PD4 - PARKING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES WBE/SM1 – SLATE MEADOW SITE ENTRANCE	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately.

The table below summarises the various NDP Policies and their objectives

Policy Number	Name/description	Objective – Ensure that...
WBE/PD1	CONSERVATION AREAS AND HERITAGE ASSETS	the significance of heritage assets is considered in the planning application determination.
WBE/PD2	RESIDENTIAL INFILL AND QUALITY DESIGN	the design of infill and backland developments are consistent with the look and character of the area concerned.
WBE/PD3	ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS	new developments incorporate sufficient parking.
WBE/PD4	PARKING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES	new developments incorporate sufficient parking.
WBE/PD5	CONSERVATION AREA CHARACTER ASSESSMENTS	Development Control Advice from the Conservation Area character assessments is followed.
WBE/PD6	DEVELOPMENT IMPACT ON WATERCOURSES, HEDGEROWS AND BATS	the protection and enhancement of water courses and hedgerows and that the adverse impacts of lighting in developments are minimised.
WBE/PD7	SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES	our Community Facilities, Pubs and Clubs are safeguarded.
WBE/PD8	DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA	<p>the separation and prevention of further encroachment between the existing settlements is maintained and...</p> <p>designated green space and infrastructure that is important to residents maintains the separation between settlements to prevent further encroachment/ribbon development.</p>
WBE/HF1	NEW LINK ROAD WIDTH AND BUS SERVICE	planning applications consider the impact of car ownership, so that any changes to existing properties limit the loss of on-street parking and that new developments plan for adequate on-street and in-curtilage parking.
WBE/SM1	SLATE MEADOW SITE ENTRANCE	the safety risks associated with traffic entering and leaving the Slate Meadow site are mitigated.
WBE/HH1	PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA	the character of Hawks hill and Harvest hill area is preserved.