

TURVILLE PARISH DEVELOPMENT STATEMENT

INTRODUCTION

The parish of Turville is wholly within Buckinghamshire. Buckinghamshire County Council (BCC) and Wycombe District Council (WDC) are responsible for the delivery of a wide range of services including planning. Whilst the parish is within the Wycombe district, the geography of the parish is such that parishioners also look to Marlow, Henley on Thames and Watlington for some facilities and services.

The parish consists of four main communities: Northend, Southend, Turville and Turville Heath. Part of the Northend community lies within Oxfordshire and is in Watlington parish. It is, however, regarded for many purposes as part of Turville parish. Unlike the rest of the parish it relies on Oxfordshire County Council and South Oxfordshire District Council for the delivery of a wide range of services including planning.

Historically the parish was dominated by agriculture often linked to large estates. Virtually all residents of the parish would have been involved in agriculture or similar activities or in providing goods and services to agricultural estates or their owners and employees. The High Wycombe furniture trade also provided employment to parishioners who manufactured chair components from the local beech wood. Whilst the vast majority of the parish area still consists of farmed land interspersed with managed woods, much of the housing stock is now occupied by professionals and their families. Many inhabitants either commute to work in High Wycombe, Henley on Thames, London and other areas or are retired. The housing stock also includes a significant number of second or holiday homes which are occupied for only parts of the year.

Turville parish lies within the Chilterns Area of Outstanding Natural Beauty (AONB). The AONB has the same status as a National Park. The Chilterns Conservation Board is the statutory public body with responsibility for protecting and enhancing the Chilterns AONB. The Government has confirmed that the conservation of the AONB's natural beauty is given great weight in

planning policies and development control decisions. The conservation of wild life and cultural heritage are also important considerations.

PURPOSE

The purpose of this statement is to set out the overall approach that the parish council takes in its consideration of developments that affect the parish. These include both planning issues and those services which affect the quality of life of the residents.

SERVICES AND AMENITIES

Transport

The parish is not served by any scheduled bus services although school bus services are provided. Access to a car is an essential feature of daily life in the parish. Parishioners who have difficulties in accessing any other form of transport can register with the Wycombe Dial-A-Ride charity which provides transport for journeys originating and ending within the Wycombe District Council's area. The British Red Cross Transport Service can also provide assistance to attend scheduled medical and hospital appointments. The parish council will continue to monitor and publicise further developments of community transport which could be relevant to parishioners.

Shops, Post Office and Medical Facilities.

The parish does not have a shop, post office or medical facilities. The nearest facilities are in Hambleden (for residents of Turville village) and Watlington (for residents of Northend). Parishioners also make extensive use of those facilities in Henley on Thames, Stokenchurch, Marlow and Lane End. The parish council intends to voice its concern over any attempt to close facilities in Hambleden and the immediate vicinity of the parish.

Library

BCC provides a fortnightly mobile library service which is well patronised in both Turville village and Southend. Whilst BCC recognises the importance of mobile library services, the parish council will raise its concern over any attempt to reduce the service especially as other parts of the parish have lost the facility through the lack of use.

Recycling

WDC provides a weekly refuse collection and a paper and plastic recycling collection on alternate weeks. There is no glass recycling collection – the nearest collection points are at Bolters End, High Heavens or in Watlington. The parish council intends to press WDC to establish a glass collection service.

Utilities

The parish is served by mains water and electricity. There is neither mains drainage nor a mains gas supply. Parishioners are responsible arranging the emptying of their septic tanks.

Parish Facilities

Turville Northend Village Hall at Northend is a registered charity with its own Trustees and Board of Management. The facility is well used although the Trustees and Board of Management are seeking to increase that use while maintaining the character of Northend. The hall is advertised throughout the parish and surrounding area and through its website.

The Church

The church of St Mary the Virgin in Turville village is one of the Hambleden Valley Group of Churches. It has a full schedule of weekly services including a monthly service which is geared to families with young children. The church is also a major tourist attraction through its association with the Vicar of Dibley television series.

Pubs and Similar Facilities

The parish has one pub, the Bull and Butcher at Turville. This attracts a wide customer base from the parish, the local area and visiting tourists. Three other pubs have closed in the last 20 years and been converted into private houses. Although there is no indication that the Bull and Butcher is likely to close in the near future, the parish council will consider whether the parish's interest should be registered under the Community Right To Bid legislation.

COUNTRYSIDE, ENVIRONMENT AND TOURISM

The parish is located within an AONB. It is essential that action continues to be taken to protect and enhance the parish's areas of countryside, woods and open spaces for current and future generations. The hedgerows and verges are also the habitats of local flora and fauna which are seen as community assets and should be protected, where appropriate, by preservation orders.

The rural character of the parish and its particular attraction to visitors lies in the network of lanes, tracks, footpaths and bridleways which, together with related hedges and verges, should be maintained.

The parish, especially the village of Turville, is very popular with visitors who come to enjoy the quiet rural character of the area. However, there is a need to accommodate such visitors without compromising the sensitive nature of the rural environment. This is especially true in alleviating the problems of parking and congestion in Turville village and the use of the network of lanes by a variety of users.

PLANNING, HOUSING AND DEVELOPMENT

All planning applications affecting the parish are dealt with by WDC. These are considered in accordance with the Development Plan for the Wycombe District which, as far as the parish is concerned, is made up of the Wycombe Local Plan and its Adopted Core Strategy.

The Local Plan, which includes a set of policies to guide the location and nature of development, is gradually being replaced by Development Plan Documents that make up Wycombe's Development Plan Framework. The Adopted Core Strategy and its policies set out the overall strategy for the District which includes an emphasis on protecting the rural character of the District and its important landscape features. It is essential that the parish council be involved in the preparation of the Wycombe Development Plan Framework because it will provide the policy basis for determining future planning applications affecting the parish.

In line with WDC's strategy for the strict control of development in the open countryside the parish council does not envisage the building of new houses or commercial or agricultural properties in the parish. However, the parish council recognises that current and future residents, commercial and agricultural property owners and tenants will continue to wish to improve and, to some extent, extend their properties. Similarly, the council recognises the need to

consider the provision of affordable housing where there is a proven need. The parish council will consider and comment on the planning applications for all such developments in the context of the WDC's Adopted Core Strategy policies protecting the rural character of the district and the preservation of the AONB.

All planning applications affecting the parish are posted on the WDC website. They are considered and commented upon by the parish council. Parishioners are able to forward comments directly to WDC. Similarly the parish council will liaise with adjoining parish councils to ensure that any planning applications in their areas which could impact on the parish are reviewed by the parish council and commented upon to the appropriate District Council.

In formulating responses to planning applications the parish council recognises that, historically, the parish is an agricultural one with farmed land interspersed with managed woods. The area also supports equestrian establishments. The parish council will seek to maintain this rural character when considering planning applications which affect land use including the modification of the existing housing stock, the construction of new houses and the conversion of redundant agricultural buildings.

When considering planning applications the parish council will also take account of:

- The WDC's Development Plan Framework.
- The Chilterns AONB Management Plan.
- The Chiltern Building Design Guide.
- The Chiltern's Conservation Board's supplementary technical notes dealing with building materials.
- WDC's conservation area character surveys for Northend, Southend, Turville and Turville Heath.

HIGHWAYS AND TRAFFIC

Steady demographic changes in the parish coupled with changes in the patterns of journeys to work and school have led to multi vehicle households. Daily journey patterns can result in peaks of traffic at certain times of day.

There are no classified through roads in the village. Many of the lanes are single track with passing places. They are unsuited to heavy vehicles and considerable traffic volumes, especially where drivers are unused to driving under these

conditions. The parish recognises the requirement for residential, agricultural, delivery and related vehicles to access the area. The lanes are also used extensively by visitors, cyclists, walkers and horse riders.

The parish council will report unacceptable road conditions such as potholes, eroded verges and dangerous branches and hedges, which obstruct traffic signs, to BCC for remedial action. It will also encourage parishioners to make reports directly to BCC. Parishioners are also encouraged to report water leaks to the utility company.

None of the roads in the parish are included, or likely to be included, in BCC's priority plan for snow clearance and gritting. The council considered a proposal for parishioners to subscribe to a private scheme for road gritting but there was insufficient support to proceed. BCC has provided and maintains salt/grit bins at several points throughout the parish so that parishioners can spread salt/grit when required. However, this arrangement deals only with some trouble spots and does not permit the use of all the roads in the parish during periods of significant snowfalls and extreme cold.

There are concerns over speeding in the parish. The parish council will continue to work with the police through the Neighbourhood Action Group and the Marlow and South West Chiltern Local Area Forum to explore appropriate speed reduction measures. However, such measures and other measures to improve road safety should be done in such a way that they do not necessitate an increase in street furniture or widening of roads.

There are concerns in the parish about traffic from events and other activities outside the parish, for example the large volume of vehicles involved in cricket and opera activities at the Wormsley estate and various events at Stonor Park. The lanes are also popular with long distance cycling events. The parish council will keep these activities and their effect on traffic under review and will, when necessary, raise any concerns with the appropriate authorities.

COMMUNITY SAFETY

The parish is served by Thames Valley Police through the Marlow police station. A police constable and a police community support officer have responsibility for policing matters in the parish as part of their wider responsibilities in the Wycombe Southwest Rural Neighbourhood Policing Team. Notwithstanding the generally low level of crime in the parish and

surrounding areas, the council will be concerned at any attempt to reduce this level of support.

The parish council will encourage parishioners to participate in the Neighbourhood Watch Scheme, Thames Valley Police Community Messaging and Police Have Your Say sessions. It will also encourage parishioners to raise issues with the parish council for consideration and possible action through the Neighbourhood Action Group and Local Area Forum.

The parish does not have any dedicated fire or ambulance services. When necessary it is served by units from the South Central Ambulance Service, the Chiltern Air Ambulance, Buckinghamshire Fire and Rescue Service or Oxfordshire Fire and Rescue Service. Because of the distance of the parish from the fire and rescue and ambulance stations the parish council will resist any reductions in service provision. The council will also encourage parishioners to take part in any consultations on the future of emergency and medical services. The parish council will also continue to support the Community First Responder Scheme in the parish and encourage further volunteers to train and act as community responders.

In view of the scattered nature of the settlements within the parish there is considerable assistance given between neighbours. However, it is recognised that the parish council may need to consider, in conjunction with the village associations and others, setting up a “Good Neighbour” programme to assist the elderly/vulnerable with transport especially during winter. Such a programme would require the agreement of participants.

COMMUNICATIONS

The parish council will continue to communicate with parishioners through:

- Parish council meetings.
- The parish council website
- Personal contacts between individual councillors and parishioners.
- The Turville Times.

Other means of communication within the parish include:

- The village hall website.
- The Hamleden Valley Group Magazine.
- The village/residents associations in Turville and Northend.

REVIEW OF THE TURVILLE PARISH DEVELOPMENT STATEMENT

This statement will be reviewed annually by the parish council on the anniversary of its adoption. Such reviews will include consultations with parishioners.

Date of Adoption